

Agenda

Ordinary Meeting

Thursday, 29 January 2015

commencing at 9.00 am

Council Chambers, 1 Omrah Avenue, Caloundra

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1 DECLARATION OF OPENING

On establishing there is a quorum, the Chair will declare the meeting open.

2 OPENING PRAYER**3 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE****4 RECEIPT AND CONFIRMATION OF MINUTES**

That the Minutes of the Ordinary Meeting held on 11 December 2014 be received and confirmed.

5 OBLIGATIONS OF COUNCILLORS**5.1 DECLARATION OF MATERIAL PERSONAL INTEREST ON ANY ITEM OF BUSINESS**

Pursuant to Section 172 of the *Local Government Act 2009*, a councillor who has a material personal interest in an issue to be considered at a meeting of the local government, or any of its committees must –

- (a) inform the meeting of the councillor's material personal interest in the matter; and
- (b) leave the meeting room (including any area set aside for the public), and stay out of the meeting room while the matter is being discussed and voted on.

5.2 DECLARATION OF CONFLICT OF INTEREST ON ANY ITEM OF BUSINESS

Pursuant to Section 173 of the *Local Government Act 2009*, a councillor who has a real or perceived conflict of interest in a matter to be considered at a meeting of the local government, or any of its committees must inform the meeting about the councillor's personal interest the matter and if the councillor participates in the meeting in relation to the matter, how the councillor intends to deal with the real or perceived conflict of interest.

6 MAYORAL MINUTE**7 PRESENTATIONS**

8 REPORTS DIRECT TO COUNCIL**8.1 REGIONAL STRATEGY AND PLANNING****8.1.1 PRELIMINARY APPROVAL FOR MATERIAL CHANGE OF USE OF PREMISES THAT VARIES THE EFFECT OF THE PLANNING SCHEME (SECTION 242 OF THE SUSTAINABLE PLANNING ACT 2009) - TOURIST ATTRACTION AND RESORT COMPLEX - STEVE IRWIN WAY, GLENVIEW**

File No: MCU14/0098

Author/Presenter: Principal Projects
Regional Strategy & Planning Department

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Link to PD Online:

<http://pdonline.sunshinecoast.qld.gov.au/MasterView/Modules/Applicationmaster/default.aspx?page=wrapper&key=1501906>

SUMMARY SHEET	
APPLICATION DETAILS	
Applicant:	Sunshine Park (QLD) Pty Ltd
Proposal	Preliminary approval for material change of use of premises (MCU) that varies the effect of the planning scheme (Section 242 of the Sustainable Planning Act 2009) - Tourist Attraction and Resort Complex
Properly Made Date:	14/07/2014
Information Request Date:	07/08/2014
Information Response Received Date:	14/10/2014
Decision Due Date	11/02/2015
Number of Submissions	3 Properly Made (1 supporting)
PROPERTY DETAILS	
Division:	1
Property Address:	Steve Irwin Way, Glenview
RP Description:	Lot 22 SP221902
Land Area:	24.77 hectares
Existing Use of Land:	Rural
STATUTORY DETAILS	
SEQRP Designation:	Regional Landscape & Rural Production Area
Planning Scheme	Sunshine Coast Planning Scheme 2014 (21 May 2014)
Zone:	Rural
Assessment Type:	Impact assessable

PURPOSE

The purpose of this report is to seek Council's determination of an application for preliminary approval for material change of use of premises that varies the effect of the planning scheme (Section 242 of the *Sustainable Planning Act 2009*) - Tourist Attraction and Resort Complex at Steve Irwin Way Glenview. The application is before Council because it does not meet the Delegation Criteria within the Sustainable Planning Delegation of Authority in that:

- (a) the estimated construction value of the proposed development exceeds \$50 million
- (b) the application is for a preliminary approval for a material change of use of premises that varies the effect of the planning scheme (Section 242 of the *Sustainable Planning Act 2009*).

EXECUTIVE SUMMARY

The application seeks a preliminary approval for material change of use of premises that varies the effect of the planning scheme (Section 242 of the *Sustainable Planning Act 2009*) to establish a Tourist Attraction and Resort Complex. The Tourist Attraction component of the development involves a waterpark, which will comprise a large surf pool, various smaller pools and lagoons, waterslides and other play structures. The Resort Complex component of the development will include both hotel and cabin style short term accommodation, intended principally for patrons of the waterpark. The maximum number of hotel rooms and/or cabins proposed to be accommodated on the site is 247. Detailed plans of the development have not been provided with the application.

The application seeks a preliminary approval that overrides the planning scheme because the proposed uses are impact assessable in the Rural zone. Furthermore, although the planning scheme states that Tourist Attraction is a potentially consistent use in the Rural zone, Resort Complex (unless for an eco-resort) is an inconsistent use in the zone. It should be noted that a preliminary approval approves development but does not authorise assessable development to take place. If the application is approved by Council, subsequent development permits for material changes of use and operational works are still required in order for the development to proceed. These subsequent development applications are proposed to be code assessable against the relevant planning scheme codes and the Sunshine Coast Waterpark Master Plan, which has been submitted with the application.

Assessment of this application has focussed on the SEQ State Planning Regulatory Provisions and the planning scheme's Strategic Framework, and the proposed development is considered to be generally compliant with these planning instruments. The key issues arising from the assessment are the provision of necessary infrastructure, in particular sewerage infrastructure, and the impact of development in a flood hazard area.

With respect to infrastructure, the Strategic Framework states that in order for Council to consider a tourism development outside a tourism focus area, all necessary infrastructure must be provided. The development is capable of being connected to the reticulated electricity, water supply and sewerage network. The provision of infrastructure to the site will be costly, however this is considered essential in order to deliver a regionally significant and contemporary tourism development that enhances the Sunshine Coast's tourism brand and reputation.

With regard to flooding, the proposal is to develop on land currently subject to flooding in the defined flood event (1% AEP). Provided that the development is modified to ensure there is no worsening in flood conditions for adjoining and nearby upstream properties, it is considered there exists an overriding community need in the public interest that warrants approval of the development despite it being located on land subject to flooding.

Three properly made submissions were received and one of these was in support of the proposal. The issues raised in the remaining two submissions are acknowledged and it is considered that these can be addressed through conditions and with more detailed investigations at subsequent Material Change of Use application stage.

The Resort Complex component of the development is an inconsistent use in the Rural Zone and is, therefore, technically in conflict with the planning scheme. However, the Resort Complex will be associated with the Tourist Attraction on the site and, furthermore, it is considered that sufficient grounds exist to approve the development despite any conflict.

Approval of the application, subject to reasonable and relevant conditions, is recommended.

OFFICER RECOMMENDATION

That Council:

- (a) APPROVE WITH CONDITIONS Application No. MCU14/0098 and grant a Preliminary Approval for material change of use of premises that varies the effect of the planning scheme (Section 242 of the *Sustainable Planning Act 2009*) - Tourist Attraction and Resort Complex, situated at Steve Irwin Way, Glenview, in accordance with Appendix A Conditions of Approval and**
- (b) find the following are sufficient grounds to justify the decision despite the conflict with the Planning Scheme:**
 - 1. the proposed development is considered to be generally consistent with the relevant SEQ State Planning Regulatory Provisions and the Sunshine Coast Planning Scheme's Strategic Framework, subject to the imposition of conditions**
 - 2. the site meets the essential locational requirements for a major tourist attraction and the proposed development is capable of being serviced with essential urban infrastructure**
 - 3. the topographical and environmental constraints affecting the site are capable of being managed in accordance with planning scheme requirements, subject to the imposition of conditions**
 - 4. the proposed development has the potential to enhance the Sunshine Coast's tourism brand and reputation and is consistent with the natural values and key lifestyle attributes of the Sunshine Coast.**

FINANCE AND RESOURCING

If Council were to approve this development, the applicant would be required to pay infrastructure charges for trunk infrastructure prior to the commencement of uses on the site.

Council's Transport and Infrastructure Policy Branch has provided an estimate of the infrastructure charges required by this development (which excludes infrastructure charges to Unitywater). This estimate amounts to \$2,601,000 but is very approximate as the final floor areas of the future uses and the impervious area for stormwater are presently unknown.

PROPOSAL

The application seeks a preliminary approval for material change of use of premises that varies the effect of the planning scheme (Section 242 of the *Sustainable Planning Act 2009*) to establish a Tourist Attraction and Resort Complex. The application includes a master plan (Sunshine Coast Waterpark Master Plan) to regulate development for a Tourist Attraction and Resort Complex on the subject site. The master plan proposes to vary the effect of the planning scheme in certain ways but will not replace the planning scheme in its entirety. The master plan is discussed in greater detail below.

Tourist Attraction

The tourist attraction component of the development involves a waterpark, which will comprise a large surf pool (purported to be one of the world's largest), various smaller pools and lagoons, waterslides and other play structures. The waterpark will also include themed restaurants and food outlets, souvenir/themed shops, shade structures and amenities, ticketing booths, on-site car and bus parking, and staff facilities such as administration buildings, maintenance and equipment buildings and the like. The maximum gross floor area (GFA) for buildings associated with the waterpark is 6,000m².

Resort Complex

The resort complex component of the development will include both hotel and cabin style short term accommodation, intended principally for patrons of the waterpark. The maximum number of hotel rooms and/or cabins to be accommodated on the site is 247, with a maximum GFA of 11,000m². The resort complex will also include restaurants, function centres and on-site car parking.

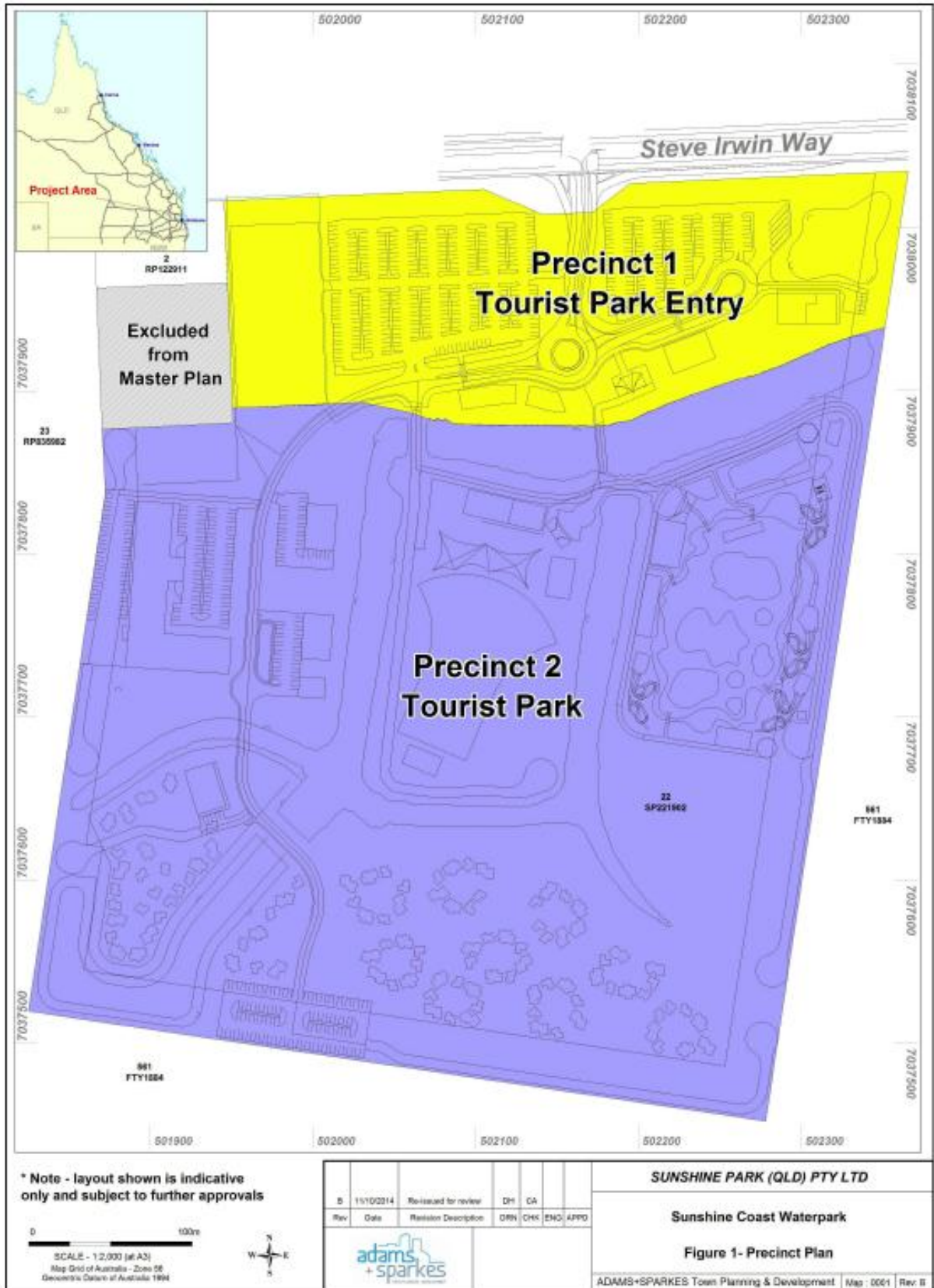
Development Precincts

The application has not included detailed plans of the layout of the proposed development, but it is intended that the site be developed as two integrated precincts.

Precinct 1 is located in the northern third of the site between the Steve Irwin Way and the northernmost east-west pond. This precinct will include the access into the site via the existing signalised intersection, the main waterpark car parking area, waterpark entrance and main ticketing booth, restaurants and souvenir/themed shops associated with the waterpark and administration building/s. A 25m drainage swale is proposed between the car park and the Steve Irwin Way for flood mitigation purposes. This swale is intended to be landscaped with trees.

Precinct 2 is located in the southern two-thirds of the site and will include the waterpark attractions and associated restaurants and souvenir/themed shops, as well as the resort complex and the existing and expanded waterbodies.

Although detailed plans have not been provided, a general indication of the site layout is illustrated on the Precinct Plan below. Note that there is an area in the north western part of the site that is excluded from the application. It is intended that this area be added to the adjoining small rural lot to the north-west (Lot 2 RP122911) in the future by way of a realignment of lot boundaries.



Development Works

The subject site is affected by flooding from both the Mooloolah River and a local catchment. A significant amount of cut and fill will be required in order to meet the requirements of the planning scheme with regard to floor levels, flood storage and flood conveyance.

The preliminary earthworks proposal involves a significant expansion of the existing pond in the south western part of the site, the construction of a 25m wide drainage swale along the Steve Irwin Way frontage, and filling of the future development areas. The engineering report submitted with the application estimates that approximately 100,000m³ of fill and 50,000m³ of cut will be required.

Sunshine Coast Waterpark Master Plan

The subject site is presently included in the Rural Zone in the Sunshine Coast Planning Scheme 2014. Within the Rural Zone, Tourist Attraction and Resort Complex are both impact assessable.

The application proposes to vary the effect of the planning scheme by seeking approval of the Sunshine Coast Waterpark Master Plan (refer to **Attachment 1**). The master plan:

- (a) designates the site as a Tourism Zone in lieu of the current Rural Zone
- (b) includes the site in two precincts – Precinct 1 Tourist Attraction Entry and Precinct 2 Tourist Attraction
- (c) includes a stated purpose and overall outcomes for the development over the entire site and within each precinct
- (d) includes tables of assessment for material changes of use and reconfiguring a lot
- (e) preserves the existing definitions of Tourist Attraction and Resort Complex within the Sunshine Coast Planning Scheme 2014 (21 May 2014) and includes a modified definition of the term “building height” by referring to “finished ground level” instead of “natural ground level”. This means that height will be measured from the finished fill level of the site
- (f) varies the level of assessment for Tourist Attraction and Resort Complex from impact assessable to code assessable within Precincts 1 and 2
- (g) varies the height limit for buildings and structures within Precincts 1 and 2 from 8.5m above natural ground level to 15m above finished ground level. This means that all buildings and structures for a Tourist Attraction and Resort Complex will remain code assessable provided that the height above finished ground level does not exceed 15m.

Furthermore, it is proposed that for Precinct 2, Tourist Attraction remains code assessable where height exceeds 15m if involving the erecting of a structure for a Tourist Attraction. This will allow taller ride structures to protrude above the 15m height limit without triggering impact assessment

- (h) varies the level of assessment for reconfiguring a lot from impact assessable to code assessable, where:
 - involving the creation of an additional lot within the Sunshine Coast Waterpark Master Plan area
 - having a minimum lot size of 3000m²
 - where part of a lease term greater than 10 years.

With regard to the above, the intent is that each component of the waterpark and resort complex will be leased to separate entities and, in order to facilitate this, there is a need to create separate leases that have terms greater than 10 years (i.e. subdivision by lease). Funding of the project is reliant on these leases being created, and the applicant anticipates that the future lease areas will be applied for at the same time as each application for material change of use to establish Tourist Attraction and/or Resort Complex is submitted

- (i) specifies the assessment criteria for code assessable development, i.e. material changes of use to establish Tourist Attraction and Resort Complex and reconfiguring a lot as mentioned in the paragraph above. The assessment criteria for code assessable development includes the Sunshine Coast Waterpark Master Plan, the prescribed other development codes within the planning scheme, the Reconfiguring a lot code (for reconfiguring a lot) and all applicable overlay codes within the planning scheme.

SITE DETAILS

Background/Site History

The subject site has been used for both rural and semi-industrial activities in the past. In recent years the site was used by the State Government to store pipes associated with the construction of the SEQ Water Grid. There is a large shed constructed on the property, as well as a number of artificial water bodies.

Site Description

The subject site is 24.77 hectares in size, roughly square in shape and has a frontage of approximately 430m to Steve Irwin Way. The site has a level topography and has been mostly cleared of significant vegetation.

The site is located on the southern side of Steve Irwin Way and 2km to the west of the Bruce Highway/Steve Irwin Way interchange.

The location of the subject site in relation to its surrounds is shown on the image below:



Surrounding Land Uses

Surrounding land uses are mostly non-urban in nature and include:

- East and South – State Forestry Reserves
- North – Mooloolah River Waterwatch and Landcare plant nursery; extractive industries (sand)
- West – Rural/rural residential properties; BP service station; Glenview Par 3 golf course.



ASSESSMENT

Framework for Assessment

Instruments for Statutory Assessment

Under the *Sustainable Planning Act 2009* the application must be assessed against each of the following statutory planning instruments to the extent they are relevant to the development:

- State Planning Policies
- the South East Queensland Regional Plan
- State Planning Regulatory Provisions
- any Structure Plan or Master Plan in place for declared areas
- any Preliminary Approval Overriding the Planning Scheme for the land
- the Planning Scheme for the local government area
- any Temporary Local Planning Instrument in place for the local government area.

Of these, the statutory planning instruments relevant to this application are discussed in the sections that follow.

Statutory Instruments – State and Other

State Planning Policy

The State Government established the State Planning Policy (SPP) in December 2013 to simplify and clarify matters of state interest in land use planning and development. The SPP took effect superseding all previous State Planning Policies, and is applicable to this application.

Subsequently, the State Government, as part of its planning reform process, has amended the SPP (July 2014) to incorporate current Government priorities. The Minister has identified that the SPP has been appropriately reflected in the Sunshine Coast Planning Scheme 2014.

South East Queensland (SEQ) Regional Plan

The site is located within the Regional Landscape and Rural Production Area of the South East Queensland Regional Plan. The proposed development is generally consistent with the regional land use intent, regional policies and desired regional outcomes for this designation, however the scale of the development triggers assessment against the SEQ Regional Plan Regulatory Provisions, and this is discussed in the following section.

State Planning Regulatory Provisions

The SEQ Regional Plan Regulatory Provisions are applicable to this application because the application involves a material change of use for a tourist activity:

- (a) which has a GFA of more than 5000m² on the premises (excluding short-term accommodation)
- (b) that involves an incidental commercial or retail activity on the premises of more than 250m² in GFA
- (c) that involves short-term accommodation on the premises containing more than 300 persons.

The proposed development must comply with the site, use and strategic intent requirements under Schedule 4 of the regulatory provisions. These are included as follows/

Schedule 4—Site, use and strategic intent requirements for a tourist activity or sport and recreation activity

For Division 2, Section 2.1, Table 2B, Column 2 of these State planning regulatory provisions the site, use and strategic intent requirements are as follows:

- (1) *The proposed site must—*
 - (a) *be directly accessible to appropriate existing or proposed transport infrastructure, commensurate with the scale and type of development;*
 - (b) *be able to be serviced with efficient provision of physical infrastructure, including water and appropriate waste treatment and disposal;*
 - (c) *have timely access to a suitable workforce;*
 - (d) *be physically suitable; and*
 - (e) *be appropriately separated from incompatible uses.*
- (2) *Development on the proposed site must exclude areas of—*
 - (a) *significant biodiversity values;*
 - (b) *unacceptable risk from natural hazards, including predicted impacts of climate change.*

- (3) *To the extent relevant, development must comply with the South East Queensland Koala Conservation State planning regulatory provisions.*
- (4) *The use of the premises must not include residential development (other than to accommodate workers employed at the tourist activity or sport and recreation activity) and any urban activities (other than short term accommodation) must be incidental to the tourist activity or sport and recreation activity.*
- (5) *The strategic intent of the SEQ Regional Plan must be met, including all relevant Desired Regional Outcomes.*

Assessment

It is considered that the proposed development meets the requirements of Schedule 4, in particular:

- (a) Accessibility - the site is directly accessible to the State controlled road network (Steve Irwin Way) and is within reasonable proximity to the national highway. The site is, therefore, readily accessible to patrons and a workforce. A signalised intersection exists at the site frontage, and impacts on the functionality of this intersection. This signalised intersection, and the Mooloolah Connection Road intersection further to the west, can be managed appropriately subject to design works being implemented in accordance with Department of Transport and Main Roads (DTMR) requirements. DTMR's requirements have been included in the "Consultation" section of this report
- (b) Infrastructure - the proposed development is capable of being serviced with necessary infrastructure, including water and sewerage infrastructure. The applicant has had discussions with Unitywater in this respect and has supplied evidence of these discussions and Unitywater's requirements. This is discussed in greater detail in the "Planning Scheme" section of this report
- (c) Suitable site - the site is physically suitable for the development proposed in that it is cleared, mostly level, has a regular shape and is of a reasonable size. It does not contain areas of significant biodiversity value. However, the site is affected by natural hazards including bushfire associated with the adjoining State forestry reserve, flooding and acid sulfate soils. Of these hazards, flooding has the greatest potential to impact upon the development of the site.

The site is capable of being developed and addressing these hazards in accordance with planning scheme requirements but this is subject to conditions being imposed upon any approval. It is important to note that such conditions will impact upon the available development footprint and may ultimately impact upon the viability of the project. The impact and mitigation of these hazards is discussed in greater detail in the "Planning Scheme" section of this report

- (d) Incompatible uses - the site is located within a Rural zoned area and is surrounded by a mixture of uses including State forest, extractive industries and limited rural lots. The proposed development has potential to impact upon extractive industries to the north in that it will utilise the signalised intersection at the Steve Irwin Way frontage, which was established to facilitate haulage movements associated with these industries. However, these impacts are capable of being appropriately managed subject to DTMR's requirements. It is unlikely that the extractive industry operations will have any significant adverse "reverse amenity" impacts upon patrons and employees of the Tourist Attraction and Resort Complex. However, reverse amenity

impacts are anticipated for the resort accommodation as a result of traffic noise along Steve Irwin Way. These are capable of being addressed through acoustic treatments such as mounding and fencing and/or architectural treatments.

The proposed development has the potential to impact on the existing amenity of rural lots located to the west, but it is noted that these properties are already affected by traffic noise along Steve Irwin Way. Noise from the development is capable of being mitigated through mounding and fencing and the location and orientation of the noisiest aspects of the development away from the western boundary. Furthermore, landscaping to boundaries and throughout the development site will soften the appearance of buildings and car parking from adjoining properties

- (e) Residential development - the proposed development will not include any permanent forms of residential accommodation and all urban activities (e.g. shops, restaurants) are incidental to the Tourist Attraction use
- (f) The proposed development will not compromise the Strategic Intent or the Desired Regional Outcomes of the SEQ Regional Plan.

Statutory Instruments – Planning Scheme

The applicable planning scheme for the application is Sunshine Coast Planning Scheme 2014 (21 May 2014). The following sections relate to the provisions of the Planning Scheme.

Part 3 - Strategic Framework

The application seeks to vary the effect of the planning scheme, in accordance with Section 242 of the *Sustainable Planning Act 2009*, in order to establish a Tourist Attraction and Resort Complex on the site, which is presently included in the Rural zone.

Assessment of this application, therefore, focuses on the relevant sections of the planning scheme's Strategic Framework, as this sets the policy direction for the planning scheme area and forms the basis for ensuring appropriate development occurs for the life of the planning scheme.

The proposed development is considered to be generally consistent with the Strategic Framework, when read as a whole, and subject to the imposition of conditions on any approval. There are specific sections of the Strategic Framework that are particularly relevant to the proposal, and an assessment against these provisions is provided below.

Section 3.4 – Economic Development

3.4.1 Strategic Outcomes

- (u) *Tourism, sport and leisure related activities offer unique and world class tourism, sport and leisure experiences and products as well as major events.*

3.4.6 Element 5 – Tourism and tourism focus areas

3.4.6.1 Specific outcomes

- (a) *To support the preferred pattern of settlement, development provides for tourist oriented activities and services to be concentrated within the tourism focus areas identified conceptually on Strategic Framework Map SFM 2 (Economic development elements) and described in further detail in Table 3.4.6.1 (Tourism focus areas).*
- (b) *Tourism, sport, major events and leisure activities provide unique experiences and products in well planned and serviced locations.*

- (c) *Tourism focus areas provide for a range of visitor accommodation and tourist services consistent with the intended role of the respective tourism focus area with a particular emphasis on those uses that are well suited to and compatible with existing tourism development.*
- (d) *New tourist attractions cluster in designated tourism focus areas in a manner consistent with the intended role of the particular tourism focus area.*
- (e) *Other opportunities for tourism development may be considered by Council on their merits where such development:-*
- (i) *provides regionally significant tourism investment and employment opportunities to contribute to the Sunshine Coast economy, including positive flow on effects for local communities;*
 - (ii) *does not incorporate a range or scale of uses and activities which would compromise the Sunshine Coast Activity Centre Network;*
 - (iii) *is located on or with direct access to a major road;*
 - (iv) *provides all of the necessary infrastructure for the development*
 - (v) *is compatible with and does not adversely impact upon the character, lifestyle and environment attributes which contribute to the region's natural (competitive) advantage, including but not limited to impacts on biodiversity, scenic amenity and local character and amenity; and*
 - (vi) *would enhance the Sunshine Coast's tourism brand and reputation.*
- (f) *A tourism activity is undertaken on a sustainable basis that protects and capitalises upon the natural values and key lifestyle attributes of the Sunshine Coast.*

Assessment

The subject site is not located within a designated tourism focus area identified in the Strategic Framework. However, it is considered that there are sufficient grounds to consider the proposed development on its merits for the reasons outlined below.

Economic Implications

The proposed development has the potential to become a regionally significant tourism investment and employment opportunity. The application includes an Economic Benefits and Needs Analysis Report by Urban Economics and this report concludes that the development would provide the following:

- a \$90 million construction project for the Sunshine Coast
- employment during the construction phase of approximately 430 positions
- direct and indirect employment benefits for the Sunshine Coast equating to approximately 520 full time equivalent positions
- value-added economic benefit to the Sunshine Coast economy during the construction phase of approximately \$35-40 million
- employment of approximately 250 positions during the operational phase
- direct and indirect value-added economic benefit of approximately \$11.8 million in 2017 due to the operations of the development

- flow-on employment benefits during the operational phase in the wider community equating to some 440 full-time equivalent positions
- additional visitations, both overnight visits and day-trips to the Sunshine Coast.

The development, if it proceeds and successfully delivers a waterpark incorporating one of the world's largest surf pools, certainly has the potential to enhance the Sunshine Coast's tourism brand and reputation. Furthermore, an outdoor, water-based attraction is consistent with the natural values and key lifestyle attributes of the Sunshine Coast. The proposal to co-locate the waterpark with visitor accommodation is a point of difference to the majority of the existing tourist attractions on the Sunshine Coast.

Sunshine Coast Activity Centre Network

The proposed development will not incorporate a range or scale of uses that would compromise the Sunshine Coast Activity Centre Network. The proposed shops and restaurants are intended to be directly associated with either the Tourist Attraction or Resort Complex. The Sunshine Coast Waterpark Master Plan includes an overall outcome that development shall limit retail and food and drink facilities to those associated with the tourist attraction, and shall not include high volume convenience restaurants nor supermarkets.

Infrastructure Requirements

The subject site has direct access to a major road and all necessary infrastructure is capable of being provided to the development. Discussion on each key infrastructure element is provided as follows.

Water Supply

The potable water supply for the development will be obtained from the existing 200mm diameter water main located along the Mooloolah Connection Road about 2km to the west of the site. It will be necessary to install a 200mm diameter main from the end of the existing main to the site, a distance of 2,200m. It is proposed that this main will generally follow the Mooloolah Connection Road alignment. The applicant will need to obtain Unitywater's approval for these works.

It is also proposed to supplement the mains water supply to the site by the capture and reuse of roof water runoff.

Sewerage Reticulation and Treatment

The site is located a considerable distance from the existing Unitywater sewerage collection system. The applicant has been unable to supply detailed information with regard to sewage treatment and disposal. However, all options being considered are for off-site disposal due to the site being significantly constrained by flood hazard.

The options that exist for off-site disposal include transporting untreated sewage to the Landsborough Sewage Treatment Plant (STP) by pipe or by truck (i.e. tankering), or, treating sewage on site and disposing of it into the treated effluent line that presently runs along the frontage of the site.

The applicant has not investigated piping/pumping untreated sewage to the Landsborough Sewage Treatment Plant in any detail as they consider it to be too costly an undertaking given the distance involved. However, this may be a viable option considering the costs involved with the alternatives.

The tankering option is unviable, inefficient and undesirable for a development of this scale. Having regard to the estimated average dry weather flow (400kL per day), the largest tanker truck would need to complete multiple trips to the Landsborough Sewage Treatment Plant on a daily basis, and this would more than quadruple during peak wet weather flow conditions, necessitating a fleet of tanker trucks constantly running while the use is operating.

With regard to on-site treatment of sewage, the area of land likely to be required to accommodate a treatment system is at least 500m² and this could be accommodated on the site. The applicant has provided preliminary advice from Unitywater's Network Planning Manager, and this indicates "in principle" support for treated sewage being disposed of into the existing treated (high quality) effluent line, subject to a number of likely conditions and qualifications. The advice indicates that the development is capable of being serviced with the necessary sewerage infrastructure in this way, subject to all necessary State and Unitywater approvals being obtained in conjunction with subsequent application/s for a material change of use. However it should be noted that the set-up and operational costs associated with such a proposal are likely to be significant.

Conditions requiring the connection of the development to the reticulated water and sewerage network have been recommended. The development can be connected to the sewerage network either by piping untreated sewage to the Landsborough Sewage Treatment Plant, or by treating it on site and disposing of it into the Unitywater treated effluent line, subject to the applicant obtaining the necessary approvals. Specific details of the selected method of sewage disposal are required to be submitted with first Material Change of Use application.

Electricity

The applicant's consultant has corresponded with Energex and has advised that:

1. Energex have confirmed that there is not enough supply within the existing network for the proposed development, but Energex has no objection to undertaking the necessary upgrades, following completion of a detailed high voltage (HV) study
2. a detailed HV study attracts an Energex fee of \$22,000 and this is required prior to having a development permit for Material Change of Use
3. we request that Council condition any preliminary approval to provide adequate connection to electricity supply.

Scenic Amenity/Local Character and Amenity

The subject site is located within a Rural zoned area and Steve Irwin Way is identified as a Scenic Route in the planning scheme. The site presently has limited rural amenity as it has been cleared of vegetation and the landform altered through earthworks in the past.

The development proposes a 25m wide drainage swale along the frontage of the site for flood mitigation purposes. This swale is capable of being planted with trees without the drainage function being adversely affected. Furthermore, screen planting is proposed between the swale itself and the proposed car parking area, in order to soften the appearance of the car park. Additional planting within the car park and the throughout the development site will assist in softening the built form of the car park and buildings.

The development will be visible from the scenic route, but landscaping treatments along the site frontage and throughout the development will enable it to have an attractive appearance. An extract from the conceptual landscape plan is provided below. Further details of landscaping for the proposed development will be required to be submitted with subsequent applications for Material Change of Use.



The Sunshine Coast Waterpark Master Plan proposes a height limit of 15m for buildings, with Tourist Attraction structures (e.g. rides and slides) able to exceed this height limit. It is recommended that the Master Plan be amended so that the height limit for buildings is reduced to 11m within Precinct 1 – Tourist Attraction Entry, as these buildings will be located closest to the Steve Irwin Way and have the greatest potential to impact upon the amenity of the scenic route. As the buildings in Precinct 1 are likely to be limited to shops, restaurants, staff and administration facilities associated with the waterpark, an 11m height limit (which would allow for 3 storeys) in this location is appropriate and reasonable. The applicant’s planning consultant has advised that the applicant has no objection to this amendment.

Section 3.8 – Community identity, character and social inclusion

3.8.2 Element 1 – Landscape elements and features

3.8.2.1 Specific outcomes

- (d) *Scenic routes are protected and enhanced as major transport routes providing a high level of scenic and visual amenity to travellers.*

Assessment

As discussed above, although the development will be visible from the scenic route, landscaping treatments along the site frontage and throughout the development will enable it to have an attractive appearance. Furthermore, a reduction in the proposed height limits for buildings in Precinct 1 – Tourist Attraction Entry to 11m will enable the development to maintain a scale near the scenic route that respects the semi-rural character of the locality.

Section 3.10 - Natural Hazards*3.10.2 Element 1 – Acid sulfate soils**3.10.2.1 Specific outcomes*

- (a) *The generation or release of acid and metal contaminants from acid sulfate soils does not have an adverse impact on the natural or built environment, infrastructure or community health.*
- (b) *The disturbance of acid sulfate soils is avoided, or where the disturbance of acid sulfate soils is unavoidable, effective treatment, management and remediation measures are implemented.*

Assessment

The subject site is affected by the Acid sulfate soils overlay (Area 2: land above 5m AHD and below 20m AHD) in the planning scheme. The disturbance of acid sulfate soils is capable of being treated and remediated and will be addressed in detail as part of all subsequent applications for Material Change of Use.

*3.10.3 Element 2 – Bushfire**3.10.3.1 Specific outcomes*

- (a) *The risk of harm to people, property, economic activity and the environment due to bushfire is minimised.*
- (b) *The use of areas and the design, construction and operation of development on land subject to bushfire hazard are compatible with the nature of the hazard and sensitively respond to the constraints imposed by the hazard, including by providing safe evacuation routes for residents or occupiers of the development.*
- (c) *Essential services and community infrastructure are designed to remain functional during and immediately after bushfire events.*
- (d) *Bushfire hazard prevention and management measures balance the need to provide fire breaking trails and fire fighting infrastructure with the need to protect habitat and biodiversity values.*

Assessment

The subject site is affected by the Bushfire hazard overlay (high and medium bushfire hazard area and buffer) in the planning scheme, due to the existence of vegetation on adjoining land to the east, south and west. The applicant has submitted a bushfire hazard assessment, which was subsequently amended as part of the applicant's further information response, and this has been peer reviewed by a bushfire expert at Covey and Associates Pty Ltd.

The bushfire expert has advised that the amended bushfire hazard assessment is comprehensive and gives sufficient confidence that the bushfire risk can be managed to acceptable levels. Further details including an updated bushfire hazard assessment and a bushfire evacuation plan will be required to be submitted with all subsequent applications for Material Change of Use.

3.10.5 Element 4 – Flooding

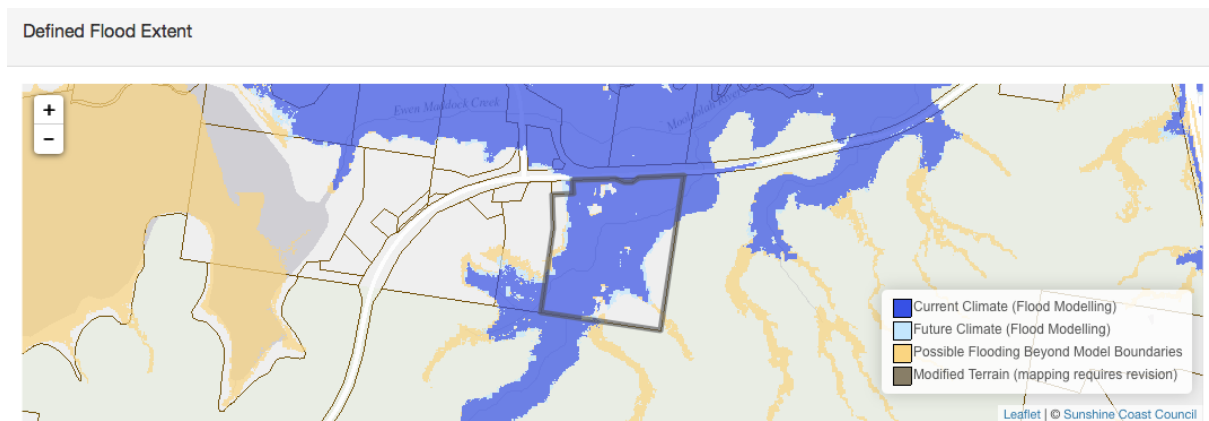
3.10.5.1 Specific outcomes

- (a) *The risk of harm to people, property, economic activity and the environment due to flooding, including flooding associated with storm tides, mean sea level rise, a greater frequency of extreme weather events and increased rainfall intensities is minimised.*
- (b) *Urban and rural residential development, and other development involving the erection of a building or significant earthworks, is not located on land subject to flooding in the defined flood event or defined storm tide event except where satisfying at least one of the following criteria:-*
 - (i) *the development is for a single dwelling house or associated structure on a lot existing prior to the commencement of the planning scheme;*
 - (ii) *the development is on land that is already committed to urban or rural residential development by an approval granted prior to the commencement of the planning scheme;*
 - (iii) *the development is on land identified in a structure plan as an area intended for urban development;*
 - (iv) *the development is redevelopment or infill development within an existing developed area;*
 - (v) *an overriding community need in the public interest has been demonstrated that warrants approval of the development despite its occurrence within an area subject to flooding; or*
 - (vi) *the development is for the infrastructure identified on the planning scheme maps.*
- (c) *Where development satisfies one or more of the criteria specified in (b) above, it is demonstrated that the impacts of flooding can be effectively mitigated such that there is no foreseeable risk to life or property.*
- (d) *Development ensures that:-*
 - (i) *the flood storage and conveyance capacity of floodplains and waterways is maintained or enhanced;*
 - (ii) *natural hydrological systems, landforms and drainage lines are protected;*
 - (iii) *there is no worsening in flood conditions;*
 - (iv) *areas of community isolation are not created; and*
 - (v) *floor levels for habitable rooms are located above the defined flood event and defined storm tide event.*
- (e) *Essential services and community infrastructure are designed to remain functional during and immediately after the defined flood event and defined storm tide event.*
- (f) *Public safety and the environment are not adversely affected by the detrimental impacts of floodwater on hazardous materials manufactured or stored in bulk.*

Assessment

The comments below on flooding have been provided by Council's Hydraulics and Water Quality Specialist. As flooding is a key consideration in the development proposal, these comments have been included in full rather than summarised.

"The site is subject to flooding from both the Mooloolah River and a local catchment upstream of the Steve Irwin Way. The extent of flooding is significant with approximately 70% of the site being mapped as being subject to flooding for the existing case.



In response to Council's information request Aquintel (the applicant's flooding consultant) have submitted an addendum to the original Hydrology and Water Flood Study. Changes have been made to the model to reduce the impact of the development on flooding of the Steve Irwin Way. The channel along the frontage of the site has been widened, culvert sizes increased and the carpark area lowered. The impacts on Steve Irwin Way are now very minor and have been accepted by DTMR. No attempt has been made to mitigate impacts on the upstream State Forest and private properties located to the west (property immediately to the west – Lot 23 RP835982 and the golf course further to the west – Lot 24 SP122963). Significant impacts are predicted to occur on these properties, which are already subject to flooding.

The impacts are predicted to occur on areas of these sites that are either covered in vegetation or form part of a golf course. These are, however, the current uses of the site and consideration must be given to how the flood impacts might affect any future uses. The increased flood levels on upstream properties would add costs and reduce the possible extent of development on upstream land parcels and, therefore, could result in legal claims. The predicted increase in flood levels is not in accordance with the planning scheme (Strategic Framework and Flood Hazard Overlay Code) irrespective of the current use of the site. Therefore, the Flood Study is not recommended for approval, and its reference in the Masterplan document should be removed.

In order to fully mitigate upstream flood impacts it is likely that the extent of development on the site will need to be reduced significantly from that shown on the concept plans (which are not being approved). The proposed earthwork results in flood levels increasing over the site, as the site detains water to mitigate impacts on the Steve Irwin Way and maintain flood storage. Reducing upstream flood impacts will make it more difficult to mitigate downstream impacts. The flat nature of the site also means that impacts extend significant distances upstream.

Although there is no supporting flood study at this time, based on my assessment I believe that some development for a tourist use is possible for the site with no off-site flood impacts. The extent of development would, however, be much less than that shown on the concept plans. Alternatively the applicant could choose to obtain consent from the impacted land owners accepting the flood impacts. If this was provided the approval could be changed. This approach would be acceptable in this instance because existing development is not being negatively impacted.

The Flood Hazard Overlay Code will remain an applicable code for future code assessable applications. Conditions relating to an amended flood study being required are recommended. This flood study also needs to look at staging and show that different stages of the development can be undertaken individually without causing offsite impacts. This is particularly important given the potential for different precincts being developed by different entities.

Flood Emergency Management

In response to Council's Information Request, Aquaintel have submitted a Flood Emergency Management Plan. This plan advocates evacuation of the site prior to a flood event occurring, but in case people remain on the site, it is proposed that the Hotel building has a second storey which is above the probable maximum flood (PMF). The triggers for activation of the plan are weak, and are not linked to any gauge levels etc. but more so, a judgement call made by the flood warden. Further work is required on this plan before it can be approved and greater consideration given to local catchment (only) flooding, which has a shorter warning time."

Strategic Framework Assessment Key Issues – Infrastructure and Flooding

The key issues arising from the assessment of the proposal against the Strategic Framework are the provision of necessary infrastructure, in particular sewerage infrastructure, and the impact of developing in a flood hazard area.

With regard to infrastructure, the Strategic Framework states that, in order for Council to consider a tourism development outside a tourism focus area, all necessary infrastructure must be provided. The development is capable of being connected to the reticulated electricity, water supply and sewerage network, and conditions have been recommended accordingly. The provision of reticulated infrastructure to the site will be costly, but this is considered essential in order to deliver a regionally significant and contemporary tourism development that enhances the Sunshine Coast's tourism brand and reputation.

With regard to flooding, the proposal is to develop on land currently subject to flooding in the defined flood event (1% AEP). The Strategic Framework states that development is not to be located on land subject to flooding in the defined flood event except where satisfying at least one of a number of criteria. The application relies upon criterion (v), that is, that *"an overriding community need in the public interest has been demonstrated that warrants approval of the development despite its occurrence within an area subject to flooding."*

It is acknowledged that the development has the potential to become a regionally significant tourism investment and employment opportunity. Furthermore, it is acknowledged that major tourist attractions such as water parks and theme parks have specific land and locational requirements. In particular, they require a site that is large enough to accommodate all facilities, car parking and infrastructure, a site that is readily accessible from a major road, and a site that is capable of being serviced by urban infrastructure. Additionally, they require sites that are located away from residential areas due to the potential for amenity impacts resulting from noise and traffic.

Rural zoned properties that are located on major roads and within reasonable proximity to urban areas typically best meet these land and locational requirements. However, Rural zoned land is also often affected by one or more topographical or environmental constraints.

The subject site meets all of the land and locational requirements for a major tourist attraction and, due to historical clearing and earthworks, it has limited topographical and environmental constraints. The major constraints are bushfire hazard and flood hazard, and the bushfire hazard is capable of being managed in accordance with planning scheme requirements. However, management of the flood hazard will require modification to the development proposal (this is discussed below). Provided the development is modified to address flood hazard concerns, it is considered an overriding community need in the public interest exists to warrant approval of the development despite it being located on land subject to flooding.

It is important to note that the Strategic Framework further states that development occurring in a floodplain, ensures, among other things, that there is no worsening in flood conditions. The anticipated development footprint, as generally shown on the Precinct Plan, will result in a worsening of flood conditions to the State Forest (south) and two private properties located to the west (property immediately to the west – Lot 23 RP835982 and the golf course further to the west – Lot 24 SP122963). Development Services' officers have advised the applicant during two pre-lodgement meetings and at the application's Further Information stage, that this is unacceptable. However, the applicant has refused to modify the development proposal to remove the worsening in flood conditions for the upstream properties.

Allowing development to create a worsening in flood conditions to other properties is not only inconsistent with the planning scheme's Strategic Framework, but could expose Council to the risk of legal action by an affected property owner, if it knowingly allowed that property owner to be affected.

As discussed in Council's Hydraulics and Water Quality Specialist's report, the options are that:

- (a) the development proposal is amended so that there are no off-site increased flood impacts or drainage impacts from the development. This would necessitate the submission of an amended flood assessment prior to the approval of any future MCU or operational works application over the subject site. The implications of this are that the extent of development would be less than that indicatively shown on the Precinct Plan
- (b) the applicant obtains agreement from the impacted land owners accepting the flood impacts.

It is recommended that option (a) be included as a condition of any approval as it would ensure that the Strategic Framework is met. Furthermore, option (a) is reasonable, relevant and achievable. It would not be reasonable to condition an approval to achieve option (b) as the applicant may not be able to obtain this consent, rendering the condition impracticable. However if such consent is obtained in the future, then the condition requiring achievement of option (a) could be amended.

Other Matters for Consideration

Sunshine Coast Council Policy Framework – Strategies

The planning scheme's Strategic Framework incorporates the land use and development intent expressed in the Sunshine Coast Council Policy Framework and, therefore, a separate assessment against the relevant Strategies has not been undertaken.

Traffic, Transport and Carparking

The site is directly accessible to the State controlled road network (Steve Irwin Way) via an existing signalised intersection at the site frontage. The traffic report submitted with the application proposes that a pair of indented bus stops be provided on Steve Irwin Way to service the development, together with an upgrading of the existing intersection including the provision of pedestrian signals.

The traffic report submitted with the application has estimated that the proposed development will generate a morning peak hour of 363 vehicles and an afternoon peak hour of 414 vehicles. The report assumes that 70% of the trips to and from the site are generated to the east to the Bruce Highway interchange. The report concludes that Steve Irwin Way will continue to operate at an acceptable level of service if the development proceeds. DTMR is a concurrence agency for the development application and has included conditions for any approval.

The planning scheme requires that for Tourist Attraction and Resort Complex, sufficient car parking spaces are provided to accommodate the number of vehicles likely to be accommodated at any one time.

The traffic report submitted with the application proposes that 444 car parking spaces be provided for the Tourist Attraction, plus an additional 250 overflow parking spaces (approximately 700 spaces). A further 298 car parking spaces are proposed for the Resort Complex.

The economic report submitted with the application estimates that 1,100 visitors would attend the Tourist Attraction in its first year of operation. On this basis, 700 spaces would seem to be adequate, noting that on site bus parking would also be required in accordance with planning scheme requirements. Furthermore, once the Resort Complex is operational, there will be some reduction in the parking demand for the waterpark, as patrons already staying at the resort will remain parked in the resort parking areas.

The total number of parking spaces required for the Resort Complex will be dependent upon the number of hotel rooms and/or cabins, and consideration will need to be given to the parking required for the general public patronising restaurants and function facilities. This will be assessed in detail as part of any future MCU application, and it is considered that there is sufficient land available to accommodate all necessary car parking and service vehicle parking.

Resort Complex

As previously mentioned, the Resort Complex component of the development is proposed to include both hotel and cabin style short-term accommodation, intended principally for the patrons of the waterpark. No concept plans have been provided, but the master plan proposes a limit of 247 hotel rooms and/or cabins.

The proposal to provide accommodation on a rural site is considered appropriate in this case as it is intended to be integrated with and incidental to the Tourist Attraction. In order to ensure that this is achieved, the following conditions have been recommended:

- a development permit for material change of use to establish a Resort Complex not be issued prior to the issue of a development permit for material change of use to establish a Tourist Attraction

- the Resort Complex must be integrated with the Tourist Attraction on the site and must not commence use prior to the commencement of the Tourist Attraction use
- accommodation at the Resort Complex shall comprise short-term accommodation and ancillary staff accommodation.

CONSULTATION

IDAS Referral Agencies

The application was referred to the Department of State Development, Infrastructure and Planning (DSDIP) for matters relating to State controlled roads, State transport infrastructure and native vegetation. DSDIP responded on 8 December 2014 and has required that conditions apply to any approval given. In summary, these conditions require:

- the location and construction of the site access
- the upgrading of the existing signalised intersection at the site frontage
- the provision of bus stops along Steve Irwin Way
- the minimisation of flooding impacts on Steve Irwin Way in accordance with the applicant's flood assessment
- the maintenance of a 25-30m exclusion zone along the western boundary of the site for new buildings, in order to avoid the need for future clearing on the adjoining site to the west for fire management.

Other Referrals

Unitywater

The application was forwarded to Unitywater and its assessment forms part of this report.

Internal Referrals

The application has been discussed with the Economic Development Branch, and was also forwarded to the following internal Council specialists:

- Principal Development Engineer, Engineering and Environment Assessment Branch
- Hydraulics and Water Quality Specialist, Engineering and Environment Assessment Branch
- Landscape Officer, Engineering and Environment Assessment Branch
- Environment Officer, Engineering and Environment Assessment Branch
- Ecology Specialist, Engineering and Environment Assessment Branch
- Urban Designer, Planning Assessment Branch
- Infrastructure Planner and Analyst, Transport and Infrastructure Policy Branch.

Their assessment and comments form part of this report.

Public Notification

The application was publicly notified for 30 business days in accordance with the requirements of the *Sustainable Planning Act 2009*. Three properly made submissions were received, and one of these was in support of the proposed development. The following table provides a summary and assessment of the issues raised by the remaining two submissions.

Issues	Comments
<p><u>Potable water</u> - concern about the water needs of the development and the associated drain on the reticulated water supply and the Ewen Maddock Dam, particularly in times of drought.</p>	<p>The potable water needs of the development will be significant (85 ML per year once fully developed and operational).</p> <p>Supply for the development is proposed be obtained from the existing 200mm diameter water main located along the Mooloolah Connection Road about 2km to the west of the site. Connection to the reticulated water supply will be subject to Unitywater's approval and requirements.</p> <p>It is proposed to supplement the mains water supply by capturing and reusing roof water runoff. The applicant's consulting engineer anticipates that roof water collection can meet the needs of the waterpark toilets.</p>
<p><u>Sewerage</u> – if sewage is discharged to the Landsborough Sewage Treatment Plant then this will place additional pressure on this facility.</p>	<p>It is agreed that any discharge of untreated sewage to the Landsborough STP will place additional load on the facility, however, any such discharge will be subject to Unitywater's approval and requirements.</p>
<p><u>Flooding</u> – concern about evacuation of the site in the event of a flood and the likely off site impacts to adjoining and nearby properties.</p>	<p>Conditions requiring the submission of an amended flood assessment and an amended flood emergency management plan, with the first subsequent MCU application, have been recommended. The purpose of these conditions is to ensure that the development does not cause a worsening in flood conditions to neighbouring properties, and to ensure that a more detailed flood emergency management plan is prepared and submitted for the development.</p>
<p><u>Bushfire</u> – a comprehensive bushfire management and emergency evacuation plan is imperative for this development given its location adjacent to State Forest.</p>	<p>Council's bushfire expert has advised that the amended bushfire hazard assessment is comprehensive and gives sufficient confidence that the bushfire risk can be managed to acceptable levels. Further details including an updated bushfire hazard assessment and a bushfire evacuation plan will be required to be submitted with all subsequent applications for MCU.</p>
<p><u>Visual amenity/scenic route</u> – the proposed development will have a high visual impact on the scenic route and suitable measure must be implemented to screen the buildings, rides etc. from Steve Irwin Way.</p>	<p>The development will be visible from the scenic route, however, landscaping treatments along the site frontage and throughout the development will enable it to have an attractive appearance. Further details of landscaping for the proposed development will be required to be submitted with subsequent applications for MCU.</p>

Issues	Comments
<p><u>Noise</u> – the noise likely to be generated by the waterpark should be assessed in regard to the neighbours' amenity.</p>	<p>It is expected that the site will generate noise emissions that may impact on adjacent residential land, and also be subject to noise emissions from road traffic noise. The applicant submitted a Preliminary Acoustic Impact Assessment which identified all potential noise issues. It is expected that the development can achieve the overall outcomes of the Nuisance Code within the planning scheme. Further noise assessments as part of subsequent MCU applications will be required to identify specific development design and layout with regards to acoustic matters.</p>
<p><u>Vegetation</u> – existing mature vegetation should be retained and regenerated, and riparian vegetation re-established. Impacts on vegetation external to the site as a result of the provision of infrastructure must be avoided or significantly minimised.</p>	<p>There are very few ecological issues associated with the proposed development over this site. The site presently contains minor stands of mature trees which have been previously impacted by the previous use as a storage yard, and have very little connectivity with surrounding vegetation.</p> <p>Potential ecological impacts associated with the development include external work associated with connecting the major services to the site (sewer, water, electricity) as this may result in clearing of vegetation along Steve Irwin Way or surrounding areas. The application has not been able to address these issues in detail as further studies are required to be undertaken by third parties. A detailed investigation of the potential external ecological impacts will be required to be submitted with the first subsequent application for MCU.</p>
<p><u>Water bodies</u> – no details have been provided on the future use of these.</p>	<p>Specific details have not been provided on the future use of the existing waterbodies (apart from drainage and water detention functions) however it unlikely that they will be used for primary contact recreation. A Constructed Waterbody Design and Management Report will be required to be submitted with the first subsequent MCU application.</p>
<p><u>Stormwater quality</u> – water quality leaving the site must be maintained so as to not detrimentally affect downstream wetland areas including the Lower Mooloolah River and adjacent systems.</p>	<p>The development will be required to include a stormwater quality treatment system designed to meet current best practice load based reduction targets. A stormwater quality management plan will required to be submitted with each subsequent MCU application.</p>
<p><u>Acid sulfate soils (ASS)</u> – a full assessment of ASS is pertinent at this stage given the scale of works involved.</p>	<p>ASS is capable of being managed and a full ASS investigation report will be required to be submitted with the first subsequent MCU application.</p>

Issues	Comments
<p><u>Fauna</u> - The potential impact of noise and lighting on wildlife on adjoining vegetated areas has not been assessed.</p>	<p>It should be noted that area is already adversely affected by traffic noise from Steve Irwin Way. The impact of noise from the development on adjoining residences will be required to be addressed as part of future MCU applications. If noise is appropriately attenuated for humans then presumably this will address potential noise impacts on fauna.</p> <p>Furthermore, future MCU applications will be required to address lighting for the site if the intended use is proposed to be in the evenings (this is presently unknown). Like other light venues around the Sunshine Coast (Sunshine Coast Turf Club, Big Kart Track, Meridan Plains Sports fields etc.) lighting can be designed to reduce impacts on adjacent vegetation and associated fauna through detailed lighting designs.</p>
<p><u>Off-road motorcycling facility</u> – noise from the adjacent proposed trail bike facility has been noted, but not addressed at this stage. It is understood that discussions are still ongoing regarding the potential for use of an area within the Mooloolah Logging Area section of the Beerwah State Forest for motocross. Potential land use conflicts remain relevant until this is resolved.</p>	<p>It is noted that the Minister for National Parks, Recreation, Sport and Racing announced a decision to not proceed with a regional-level motorcycle park in the Mooloolah Logging Area in October 2014. In the absence of any further information from the State government in relation to this issue, the matter cannot be addressed further at this stage.</p>
<p><u>Reconfiguring a lot</u> – concern that the proposal for future subdivision by lease may compromise the provision of an integrated tourist facility on the site, and may result in residential lots being created.</p>	<p>Conditions have been recommended that address this issue, specifically:-</p> <ul style="list-style-type: none"> • the site is to be developed as an integrated Tourist Attraction. The Resort Complex, where provided, shall be integrated with the Tourist Attraction on the site; • an application for reconfiguring a lot by lease shall not be approved prior to an application for a development permit for a material change of use to establish Tourist Attraction being approved; and • any future lot where part of a lease term that is greater than 10 years (including renewal options) shall only be used for Tourist Attraction and/or Resort Complex.

CONCLUSION

The application seeks to vary the effect of the planning scheme, in accordance with Section 242 of the *Sustainable Planning Act 2009*, in order to establish a Tourist Attraction and

Resort Complex on the site, which is presently included in the Rural zone in the Sunshine Coast Planning Scheme. The Resort Complex component of the development is an inconsistent use in the Rural Zone and is, therefore, technically in conflict with the planning scheme. However, the Resort Complex will be associated with the Tourist Attraction on the site and it is considered sufficient grounds exist to approve this component of the development despite any conflict.

Approval of the application subject to reasonable and relevant conditions is recommended.

It is noted that a preliminary approval approves development but does not authorise assessable development to take place. If the application is approved by Council, subsequent development permits for material changes of use and operational works are still required in order for the development to proceed. These subsequent development applications will be code assessable against the relevant planning scheme codes and the Sunshine Coast Waterpark Master Plan. The proposed conditions include a requirement to make amendments to the Sunshine Coast Waterpark Master Plan. These amendments are considered to be minor.

Assessment of this application has focussed on the SEQ State Planning Regulatory Provisions and the planning scheme's Strategic Framework, and the proposed development is considered to be generally compliant with these planning instruments. The key issues arising from the assessment are the provision of necessary infrastructure, in particular sewerage infrastructure, and the impact of developing in a flood hazard area. Reasonable and relevant conditions have been recommended in order to address these issues.

The issues raised in the submissions are acknowledged and it is considered that these will be addressed through the recommended conditions, and through more detailed investigations at subsequent Material Change of Use application stage.

APPENDIX A - CONDITIONS OF APPROVAL

1. APPLICATION DETAILS

Application No:	MCU14/0098
Street Address:	Steve Irwin Way GLENVIEW QLD 4553
Real Property Description:	Lot 22 SP 221902
Planning Scheme:	Sunshine Coast Planning Scheme 2014 (21 May 2014)

2. DECISION DETAILS

The following type of approval has been issued:

Preliminary approval for material change of use (MCU) of premises that varies the effect of the planning scheme (Section 242 of the Sustainable Planning Act 2009) - Tourist Attraction, Resort Complex.

3. RELEVANT PERIOD OF APPROVAL

The relevant period for this development approval is 6 years starting the day that this development approval takes effect.

4. ASSESSMENT MANAGER CONDITIONS

PLANNING

When Conditions must be Complied With

1. Unless otherwise stated, all conditions of this Decision Notice must be complied with prior to the use commencing, and then compliance maintained at all times while the use continues.

Master Plan

2. Development authorised by this approval must be undertaken generally in accordance with the Sunshine Coast Waterpark Master Plan document listed within this Decision Notice and any subsequent related development approval. The Sunshine Coast Waterpark Master Plan document must be amended to incorporate the amendments listed within this Decision Notice and resubmitted to Council prior to the submission of any related application for Material Change of Use, Reconfiguring a Lot or Operational Work.

Nature and Extent of Approved Use

3. Preliminary Approval (Overriding the Planning Scheme) is granted for a Material Change of Use for Tourist Attraction and Resort Complex.

Item 8.1.1 Preliminary approval for material change of use of premises that varies the effect of the planning scheme (Section 242 of the Sustainable Planning Act 2009) - Tourist Attraction and Resort Complex - Steve Irwin Way, Glenview

Appendix A Conditions of Approval

4. This approval overrides the planning scheme pursuant to s242 of the Sustainable Planning Act 2009 for the life of the approval, and the Sunshine Coast Waterpark Master Plan document listed in this Decision Notice varies the planning scheme to the extent stated within that document.
5. This approval does not authorise, indicate support, nor alter the level of assessment declared by the planning scheme for any future development not identified in the Sunshine Coast Waterpark Master Plan document.
6. The Tourist Attraction component of the development must be developed as an integrated waterpark comprising predominately outdoor water-based attractions and facilities.
7. The development shall not include Shops or a Shopping Centre for use by the general public.
8. A Development Permit for Material Change of Use to establish a Resort Complex will not be issued prior to the issue of a Development Permit for Material Change of Use to establish a Tourist Attraction.
9. The Resort Complex must be integrated with the Tourist Attraction on the site and must not commence use prior to the commencement of the Tourist Attraction use.
10. Accommodation at the Resort Complex shall comprise only short-term accommodation, meaning non-permanent accommodation for tourists and travellers staying for periods of not more than 12 weeks, and ancillary staff accommodation.
11. The area identified as being "Excluded from Master Plan" on the Precinct Plan contained within the Sunshine Coast Waterpark Master Plan document, shall not be created as a separate freehold or leasehold lot.
12. The Tourist Attraction and Resort Complex shall be provided with reticulated water and sewerage, electricity and telecommunications services. With respect to a reticulated sewerage service, this may include treatment of sewage on site and disposal of treated sewage into the Landsborough Sewage Treatment Plant effluent outfall main, or alternatively, the piped delivery of untreated sewage to the existing reticulation scheme for treatment at the Landsborough Sewage Treatment Plant. Delivery of untreated sewage to the Landsborough Sewage Treatment Plant (or any other sewage treatment plant) by truck (i.e. tankering) must not occur except for a short term event where any on-site sewage treatment plant is offline or not performing.

Future Subdivision by Lease

13. A Development Permit for Reconfiguring a Lot (subdivision by lease) will not be issued prior to the issue of a Development Permit for Material Change of Use to establish a Tourist Attraction.
14. Any future lease lot, that is, an area where part of a lease term that is greater than 10 years (including renewal options), shall only be used for Tourist Attraction and/or Resort Complex.

Future Material Changes of Use

15. The first related Material Change of Use application over the subject site must include specific details of how reticulated water and sewerage, electricity and telecommunications infrastructure will be provided to the site, and evidence in writing that all approval entities are prepared to grant approvals for the works and connections. Furthermore, the proposed location and alignment of all new infrastructure, from the subject site to the point of connection to existing infrastructure, shall be identified.

Sunset Clause for Completion of Approved Development

16. Pursuant to s343 of the Sustainable Planning Act 2009, if development, or an aspect of development to which the approval relates is started but not completed, the preliminary approval, to the extent it relates to the development or aspect not completed, lapses:
- (a) if the Sunshine Coast Planning Scheme 2014 is amended to reflect the provisions of the preliminary approval; or
 - (b) if paragraph (a) does not apply, at the end of 10 years starting on the day this Preliminary Approval takes effect.

ENGINEERING

External Works

17. Approval from the Department of Transport and Main Roads for the final design of the upgrade to the intersection with Steve Irwin Way to provide access to the site must be submitted in writing to Council prior to the issue of any Development Permit for Operational Works.
18. The intersection upgrade must be completed and accepted "On Maintenance" by the Department of Transport and Main Roads prior to any use commencing.

New Roads

19. New internal roads must be constructed in accordance with an Operational Works approval.

Car Parking

20. Car parking for the Tourist Attraction must be provided prior to the commencement of the Tourist Attraction use. The works must be undertaken in accordance with an Operational Works approval. The number of car parking spaces, bus parking spaces, motorcycle/scooter parking spaces, bicycle parking spaces and service vehicle spaces must be in accordance with a Traffic Impact Assessment submitted in conjunction with the first related Material Change of Use application over the subject site, and approved prior to the issue of a development approval for Material Change of Use.

21. Car parking for the Resort Complex must be provided prior to the commencement of the Resort Complex use. The works must be undertaken in accordance with an Operational Works approval. The number of car parking spaces, bus parking spaces, motorcycle/scooter parking spaces, bicycle parking spaces and service vehicle spaces must be in accordance with a Traffic Impact Assessment submitted in conjunction with the first related Material Change of Use application over the subject site, and approved prior to the issue of a development approval for Material Change of Use.
22. All car parking areas and access driveways must be maintained exclusively for vehicle parking and manoeuvring and kept in a tidy and safe condition at all times.

Pedestrian Facilities

23. Pedestrian facilities must be provided throughout the development between all car parking areas, bus stops and bus parking areas, and all Tourist Attraction and Resort Complex facilities within the site. The works must be undertaken in accordance with an Operational Works approval.

Electricity and Telecommunication Services

24. Reticulated electricity and telecommunication services must be provided in accordance with an approval for Operational Works and the standards and requirements of the relevant service provider.
25. Unless otherwise stipulated by telecommunications legislation at the time of construction, the development must be provided with all necessary conduits, pits and pipes to accommodate the future connection of optic fibre technology telecommunications.
26. Certification must be submitted to Council from all relevant service providers which certifies that the development has met the requirements of this Decision Notice and all applicable legislation at the time of construction.

Water and Sewerage Services

27. An underground connection to reticulated water and sewerage must be provided to the development site in accordance with the standards and requirements of Northern SEQ Distributor-Retailer Authority (Unitywater), or as otherwise agreed in writing by Unitywater and Council.
28. A Certificate of Completion from the Northern SEQ Distributor-Retailer Authority (Unitywater) must be submitted to Council that certifies an underground connection to reticulated water and sewerage has been provided to the development site, or as otherwise agreed in writing by Unitywater and Council at the time of commencement of use.

Earthworks and Retaining Walls

29. All fill and associated batters must be undertaken in accordance with an Operational Works approval, and contained entirely within the subject site unless written permission from the respective landowner(s) is provided to Council.
30. The fill for the accommodation sites must be at the DFE (1% AEP event at Yr 2100) plus 500mm freeboard. Fill levels for commercial sites must be at the DFE (1% AEP event at Yr 2100).
31. All car parking and access roads must be constructed at a minimum level of 10% AEP event at Yr 2100 OR a depth of 250mm for the 1% AEP event. Depth/velocity ratios also need to be considered for emergency evacuation procedures.
32. All retaining walls must be designed and constructed in accordance with the planning scheme and must be certified by an RPEQ where exceeding 1.0m in height. All retaining walls that are publicly accessible and exceed 1.0m in height must be fitted with a commercial grade safety fence.

Acid Sulfate Soils

33. All works must be carried out in accordance with an Acid Sulfate Soil and Groundwater Management Plan for the development that is:
 - (a) prepared by a qualified person*;
 - (b) submitted and approved by Council's delegate in conjunction with the first related Material Change of Use application over the subject site; and
 - (c) referenced in a Development Permit for Operational Works.

*(Refer to Advisory Note)

HYDROLOGY**Staging**

34. Prior to the approval of any Material Change of Use or Operational Works application over the subject site, the applicant must provide, and have endorsed by Council's delegate, a staging plan with a staging report which demonstrates how stormwater quality and quantity infrastructure will be delivered with each stage of the development in order to ensure no actionable downstream nuisance is created and the water quality pollutant removal objectives are progressively met for each stage. In addition, the applicant must provide a construction-phase flood study, which identifies the flood mitigation works required to accompany or precede each stage in order to ensure there are no off-site flood impacts at any stage during construction of the development unless all drainage infrastructure has been completed in accordance with the approved flood study.

35. Easements for drainage purposes must be granted in favour of all upstream property owners over areas of the site subject to flooding during a peak 1% AEP Climate Change flood event in accordance with an approved staging plan. All easements must be designed in accordance with the planning scheme and granted at no cost to the Grantee. Where the Grantee is Council or a service authority, the easement documentation must be in accordance with the Grantee's standard easement terms. Draft easement documentation must be submitted to Council for endorsement.

Flooding

36. Prior to approval of any Material Change of Use or Operational Works application over the subject site the applicant must provide and have endorsed by Council's delegate an amended Flood Assessment based generally in accordance with the Flood Assessment referenced in this Decision Notice and modified to address the following issues:
- (a) No off-site increased flood impacts or drainage impacts from the development for any event up to and including the 1% AEP Climate Change event, for any stage including the development in its final form. This excludes any off-site increased flood impacts or drainage impacts from the development on the Steve Irwin Way that have been approved by the Department of Transport and Main Roads; and
 - (b) In addition to consideration of coincident flooding, analysis of the site for local catchment only flooding.
37. Prior to approval of any Material Change of Use or Operational Works application over the subject site the applicant must provide and have endorsed by Council's delegate an amended Flood Emergency Management Plan generally in accordance with the Flood Emergency Management Plan referenced in this Decision Notice and modified to address the following issues:
- (a) Refinement of triggers for plan activation particularly for local catchment only flooding.
 - (b) Linking triggers for plan activation for both the Mooloolah River and local catchment to gauge levels.
38. A development specific Flood Emergency Management Plan must be provided with each subsequent application for Material Change of Use. These Flood Emergency Management Plans must be generally in accordance with the amended Flood Emergency Management Plan but be specific to the proposed use.
39. Stormwater and flooding must be managed throughout construction of the development such that there is no off-site increased flooding (worsening) or drainage impacts from the development for any event up to and including the 1% AEP Climate Change event, for any stage including the development or in its final form. This excludes any off-site increased flood impacts or drainage impacts from the development on the Steve Irwin Way that have been approved by the Department of Transport and Main Roads.

Stormwater Drainage

40. The site must be provided with a stormwater drainage system connecting to a lawful point of discharge. A preliminary stormwater drainage design must be provided with each subsequent application for Material Change of Use.

Stormwater Quality Treatment

41. A stormwater quality treatment system designed to meet current best practice load based reduction targets must be provided for the development. A stormwater quality management plan must be provided with each subsequent application for Material Change of Use.
42. Stormwater quality treatment devices must be located within each of the areas they serve and be located outside of proposed constructed waterbodies unless otherwise approved by Council.

Constructed Waterbodies

43. Prior to the approval of any Material Change of Use or Operational Works application over the subject site, the applicant must provide and have endorsed by Council's delegate a Constructed Waterbody Design and Management Report prepared in accordance with the Planning Scheme Policy for Development Works Section SC6.14.9.

LANDSCAPING

44. Prior to the approval of any Material Change of Use or Operational Works application over the subject site, the applicant must provide and have endorsed by Council's delegate a detailed landscape master plan which demonstrates how landscaping on the site will be delivered for each stage in accordance with the relevant provisions of the Sunshine Coast Planning Scheme 2014 and Planning Scheme Policies. In particular, the detailed landscape master plan must clearly illustrate how landscaping adjacent to the Steve Irwin Way frontage will soften the appearance of car parking and buildings and will enhance the appearance of the Steve Irwin Way Scenic Route.
45. Prior to the approval of any Material Change of Use or Operational Works application over the subject site, the applicant must identify the proposed alignment of sewer, water, and electrical services to the site, and provide a detailed investigation of the potential environmental impacts that may occur.

BUSHFIRE

Bushfire Management

46. Fire-fighting trails, connections to the adjoining State Forest and at least one (1) water point must be established generally in accordance with the following figures illustrated in the Updated Bushfire Hazard Assessment referenced in this Decision Notice:
- (a) Figure 10: Bushfire Hazard Risk Reduction and Water Drafting Points; and
 - (b) Figure 11: Fire Risk Reduction Measures – Locational.

Item 8.1.1 Preliminary approval for material change of use of premises that varies the effect of the planning scheme (Section 242 of the Sustainable Planning Act 2009) - Tourist Attraction and Resort Complex - Steve Irwin Way, Glenview

Appendix A Conditions of Approval

These trails and water point(s) must be established prior the commencement of the use on the site/state 1 (where staging is employed) regardless of the proximity to surrounding staged development. The trails/water points are to be documented within the subsequent application(s) for Development Permit for Material Change of Use and Operational Works.

Variation to the above, including trail construction types and final location may be undertaken where consistent with a revised bushfire management plan approved by Council's delegate as part of subsequent development permit for the site.

47. The development must be carried out generally in accordance with the Updated Bushfire Hazard Assessment referenced in this Decision Notice. Each subsequent development application for Material Change of Use and/or Operational Works must include an updated Bushfire Management Plan or Bushfire Management Statement that demonstrates that the application complies with this assessment or that an alternative equivalent level of compliance with the relevant provisions of the Sunshine Coast Planning Scheme and Planning Scheme Policies is achieved.
48. A bushfire evacuation plan for the site must be prepared by a qualified person* and submitted to council with an application for Development Permit for Material Change of Use. The evacuation plan must address the points listed in section 9.3 of the Update Bushfire Hazard Assessment referenced in this Decision Notice. Where the development is staged, the evacuation plan must be revised and updated with each stage.
- *(Refer to Advisory Note)

5. REFERRAL AGENCIES

The referral agencies applicable to this application are:

Referral Status	Referral Agency and Address	Referral Trigger	Response
Concurrence	SARA at DSDIP South East Queensland (North) Regional Office PO Box 1129 MAROOCHYDORE QLD Online: Mydas (at www.dsdip.qld.gov.au)	<ul style="list-style-type: none"> State controlled roads State transport infrastructure Native vegetation 	The agency provided its response on 8 December 2014 (Reference No. SDA-0714-012708). A copy of the response is attached.

A copy of any referral agency conditions is attached.

6. APPROVED PLANS

Not Applicable.

The following plan/document requires amendment prior to becoming an Approved Plan/Document for the development:

Plans Requiring Amendment

Plan No.	Rev.	Plan Name	Date
	C	<i>Sunshine Coast Waterpark Master Plan</i> prepared by Adams + Sparkes	October 2014
Amendments		<ol style="list-style-type: none"> 1. Throughout the document and on any plans delete the term "Tourist Park" and replace with the term "Tourist Attraction" and correct all typos. 2. Delete item 21 on page 7 of the document as no technical reports have been approved as part of this preliminary approval. 3. In item 30(b) on page 12 of the document, include the words "integrated signage" after the word "points". 4. In item 30(h) on page 12 of the document, delete "15 metres" and replace with "11 metres". 5. In item 31(e) on page 13 of the document insert the words "a structure" after the word "unless". 6. In Table 2 on page 17 of the document include "Multi Unit Residential Uses Code" in the list of Assessment Criteria for Resort Complex. 7. In Table 2 on page 17 of the document, under the section "Precinct 2" amend the level of assessment for Tourist Attraction from "Code assessment" to "Code assessable where buildings and structures have a height of no more than 15 metres above finished ground level, unless involving the erecting of a structure for a tourist attraction." 8. In Table 2 on page 18 of the document include "Multi Unit Residential Uses Code" in the list of Assessment Criteria for Resort Complex. 	

Referenced Documents

Document No.	Rev.	Document Name	Date
2014025-RPT-001	A	<i>Addendum to Flood Assessment for Proposed Steve Irwin Way Water Park prepared by AqualIntel Pty Ltd</i>	7 Oct 2014
Amendments		As detailed in hydrology conditions included in this Decision Notice	
J00121R1V2	R1V2	<i>Flooding Assessment of the Proposed Steve Irwin Way Waterpark prepared by Hydrology and Water Management Consulting Pty Ltd</i>	10 Jul 2014
Amendments		As detailed in hydrology conditions included in this Decision Notice	
2014025-RPT-002	A	<i>Masterplan Flood Emergency Management Plan Proposed Steve Irwin Way Water Park prepared by AqualIntel Pty Ltd</i>	3 Oct 2014
Amendments		As detailed in hydrology conditions included in this Decision Notice	
Project No:2014002	6	<i>Updated Bushfire Hazard Assessment prepared for Sunshine Park Pty Ltd prepared by Planning 4 Sustainable Development Pty Ltd</i>	25 Aug 2014

7. ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

Equitable Access and Facilities

1. The plans for the proposed building work have NOT been assessed for compliance with the requirements of the National Construction Code - Building Code of Australia (Volume 1) as they relate to people with disabilities. Your attention is also directed to the fact that in addition to the requirements of the National Construction Code as they relate to people with disabilities, one or more of the following may impact on the proposed building work:
 - (a) the Disability Discrimination Act 1992 (Commonwealth);
 - (b) the Anti-Discrimination Act 1991 (Queensland); and
 - (c) the Disability (Access to Premises – Buildings) Standards

Aboriginal Cultural Heritage Act 2003

2. There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the Aboriginal Cultural Heritage Act 2003.

The *ACH Act* establishes a cultural heritage duty of care which provides that: “A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage.” It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land Court, and the Minister administering the Act can also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage.

You should contact the Cultural Heritage Unit on 07 3247 6212 to discuss any obligations under the *ACH Act*.

Easements and Future Works over External Land

3. Should the conditions of this Decision Notice require easements or works to be undertaken over land external to the site, Council recommends that easement and works requirements are negotiated with the relevant land owner/s prior to advancing to detailed design stages of the development to avoid unexpected costs or delays. To discuss easement or works requirements over Council owned or controlled land, please liaise directly with Council’s Property Management Branch and note that compensation may be payable.

Consent for Water and Sewerage works in existing roads

4. From the 1st July 2014 water and sewerage infrastructure associated with new developments will be assessed and approved by Unitywater under the South East Queensland Water (Distribution and Retail Restructuring) Act 2009 and their applicable technical standards. Council’s consent is required where water and sewerage works are proposed within existing roads including the alignment of this infrastructure. This consent will be given as part of the associated SPA Operational Works (OPW) approval for external works where this is required. The OPW application should therefore detail the extent of any water and sewerage works proposed within the existing road reserve as part of the development works. The alignment within the existing roads should be in accordance with the water and sewerage approved allocations within road corridors as detailed on the Council’s standard engineering drawing SEQ R-100 Typical service corridors and alignments.

Qualified Person

5. For the purpose of preparing an Acid Sulfate Soil and Groundwater Management Plan, a qualified person is considered to be either:
- (a) a Registered Professional Engineer of Queensland (RPEQ); or
 - (b) a soil scientist with a minimum of 5 years experience in the field of acid sulfate soils

6. For the purpose of preparing a Bushfire Management Plan, and for certifying compliance with the bushfire requirements of this Decision Notice, a qualified person is considered to be an ecologist with a minimum of 3 years current experience in the field of bushfire assessment and management.

Infrastructure Charging

7. Development charges associated with future applications for Development Permits arising from this Preliminary Approval must be paid in accordance with the relevant instrument applicable at the time of subsequent approval/s and indexed until the time payment.
8. Council's Infrastructure Policy Branch has provided an estimate of the infrastructure charges required by this development (which excludes infrastructure charges to Unitywater). This estimate amounts to \$2, 601, 000 but is very approximate as the final floor areas of the future uses and the impervious area for stormwater is presently unknown.

Flooding

9. The conditions of the preliminary approval require that there are no off-site increased flood impacts or drainage impacts from the development for any event up to and including the 1% AEP Climate Change event, for any stage including the development in its final form (this excludes any off-site increased flood impacts or drainage impacts from the development on the Steve Irwin Way that have been approved by the Department of Transport and Main Roads). Should the applicant obtain agreement from all impacted land owners accepting the flood impacts, then these conditions may be amended.

8. PROPERTY NOTES

Not Applicable.

9. PRELIMINARY APPROVAL OVERRIDING PLANNING SCHEME

A preliminary approval under *Sustainable Planning Act 2009* has been granted. The level of assessment and applicable codes for any development approval resulting from this approval are identified in the approval.

10. FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Material Change of Use (Tourist Attraction and Resort Complex)
- Development Permit for Operational Work (filling and excavation, engineering work, landscape work and placing an advertising device on premises)
- Development Permit for Building Work

11. SELF ASSESSABLE CODES

Not Applicable.

12. SUBMISSIONS

There were three (3) properly made submissions about the application. In accordance with *Sustainable Planning Act 2009*, the name and address of the principal submitter for each properly made submission is provided and attached.

13. REASONS / GROUNDS FOR APPROVAL DESPITE CONFLICT WITH SCHEME

1. The proposed development is considered to be generally consistent with the relevant SEQ State Planning Regulatory Provisions and the Sunshine Coast Planning Scheme's Strategic Framework, subject to the imposition of conditions.
2. The site meets the essential locational requirements for a major tourist attraction and the proposed development is capable of being serviced with essential urban infrastructure.
3. The topographical and environmental constraints affecting the site are capable of being managed in accordance with planning scheme requirements, subject to the imposition of conditions.
4. The proposed development has the potential to enhance the Sunshine Coast's tourism brand and reputation and is consistent with the natural values and key lifestyle attributes of the Sunshine Coast.

14. RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Sustainable Planning Act 2009* is attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to council about the conditions contained within the development approval. If council agrees or agrees in part with the representations, a "negotiated decision notice" will be issued. Only one "negotiated decision notice" may be given. Taking this step will defer your appeal period, which will commence again from the start the day after you receive a "negotiated decision notice".

15. OTHER DETAILS

If you wish to obtain more information about council's decision, electronic copies are available on line at www.sunshinecoast.qld.gov.au or at council offices.

8.2 CORPORATE SERVICES**8.2.1 NOVEMBER 2014 FINANCIAL PERFORMANCE REPORT**

File No:	Financial Reports
Author:	Acting Coordinator Financial Services Corporate Services Department
Attachments:	Att 1 - November 2014 Financial Performance Report 79

PURPOSE

To meet council's legislative obligations, a monthly report is to be presented to council on its financial performance and investments.

EXECUTIVE SUMMARY

The monthly financial performance report provides council with a summary of performance against budget at the end of each month in terms of the operating result and delivery of the capital program.

The operating result at 30 November 2014 shows a positive variance of \$10.4 million compared to the forecast position.

The operating result variation is made up of higher than expected revenue of \$5.0 million (3.0%) and lower than expected operating expenses of \$5.4 million (3.7%). Further detail is provided in the proposal section of this report.

As at 30 November 2014, \$46.0 million (30.7%) of council's \$149.6 million 2014/2015 Capital Works Program was financially expended.

This report also contains a recommendation to write off an amount of unrecoverable income with further detail contained in the proposal section of the report.

Council's investment portfolio remains within the guidelines established under the Investment Policy.

As Budget Review 2 was approved in December 2014, related budget adjustments are not included in the budget comparative figures for this November 2014 report.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "November 2014 Financial Performance Report" and**
- (b) write-off unrecoverable income of \$172,711 GST exclusive (\$189,982.14 GST inclusive) in relation to Australian Aviation Career Services (AACS).**

FINANCE AND RESOURCING

There are no finance and resourcing implications from this report.

CORPORATE PLAN

Corporate Plan Goal:	<i>A public sector leader</i>
Outcome:	5.2 - A financially sustainable organisation
Operational Activity:	5.2.2 - Ensure council's finances are well managed and systems are in place to analyse performance, generate revenue and reduce costs and manage contracts and contract performance

CONSULTATION

Internal Consultation

All departments participated in the formation of the recommendations associated with this report.

External Consultation

Consultation with a lessee at the Sunshine Coast Airport was undertaken over many months in regards to unrecoverable income.

Community Engagement

No community engagement is required for this report.

PROPOSAL

As Budget Review 2 was approved in December 2014, related budget adjustments are NOT included in the budget comparative figures for this November 2014 report.

The operating result at 30 November 2014 shows a positive variance of \$10.4 million compared to the forecast position.

This operating result variation is made up of higher than expected revenue of \$5.0 million and lower than expected operating expenses of \$5.4 million.

Operating Revenue

Net Rates and Utility Charges

The favourable variance of \$1.1 million is mainly due to budget estimates for cleansing charges that differ to actuals as follows:

- The mix between internal and external revenue;
- Estimates around the number of services lost due to de-amalgamation;
- New services identified due to data cleansing.

An increase to Net Rates & Utility charges of \$1.5 million was included in Budget Review 2.

Fees and Charges

The \$2.2 million favourable variance in fees and charges mainly relates to the following items:

- Development application revenue \$1.8 million higher than the year to date budget
- Tip fees lower than the year to date budget by \$310,000

- Caloundra Music Festival sales exceeded the full year budget by \$345,000, offset by expenditure being higher than budget by \$167,000.

An increase to Fees & Charges of \$1.4 million was included in Budget Review 2.

Other items impacting the favourable result and exceeding the year to date budget are:

- Sunshine Coast Holiday Park revenue \$177,000. This is offset by additional commission paid of \$33,000.
- Change of Ownership and Search Fee revenue \$96,000.

These items will be monitored and included in Budget Review 3 if appropriate.

Other Revenue

Other Revenue has exceeded the year to date budget by \$811,000 and is mainly due to:

- \$200,000 received from the waste collection contractors to support the Waste & Resource Management Education Centre program and \$40,000 to conduct a waste characterisation study
- \$113,000 London Creek Revegetation Offset
- \$60,000 Commission – Emergency Management Levy
- \$53,000 bond call up revenue
- \$50,000 Mooloolaba dredging contribution from State Government.

An increase to Other Revenue of \$358,000 was included in Budget Review 2.

Other items impacting the favourable result and exceeding the year to date budget include:-

- \$94,000 sale of recovered material (Waste), and
- \$66,000 Airport ground transport income.

These items will be monitored and included in Budget Review 3 if appropriate.

Operating Expenses

Employee Costs

As at 30 November 2014, employee costs were below budget by \$1.3 million or 2.8%.

The budget allows for a Certified Agreement increase but the actuals do not include this increase. A new Certified Agreement has not yet been finalised and it may contain a retrospective pay increase.

In addition, some vacant positions are in the process of being filled.

Materials and Services

As at 30 November 2014, Materials and Services costs were below budget by \$3.7 million or 6.4%.

A range of items are less than the year to date budget including:

- \$986,000 for utilities such as fuel, electricity, water & sewerage and telecommunications.
 - Fuel has the largest variance at \$476,000 behind the year to date budget. \$150,000 of this relates to timing with the balance attributable to differing fuel prices as well as 14 vehicles returned to the lease company this financial year, that have not been replaced. In terms of fuel pricing, the budget was prepared based on an average fuel price of \$1.57 per litre, with the average price paid so far this financial year being \$1.32 per litre.
- \$428,000 operating projects
- \$395,000 council property maintenance

The balance of the favourable variance is attributable to timing in various service delivery areas.

These will be monitored through the year to gauge the impact on the year end result with adjustments included in the next budget review if appropriate.

Capital Revenue

Capital Revenues, at \$15.4 million, are less than the year to date budget by \$364,000 or 2.3%. However, an increase of \$4.3 million was included in Budget Review 2 to account for the receipt of unbudgeted items as follows:-

- \$1.6 million Cycle Network Local Government Grants Program
- \$1.2 million grants – Parks and Gardens
- \$403,000 Transport Infrastructure Development Scheme
- \$357,000 Passenger Transport Accessible Infrastructure Program
- \$112,000 other.

Capital Expenditure

As at 30 November 2014, \$46.0 million (30.7%) of council's \$149.6 million 2014/2015 Capital Works Program was financially expended.

Detail by Capital Works Program is outlined below:

Program	Original Budget \$000	Current Budget \$000	YTD Actual \$000	% of Annual Budget Spent
Buildings and Facilities	4,997	7,885	890	11.3%
Coasts and Canals	2,070	2,651	695	26.2%
Divisional Allocations	3,335	3,452	720	20.8%
Environmental Assets	926	1,141	230	20.1%
Fleet	1,290	1,290	105	8.2%
Parks and Gardens	9,027	13,066	6,385	48.9%
Stormwater	6,202	6,599	1,756	26.6%
Transportation	47,286	55,845	17,405	31.2%
Information Technology	2,768	3,884	1,310	33.7%
Strategic Land & Commercial Properties	18,751	29,150	7,460	25.6%
Aerodromes	581	912	40	4.4%
Sunshine Coast Airport	5,148	5,741	1,259	21.9%
Holiday Parks	1,158	2,119	851	40.2%
Quarries	1,950	2,204	241	10.9%
Waste	8,403	13,727	6,641	48.4%
TOTAL COUNCIL	113,892	149,637	45,988	30.7%

Write-off of unrecoverable income

Australian Aviation Career Services (AACCS) lease has been terminated by Council due to non-payment of rent. The training operations of the company have ceased.

The partially constructed hangar on the site has transferred to Council's ownership as a result of termination of the lease.

Sunshine Coast Airport has made every endeavour and accommodation to support Australian Aviation Career Services' (AACCS) expansion, cognisant of the significant contribution a facility like this can make to the region. Extensive communication between Sunshine Coast Airport's Coordinator Business and Commercial, General Manager Airports, and the company has been ongoing over the period.

A debt of \$189,982.14 (GST incl) remains and is recommended for write-off in this report.

Investment Performance

- All investment parameters remain within the guidelines established by the Investment Policy.
- For the month ending 30 November 2014, council had \$231 million cash (excluding Trust Fund) with an average interest rate of 3.44%, being 0.67% above benchmark. This is compared to the same period last year with \$261 million cash (excluding Trust Fund) where the average interest rate was 3.71%, being 1.09% above benchmark.
- The benchmark used to measure performance of cash funds is the UBS Bank Bill Index and the Bank Bill Swap Rate (BBSW) for term deposits.

Legal

This report ensures that council complies with its legislative obligations with respect to financial reporting in accordance with Section 204 of the *Local Government Regulation 2012*.

Investment of funds is in accordance with the provisions of the *Statutory Bodies Financial Arrangements Act 1982* and the associated Regulations and the *Local Government Act 2009*.

Policy

Council's 2014/2015 Investment Policy.

Risk

There are no known current material financial risks.

Previous Council Resolution**Special Meeting Budget 26 June 2014, council adopted the 2014/2015 budget - Council Resolution (SM14/24)**

That Council:

- receive and note the report titled "Adoption of the 2014/2015 Budget and Forward Estimates for the 2015/2016 to 2023/2024 Financial Years"*
- adopt the 2014/2015 Capital Works Program, endorse the indicative four-year program for the period 2015/2016 to 2018/2019, and note the five-year program for the period 2019/2020 to 2023/2024 (Appendix A) and*
- adopt the 2014/2015 Budget Schedules (Appendix A) including Forward Estimates.*

Ordinary Meeting 24 July 2014 - Council Resolution (OM 14/100)

That Council:

- (a) *receive and note the report titled "May 2014 Financial Performance Report" and*
- (b) *amend the 2014/2015 Budget by increasing the Strategic Land Capital Program by the amount of \$450,000 to accommodate the requirements of the Council resolution OM14/82.*

Ordinary Meeting 18 September 2014, council adopted the Budget Review 1 2014/2015 – Council Resolution (OM14/131)

That Council:

- (a) *receive and note the report titled "**Budget Review 1 2014/15**" and*
- (b) *adopt the amended 2014/15 Budget Financial Statements to include the identified operating and capital budget adjustments (Appendix A).*

Ordinary Meeting 18 September 2014 – Council Resolution (OM 14/132)

That Council receive and note the report titled "July 2014 Financial Performance Report".

Ordinary Meeting 16 October 2014 – Council Resolution (OM 14/140)

That Council receive and note the report titled "August 2014 Financial Performance Report".

Ordinary Meeting 13 November 2014 – Council Resolution (OM14/157)

That Council receive and note the report titled "September 2014 Financial Performance Report".

Ordinary Meeting 11 December 2014 – Council Resolution (OM14/173)

That Council:

- (a) *receive and note the report titled "Budget Review 2 2014/2015" and*
- (b) *adopt the amended 2014/2015 Budget Financial Statements to include the identified operating and capital budget adjustments (Appendix A).*

Related Documentation

There is no related documentation for this report.

Critical Dates

There are no critical dates for this report.

Implementation

There are no implementation details to include in this report.

8.2.2 EXCEPTION UNDER LOCAL GOVERNMENT REGULATION 2012- DISPOSAL OF VARIOUS EASEMENTS

File No:	DISP0022
Author:	Senior Property Officer Corporate Services Department
Attachments:	Att 1 - EMT C SP265505 Suller Street, Caloundra93 Att 2 - EMT C SP183193 Bradman Avenue Fishermans Road, Maroochydore95 Att 3 - EMT C SP267710 40-42 Lefoes Road, Bli Bli97

PURPOSE

The purpose of this report is to fulfill Council's legislative obligations in relation to the granting of easements for various purposes.

EXECUTIVE SUMMARY

The *Local Government Regulation 2012* stipulates that Council may only dispose of an interest in land (including easements) via the tender or auction process, unless an exemption applies.

The legislation provides that an exception may apply where the land or the interest in land is disposed of to a person who owns adjoining land, and the land or interest therein is not suitable to be offered for disposal by tender or auction. Exceptions also apply to the disposal of land to a government agency and to land that is not rateable.

The *Local Government Regulation 2012* prescribes that Council may only exercise these exceptions by a resolution of Council.

Council has had two requests to grant sewerage easements to Unitywater over Council's freehold land in Caloundra and Bli Bli. A further request has been received by the owner of Lot 1 on RP140388 for an access easement over 13m² of Council freehold land in Bradman Avenue, Maroochydore.

It is proposed that Council grant the easements subject to the applicants meeting Council's costs and compensation being in accordance with market valuations.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Exception Under Local Government Regulation 2012- Disposal of various Easements"
- (b) resolve that an exception under Section 236(2) of *Local Government Regulation 2012* applies to the easements listed hereunder, thus allowing Council to dispose of an interest in land other than by tender or auction,
 - Easement C on SP265505
 - Easement C on SP183193
 - Easement C on SP267710, and
- (c) authorise the granting of these easements pursuant to Council's delegations.

FINANCE AND RESOURCING

All expenditure associated with these dealings will be met by the applicants.

CORPORATE PLAN

Corporate Plan Goal: *Service excellence*
Outcome: We serve our community by providing this great service
Operational Activity: S24 - Property management - long-term strategic land acquisition, secures land for economic or industrial uses, property management for land assets

CONSULTATION

Internal Consultation

Requests for Comments were circulated to all relevant stakeholders. Advice and direction in relation to the implementation and ongoing management of the provisions of *Local Government Regulation 2012* has also been received from the Manager Procurement and Contracts and Solicitor Legal Services.

External Consultation

Council officers from Property Management have liaised with the entities requesting the easements.

Community Engagement

There has been no community engagement regarding these specific easements.

PROPOSAL

The *Local Government Regulation 2012* stipulates that Council may only dispose of an interest in land (including easements) via the tender or auction process, unless an exemption applies.

The legislation provides that an exception may apply where the land or the interest in land is disposed of to a person who owns adjoining land, and the land or interest therein, is not suitable to be offered for disposal by tender or auction. Exceptions also apply to the disposal of land to a government agency and to land that is not rateable.

The *Local Government Regulation 2012* prescribes that council can only exercise these exceptions by a resolution of Council.

Council has had two requests to grant sewerage easements to Unitywater over Council's freehold land in Caloundra and Bli Bli. A further request has been received for an access easement over 13m² of Council freehold land in Bradman Avenue, Maroochydore. It is proposed that Council grant the easements subject to the applicants meeting Councils costs and compensation being in accordance with market valuations.

A resolution that the exceptions provided under Section 236(2) apply to the following easements will enable the registration of these easements.

Details relating to the nature of the easement, the owner of the property benefitting from the easement and the valuation obtained for the disposal of the interest in land are detailed below:

Easement C on SP265505 - refer to Attachment 1

A sewerage easement over Lot 609 on CG 4312, Bicentennial Park, Nutley Street Caloundra. The easement requested by Unitywater is 16 metres long and has an area of 55m². The sewerage infrastructure was constructed to service the recently constructed duplex development on the adjoining property at 36 Suller Street. The valuation for the easement is \$2,750 inclusive of GST.

Easement C on SP183193 - refer to Attachment 2

An access easement from Bradman Avenue, Maroochydore, over Lot 100 on SP148488, Multisports Complex, Fisherman's Road. The easement has an area of only 13m² and is, in essence, the truncated corner adjoining Lot 1 on RP140388. The access easement requested by the owner of Lot 1 on RP 140388 covers part of an extensive concrete driveway providing access from Bradman Avenue to property on Lot 1 RP 140388. The valuation for the easement is \$1,100 inclusive of GST.

Easement C on SP267710 - refer to Attachment 3

A sewerage easement over Lot 2 on RP97123, 40-42 Lefoes Road, Bli Bli. Unitywater has requested this easement to protect existing infrastructure. The valuation for this easement is \$500 inclusive of GST.

Legal

Legal Services has been engaged to review the documents relating to these easements.

Section 236(1)(b)(i) of the *Local Government Regulation 2012* specifically provides an exemption to dispose of a valuable non-current asset other than by tender if the disposal is to a government agency. Unitywater is a government agency for the purposes of this Regulation.

Section 236(1)(c)(iv) of the *Local Government Regulation 2012* specifically provides an exemption to dispose of a valuable non-current asset other than by tender if the disposal is to a person who owns adjoining land if –

- (A) the land is not suitable to be offered for disposal by tender or auction for a particular reason, including, for example, the size of the land or the existence of particular infrastructure on the land; and
- (B) there is not another person who owns other adjoining land who wishes to acquire the land; and
- (C) it is in the public interest to dispose of the land without a tender or auction; and
- (D) the disposal is otherwise in accordance with sound contracting principles.

The proposed easement on SP183193 satisfies these legislative requirements.

Policy

This report was developed in accordance with the procurement policy in relation to the disposal of Council assets.

Risk

There are no risk issues to address in relation to this report.

Related Documentation

There is no related documentation relevant to this report

Critical Dates

While there are no specific critical dates for these easements, it is incumbent on Council to finalise easements expeditiously, so that service providers and other land owners are provided with an acceptable level of service.

Implementation

Should Council resolve that exceptions apply, the necessary easement documentation will be signed enabling the registration of the easements.

8.3 COMMUNITY SERVICES

8.3.1 PROPOSALS TO NAME COUNCIL INFRASTRUCTURE

File No:	Statutory Meetings	
Author:	Team Leader Community Connections Community Services Department	
Attachments:	Att 1 - Map Beach Access 150	105
	Att 2 - Skippy Park Draft Concept Plan 2009	107

PURPOSE

This report seeks Council endorsement to name community land owned by Sunshine Coast Council.

EXECUTIVE SUMMARY

It is proposed to name two parcels of community land owned by Sunshine Coast Council as described below:

1. **Ryan ‘Abdul’ Abdy’s Beach Access 150:** Beach Access 150 / Corner Alexandra Parade and Melrose Parade, Maroochydore
2. **Skippy Park:** Lot 25 RP214535 / Old Landsborough Rd, Landsborough

The recommendations are made in accordance with the provisions of Local Law No. 4 (Local Government Controlled Areas, Facilities, Infrastructure and Roads) 2011, section 7, and is consistent with the requirements of Council’s *Naming of Parks, Places, Community Infrastructure, Roads and Street Numbering Policy*.

Ryan ‘Abdul’ Abdy’s Beach Access 150

Council received an application from Councillor Jason O’Pray to name Beach Access 150 at Maroochydore in memory of a local lifeguard and well-known community member.

The recommendation is to approve the proposal for the beach access to be named Ryan ‘Abdul’ Abdy’s Beach Access 150 and is in memory of Ryan Abdy, a local Maroochydore surfer, lifeguard, environmental advocate and volunteer for the Disabled Surfers Association who passed away in February 2014 at the age of 40 following a battle with brain cancer.

The proposal was assessed on 11 September 2014 by a Naming Panel consisting of staff from across Council. The Naming Panel’s recommendation was reviewed by the Divisional Councillor (Division 8) for his input and endorsement.

A community consultation program received no objections to the proposed name.

Skippy Park

Council received an application from Councillor Rick Baberowski to formalise the naming of Skippy Park.

The recommendation is to approve the proposal for the park known as “Skippy Park” to be officially named Skippy Park in recognition of the local kangaroos that frequent the parkland area. In recent times Council has invested considerable funds to improve the parks recreational facilities, public amenities and road infrastructure, which in turn increased visitor numbers and enhanced the visitor experience.

Caloundra City Council records show land referenced in 2005 concept designs as parkland and in 2009 draft concept designs parklands then referred to as "Skippy Park".

The proposal was assessed on 8 August 2014 by a Naming Panel consisting of staff from across Council. The Naming Panel's recommendation was reviewed by the Divisional Councillor (Division 1) for his input and endorsement.

A community consultation program received no objections to the proposed name and overwhelming support by the community to retain the unofficial "Skippy Park" name.

Information on the meaning behind the names will appear on Council's website.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Proposals to Name Council Infrastructure"
- (b) support the recommendations of the Naming Panel's assessments of 8 August 2014 and 11 September 2014
- (c) resolve to name the Beach Access 150, Maroochydore as 'Ryan 'Abdul' Abdy's Beach Access 150' and
- (d) resolve to name the 'Lot 25 RP214535 / Old Landsborough Rd, Landsborough' as 'Skippy Park'.

FINANCE AND RESOURCING

If approved, all costs associated with the production and installation of signage will need to be met by Council.

Funds for this type of signage are typically sought through divisional allocation or nominated for future capital works.

Councillor O'Pray has indicated that he will utilise discretionary funding for any interpretive signage required for Ryan 'Abdul' Abdy's Beach Access 150.

CORPORATE PLAN

Corporate Plan Goal Outcome

Operational Service

2 - A strong community

We serve our community by providing this great service

S4 - Community and cultural development and partnerships - providing planning, partnering and supporting the community through a range of community development, civic and cultural programs and grants

Corporate Plan Goal Outcome

Operational Service

3 - An enviable lifestyle and environment

We serve our community by providing this great service

S16 - Recreation parks, trails and facilities - providing design, maintenance and management of council's public open space for active and passive recreation

Corporate Plan Goal Outcome
Operational Service

4 - Service excellence

We serve our community by providing this great service S21 - Customer and community relations - providing customer contact channels, media and public relations, civic and community events to keep the public informed, engaged and celebrating community life

CONSULTATION

Internal Consultation

In accordance with Council's *Naming of Parks, Places, Community Infrastructure, Roads and Street Numbering Policy*, a Naming Panel was convened, which comprised of:

- Project Officer, Environmental Officer (Asset Custodian Beach Access)
- Open Spaces Coordinator, Park & Gardens (Asset Custodian Parks)
- Senior Heritage Library Officer, Community Services
- Development Officer, Community Services

The Division 8 Councillor was consulted and reviewed the recommendations resulting from the Naming Panel for Ryan 'Abdul' Abdy's Beach Access 150.

The Division 1 Councillor was consulted and reviewed the recommendations resulting from the Naming Panel for Skippy Park.

External Consultation

The father of Ryan Abdy has provided family approval for the naming by signing the Naming Application Form.

The applicant also consulted Maroochydore Surf Lifesaving Club, North Shore Board Riders Club, Sunshine Coast Lifeguard Services, Drew Abdy (Ryan's brother) and other members of the local surfing community regarding the proposed naming. All those named have indicated their support for this naming proposal.

Skippy Park

There has been no external consultation undertaken in developing the application.

Community Engagement

In line with Council's *Naming of Parks, Places, Community Infrastructure, Roads and Street Numbering Policy* and associated guidelines, Council engaged with the community via newspaper advertisements. Given the location of the beach access and the park it was determined that advertising in the local paper would net the greatest community response.

Following the assessment of the application by the Naming Panel, the proposal to name the beach access was advertised in the Maroochy Weekly on Thursday October 2, 2014. The advertisement invited public feedback on the proposed name for the beach access within 14 days.

Only one comment was received in relation to the proposed naming of the beach access. The comment was in support of the proposed name **Ryan 'Abdul' Abdy's Beach Access 150**.

Skippy Park

Following the assessment of the application by the Naming Panel, the proposal to name the park was advertised in the Glasshouse Country News on Wednesday September 3, 2014. The advertisement invited public feedback on the proposed name for park within 14 days

Six comments were received in relation to the proposed naming of the park. All comments were in support of the proposed name **Skippy Park**.

PROPOSAL

Local Law No. 4 (Local Government Controlled Areas, Facilities, Infrastructure and Roads) 2011, section 7 provides Council with the authority to name a place, including Council infrastructure.

Council's adopted *Naming of Parks, Places, Community Infrastructure, Roads and Street Numbering Policy* outlines the process through which names are proposed, considered and endorsed. All naming applications are assessed in accordance with the guiding principles set out in this policy.

This report seeks Council endorsement to name Council owned community land as per recommendations from the Naming Panel.

The panel met on 8 August 2014 to consider a request and application from Councillor Baberowski to name the parklands at Lot 25 RP214535 / Old Landsborough Rd, Landsborough '**Skippy Park**'.

The panel then met again on 11 September 2014, to name the Beach Access 150, Corner Alexandra Parade and Melrose Parade, Maroochydore, the **Ryan 'Abdul' Abdy's Beach Access 150**.

The Naming Panel was made up of the Asset Custodian (as determined in Council's Asset Matrix), the Heritage Officer to check historical accuracy, and a local Community Development Officer to provide comment on community engagement requirements. In this instance the Naming Panel consisted of the following Council staff:

- *Project Officer, Environmental Officer (Asset Custodian Beach Access)*
- *Open Spaces Coordinator, Park & Gardens (Asset Custodian Parks)*
- *Senior Heritage Library Officer, Community Services*
- *Development Officer, Community Services*

Other stakeholders, as per the Policy guidelines, may be invited to be a panel member, on a case-by-case basis. This was not required in this instance.

The recommendation is to approve the proposal for the beach access to be named Ryan 'Abdul' Abdy's Beach Access 150. The name is in memory of Ryan Abdy, a local Maroochydore surfer, lifeguard, environmental advocate and volunteer for the Disabled Surfers Association who passed away in February 2014 at the age of 40 following a battle with brain cancer.

Ryan worked tirelessly as a volunteer for dunal vegetation projects along Maroochydore to Alexandra Headlands beaches and worked as a volunteer children's surf coach. Ryan was a lifetime member of North Shore Boardriders Club. Ryan was also a former national Surf Lifesaving champion for the Maroochydore Surf Life Saving Club.

Ryan was a professional lifeguard based at the location of Beach Access 150 and it is considered a fitting tribute that the location be named after him to acknowledge and commemorate his contribution to the community.

Skippy Park

The recommendation is to approve the proposal for the park known as “Skippy Park” to be officially named Skippy Park in recognition of the local kangaroos that frequent the parkland area.

In recent times, Council has invested considerable funds to improve the parks recreational facilities, public amenities and road infrastructure, which in turn has increased visitor numbers and enhanced the visitor experience.

Records from 2005 concept designs for the area identify the land as parkland. The 2009 draft concept designs refer to the parklands as “Skippy Park”.

As per the Naming Panel recommendation and after consultation with the community and Councillors O’Pray and Baberowski, the proposed names for the identified parcels of land are recommended for approval:

1. Ryan ‘Abdul’ Abdy’s Beach Access 150: Beach Access 150 / Corner Alexandra Parade and Melrose Parade, Maroochydore
2. Skippy Park: Lot 25 RP214535 / Old Landsborough Rd, Landsborough.

Legal

Local Law No. 4 (Local Government Controlled Areas, Facilities, Infrastructure and Roads) 2011, section 7 provides Council with the authority to name a place:

Management of local government controlled areas, facilities, infrastructure and roads

Subject to the *Land Act 1994*, the local government may, by resolution, do the following things in respect of a local government controlled area (the relevant place) -

- (a) give the relevant place a name; and
- (b) establish specified classes, criteria and terms of membership regarding persons entitled to use the relevant place and any local government property, assets or resources at the relevant place; and
- (c) establish policies, guidelines and procedures regarding the operation and use of the relevant place; and
- (d) require the keeping of records by any person using the relevant place, including the -
 - i. records that must be kept; and
 - ii. place at which records must be kept; and
 - iii. period for which the records must be kept.

It should be noted that this section includes the words “by resolution”. Section 257 of the *Local Government Act 2009* prohibits Council from delegating actions required to be undertaken by resolution, therefore each proposal will require a resolution from Council.

Policy

This report and recommendations are consistent with Council's policy framework.

The proposal meets the criteria under the guiding principles of the Naming of Parks, Places, Community Infrastructure, Roads and Street Numbering Policy.

Risk

As no objections were received as part of the community engagement, and the Divisional Councillors and Naming Panel support the proposals, no risks have been identified with the recommendations contained in this report.

Previous Council Resolution**Council Resolution (OM10/238) – 15 September 2010**

That Council:

- (a) receive and note the report titled "Sunshine Coast Regional Council Naming Policy";*
- (b) make the delegation as detailed Naming of Community Facilities, Places, Social Infrastructure and Roads (Appendix A); and*
- (c) adopt the proposed Sunshine Coast Regional Council Naming Policy (Appendix B).*

Related Documentation

The Naming of Parks, Places, Community Infrastructure, Roads and Street Numbering Policy is relevant to this report.

Critical Dates

There are no critical dates that relate to this report.

Implementation

The applicant will be notified in writing of Council's decision in relation to this recommendation.

Arrangements will be made for the Divisional Councillor to conduct a naming event if requested.

Information on the meaning behind the names will appear on Council's website.

8.3.2 COMMUNITY GRANTS AND PARTNERSHIP FUNDING REVIEW 2014

File No:	ECM 29 January 2015
Author:	Team Leader Community Connections Community Services Department
Appendices:	App A - Community Grants Program and Community Partnership Funding Program Review Report..... 123
	App B - Community Partnership Funding Program Guidelines 183
	App C - Community Grants Program Guidelines..... 189
Attachments:	Att 1 - Community Partnership Funding Program Guidelines - Track Changes 197
	Att 2 - Community Grants Program Guidelines – Track Changes 205
	Att 3 - Professional Critique Report 213

PURPOSE

The purpose of this report is to present an overview of the review and evaluation of the Community Partnership Funding and Community Grants programs and present options and recommendations for funding models of these respective programs in the 2015/2016 financial year and beyond.

EXECUTIVE SUMMARY

At its Ordinary Meeting on 22 May, 2014 Council resolved to review the Community Partnership Funding Program and Community Grants Program in 2014 in response to:

- the adoption of a new Sunshine Coast Council *Corporate Plan 2014-2019*; and
- an understanding of current responsibilities and availability of state and federal funding opportunities for not-for-profit community organisations.

This report to Council provides an outline and a recommendation for Council's consideration as a result of that review, the detail of which is available in *Appendix A Community Grants Program and Community Partnership Funding Program Review Report*.

The review included the evaluation of both programs via a process of consultation, research, and analysis; the development of four possible options describing funding models that would meet the desired outcomes and the expectations identified during the consultation and research process; and a recommendation for one of those options to be considered by Council for funding in the 2015/2016 financial year and beyond.

These options include the following:

- Option One** Community Grants Program and Community Partnership Funding Program
- Option Two** Community Grants Program only
- Option Three** No community grants programs. Sponsorship or direct funding/service agreements available
- Option Four** No community grants or other funding programs

As a result of the review, Option 1 is identified, which is the current funding model, as the preferred method of delivering financial support to the community. It did so because the information provided via the review supported the soundness of this model to achieve the strategic and operational outcomes required by Council.

However, the review also identified ways to ensure, via changes to the guidelines, simple methods of ensuring the program responds to the May Ordinary Meeting resolution i.e. Council's current *Corporate Plan* and where known, changes to state and federal funding regimes. The new guidelines are detailed in Appendices B and C.

This option also recommends multi-year funding for the Community Grants Program and Community Partnership Funding Program.

In summary, the recommended option enables Council to:

- deliver a strategic investment tool to assist in achieving its corporate priorities in a cost effective manner, through the engagement of community organisations and their volunteers
- support a diverse range of projects, events, services and facilities, that enable Council to acknowledge the valuable contribution that community groups and their volunteers make to the region's community wellbeing, economic prosperity and cultural life
- support community groups to deliver projects, events, services and facilities which would otherwise not be available to our community
- remain flexible and responsive to the changing needs of the community as it continues to seek funding sources and the changing needs and direction of Council as reflected in annual budget commitments and endorsed policies, strategies and plans.

This report does not take into consideration the grant programs funded by the Environment Levy, the Sports Field Maintenance Funding Program or funding to the Community Pools, which were recently established as multi-year funding agreements.

Additionally, it does not examine the optimum financial commitment required by Council to fund any of the options described. The review focuses only on forming and then analysing the models that best respond to the resolution from the May Ordinary Meeting, to the feedback gathered during the consultation processes and the research completed, including benchmarking with other councils and a review of national surveys.

A professional critique of the Community Grants Program and Community Partnerships Funding Program Report was carried out by Kate Caldecott, an independent grants specialist, Executive Director of the Australian Institute of Grants Management and a founding team member of Our Community. The critique confirmed that: the analysis in the report is representative of the findings; and the funding options identified are the most optimal mix in light of community and internal feedback. For details, see *Attachment 3 Professional Critique Report*.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Community Grants and Partnership Funding Review 2014”**
- (b) endorse Option 1 for Council support to community organisations for 2015/16 and beyond**
- (c) endorse multi-year funding under the Community Partnership Funding Program to provide funding for periods of 1, 2 or 3 years**
- (d) note “Community Grants Program and Community Partnership Funding Program Review Report” (Appendix A)**
- (e) note the revised “Community Partnership Funding Program Guidelines” (Appendix B)**
- (f) note the revised “Community Grants Program Guidelines” (Appendix C) and**
- (g) refer the Community Partnership Funding Program and Community Grants Program budget to the 2015/2016 budget deliberations.**

FINANCE AND RESOURCING

The recommendation for Council’s consideration describes the current community grant and funding model.

The model is flexible in that it can be implemented in line with the annual financial commitment that Council determines is appropriate for this program.

The flexibility means that the programs can make more or less monies available per application, change the number of grant rounds and increase or decrease grant categories.

Annually, Council officers separate the adopted grants and subsidies budget into the required grants programs, basing the allocations on the previous year’s actuals and after ensuring any commitments for multi-year grants are accounted for.

The review of the grants programs has highlighted that a better, more transparent way to do this is for Council to endorse its grants and subsidies budget by program, rather than as a lump sum. If Council endorses this approach, as per the recommendation in this report, officers will request funding by program for Council consideration during the budget discussions. This will provide clearer direction to officers and better alignment to Council’s desired outcomes.

To understand the quantum of financial commitment to the grants and subsidies program, the following graph and table are provided.



SFMP - Sports Field Maintenance Funding Program CPFP - Community Partnership Funding Program.

Program	2010-11 Budget	2011-12 Budget	2012-13 Budget	2013-14 Budget	2014-15 Budget
Water & Sewerage	\$1,000,000		\$700,000	\$155,000	\$0
Community Grants	\$1,217,000	\$1,916,665	\$576,475	\$779,428	\$1,217,078
CPFP	\$961,573	\$1,240,592	\$1,239,825	\$1,115,475	\$721,554
SFMP	\$0	\$568,536	\$647,000	\$666,431	\$668,000

Budgets shown as at Budget Review 3 (BR3) for each year except current year. Budget for 2014-2015 provided as at Budget Review 2 (BR2). Funding provided through Cultural Heritage Levy and Environment Levy budgets is not included. All program budgets for 2013/2014 include a 10% reduction for Noosa LGA.

Council endorsed specific “one-off” Water and Sewerage funding programs for the 2010-2011 and 2012-2013 financial years to provide financial relief to community organisations facing increased water and sewerage charges. Water and Sewerage funding was initiated in response to the removal of Council discount for community groups, and changes to various components of the water and sewerage fee structure, following the transfer of responsibility for water and sewerage services to Unitywater. The aim of both the 2010-2011 and 2012-2013 Water and Sewerage Funding programs was to provide temporary support to allow time for community groups to plan for increased charges. The Community Partnership Funding Program and Sports Field Maintenance Funding Program provide operational funding which may be allocated to water and sewerage charges.

The review was undertaken by Council’s Community Services staff and resourced through operational budgets. A fee of \$825 plus GST was paid to independent grants specialist to provide a professional critique of the *Community Grants Program and Community Partnerships Funding Program Report*.

CORPORATE PLAN

- Corporate Plan Goal:** *A strong community*
- Outcome:** 2.2 - Resilient and engaged communities
- Operational Activity:** 2.2.4 - Review the community partnership grants program

CONSULTATION

A range of internal and external stakeholders were consulted as part of the review process.

See *Appendix A. Community Grants Program and Community Partnership Funding Program Review Report (Section 3.3 Consultation)* for full details.

Feedback has been considered and informed the options developed for Council's grants program and then incorporated, where appropriate, into the guidelines (Appendix B and C) for the recommended option.

Internal Consultation

Councillor Consultation

One-on-one meetings were conducted with Councillors throughout October, 2014 and focused on the themes outlined in *Appendix A. Community Grants Program and Community Partnership Funding Program Review Report (Section 3.3 Consultation, Internal consultation)*.

Further discussion regarding Council funding took place as part of an internal workshop held on 20 October 2014, which considered the impact of a draft Community Leasing Policy on community groups occupying Council owned or Council controlled land.

Internal Stakeholders

Consultation was undertaken with relevant internal stakeholders across various Council departments and branches and included a stakeholder workshop held in September 2014, which focused on the themes outlined in *Appendix A. Community Grants Program and Community Partnership Funding Program Review Report (Section 3.3 Consultation, Internal consultation)*.

Internal category partners also reviewed the updated guidelines for both programs.

External Consultation

The following councils were contacted as part of benchmarking research:

- Ipswich City Council
- Moreton Bay Regional Council
- Toowoomba Regional Council.

Refer *Appendix A. Community Grants Program and Community Partnership Funding Program Review Report (Section 3.3 Consultation, External Consultation)*.

Community Engagement

Community organisations were invited to complete an online survey, anonymously, throughout July to August 2014 following submission of their grant application or acquittal form. Refer *Appendix A. Community Grants Program and Community Partnership Funding Program Review Report (Section 3.3 Consultation, Community Engagement)*.

PROPOSAL

Background

At its Ordinary Meeting on 22 May 2014, Council resolved to review the Community Partnership Funding Program and Community Grants Program in 2014 in light of:

- the adoption of a new Sunshine Coast Council *Corporate Plan 2014-2019*; and
- understanding of current responsibilities and availability of state and federal funding opportunities for-not-for profit community organisations.

This report outlines the outcomes of the review, which included an evaluation of both programs, and presents options and recommendations for funding models of these respective programs in the 2015/2016 financial year and beyond.

Community Partnership Funding Program

The Community Partnership Funding Program was designed to assist Council to achieve its *Corporate Plan* vision and purpose in a cost effective manner. The program aimed to engage with community organisations and their volunteers and to provide operational certainty beyond a short-term project.

The program was endorsed by Council at the Ordinary Meeting on 10 December 2009 and launched in early 2010.

It provided up to three (3) years of funding for operational expenses for established, incorporated, not-for-profit community organisations whose operations or services made a significant contribution to the Sunshine Coast community, and whose activities were closely aligned to Council's vision for the future as described in its *Corporate Plan*.

Applications for funding in 2010 were made in nine categories.

The program is funded via budgets and levies managed by Branches across Council, including the Community Relations Branch, the branch which also administers the program.

At its Ordinary Meeting on 22 May 2014, Council noted the revised Community Partnership Funding Program guidelines that provided the opportunity for one year of funding for the 2014/15 financial year while a formal review of Council's funding programs was undertaken. Revisions to the program guidelines included the removal of two categories from the program:

- The Environment category by establishing a separate Environment Levy Partnerships and Grants Program funded by the Environment Levy program.
- The Community Pools category by establishing a multi-year funding program to be administered through individual funding agreements.

The revisions also provided:

- greater clarity on what would and would not be funded
- greater focus on agreed deliverables, specific measures and reporting requirements
- an additional requirement that organisations provide evidence of how they were working towards being self-sufficient and less reliant on Council's financial support.

Community Grants Program

The Community Grants Program provides support to community groups for one-off projects, events and activities through the following grant types:

- Major Grants – up to \$30,000
- Minor Grants – up to \$2,000
- Emergency Grants – up to \$2,000.

The program also supports Sunshine Coast Local Government Area residents who are performing, competing or presenting at national or international competitions, conferences or events through Individual Development Grants.

At its Ordinary Meeting on 22 May 2014, Council also noted the revised Community Grants Program guidelines. Revisions included:

- the removal of the Environment Category – environment applications to be managed through the new Environment Levy Partnerships and Grants Program.

- the addition of a new “Community Facilities” category to cater to the increasing demand for funding of sporting and community facility upgrade projects and to include consistent assessment and reporting.

Review Process

The process to review the Community Partnership Funding and the Community Grant programs included a comprehensive evaluation of both programs in line with best practice grants management. A range of evaluation tools were used including research, data collection and analysis, and stakeholder consultation, as detailed in *Appendix A Community Grants Program and Community Partnership Funding Program Review Report (3 Methodology)*.

Kate Caldecott, an independent grants specialist, Executive Director of the Australian Institute of Grants Management and a founding team member of Our Community, provided a professional critique of the review process (*Attachment 3 – Professional Critique Report*).

Analysis and outcomes

Evaluation of existing funding model:

Analysis of the research and consultation revealed overall satisfaction with Council’s existing Community Partnership Funding and Community Grants programs. It identified that these programs provide broad community benefit and are an effective strategic investment tool in supporting Council to deliver on its priorities in a cost effective and sustainable manner.

The key findings are as follows:

1. High satisfaction with existing programs
2. Current programs provide good value for money
3. Current programs support the delivery of Council’s priorities
4. Current programs provide broad community benefit
5. Council currently supports Council owned and Council controlled facilities through a range of grants and funding programs
6. Current funding model is an effective method for administering grants.

Challenges

The original scope of the project was to review the Community Partnership Funding Program and Community Grants Program in 2014 in light of the:

1. adoption of a new Sunshine Coast Council *Corporate Plan 2014-2019*; and
2. understanding of current responsibilities and availability of state and federal funding opportunities for-not-for profit community organisations.

The review identified the following findings with regards to these two items:

1. Council’s *Corporate Plan 2014-2019* is broad and focuses on Council responsibilities.

Response: Program guidelines will need to be updated to extend identification of Council’s priorities to “strong alignment with Council priorities as described in current Council strategies, plans or policy positions”.

2. It is too early to determine the impact of changes to state and federal funding opportunities, as funding outcomes for the new programs were not known at time of preparing this report.

Response: Program guidelines need to be flexible and refer applicants to current corporate documents. Should gaps be identified, these will need to be considered by Council at a planning level and incorporated into an appropriate corporate document.

Council support is available to community organisations that are impacted by any changes through capacity building and by assisting them to identify and secure other sources of income and funding.

For further details refer to *Appendix A. Community Grants Program and Community Partnerships Funding Program Report (4.1 Research, Results & 5 Analysis and Responses)*

As the review progressed, a number of other challenges were also identified in relation to delivering this funding model. The challenges and responses are listed below:

(a) *Council's strategies and plans*

- (i) *Challenge:* A number of relevant strategies and plans that may affect the 2015 funding outcomes are currently under review or in development e.g. Sunshine Coast Regional Social Strategy.
- (ii) *Response:* Updated program guidelines to refer applicants to current Council strategies, plans or policy positions, which includes any current (at the time of application) and endorsed document. For example, upon adoption of the Regional Social Strategy in 2015, applicants will be able to reference that particular strategy to strengthen their application and align their project outcomes with the social outcomes identified by Council.

(b) *Council's draft Community Leasing Policy*

- (i) *Challenge:* Documenting Council's leasing policy position continues to place full asset responsibility on community groups occupying Council owned or Council controlled facilities. The policy principles are currently in effect; the policy has been discussed with Councillors and was considered at the Ordinary Meeting in December, 2014 (Note: 59% of community-use sites with infrastructure -111 of 189 - are occupied under these standard terms and tenure arrangements). The challenge is to mitigate the impact of the draft policy on the grants program.
- (ii) *Response:* Consideration was given to restructuring the Community Partnership Funding Program into a Community Facilities program only, to streamline funding support for community groups occupying Council owned or Council controlled facilities. Further investigation identified that support for these groups is currently available and being accessed through the Community Partnership Funding Program, Community Grants Program and Sports Field Maintenance Funding Program, and the need for a significant restructure was not supported.

(c) *Council's decision to relinquish the Festive Season Strategy (SM13/9) – 5 June 2013 and instead support an annual program of Festive Season events (OM14/3) – January 2014.*

- (i) *Challenge:* The Community Grants Program currently includes a specific "Festive Season" category which supports communities to celebrate the Festive Season defined as the period during which Christmas, New Year's Eve and Australia Day. Funding support for other event types is currently available under other grant categories relevant to the event outcomes e.g. Cultural Development (cultural outcomes), Economic Development (economic outcomes).
- (ii) *Response:* The new draft Community Grants Program guidelines have been updated to remove the Festive Season category and create a generic Community Events category supporting priorities as described in Council's *Events Policy; Major and Regional Events Strategy; and Community Events and Celebrations Strategy (refer Appendix 3 - Community Grants Program Support for Events)*.

Options

As part of the analysis, options for how Council could model its continued support to community organisations were investigated.

All four options identified come with inherent risks around financial sustainability and reputation.

All options, except option four, would still include guidelines that would ensure the funding model's alignment with outcomes in the *Corporate Plan* and other endorsed Council strategies and policies.

All options, except option four would, to different degrees, meet the expectations and desired outcomes identified from the stakeholder feedback received during the community engagement programs.

The four options identified for consideration are listed below and analysed in detail in the full Review report (*Appendix A – refer to 6 Options and Appendix 4*).

Funding Models	
Option One <i>(current model)</i>	Community Grants Program and Community Partnership Funding Program (CPFP): Community Grants program provides financial assistance towards projects, events and activities that demonstrate broad community benefit. CPFP provides financial assistance towards operational expenses to not-for-profit organisations that provide facilities or services that support the delivery of Council's priorities and demonstrate broad community benefit.
Option Two	Community Grants Program only: Community Grants program provides financial assistance towards projects, events and activities that demonstrate broad community benefit. No operational funding would be offered to community groups.
Option Three	No community grants programs. Sponsorship or direct funding/service agreements available: No project funding offered through the Community Grants Program for Major, Minor, Emergency and Individual Development Grants. No operational funding offered to community groups through CPFP. Instead, an annual Sponsorship program would be established, similar to that offered by large Corporate businesses. Groups currently funded by CPFP would be re-directed to relevant departments within Council to negotiate service/funding agreements.
Option Four	No community grants or other funding programs: No project funding offered through the Community Grants Program for Major, Minor, Emergency and Individual Development Grants. No operational funding offered to community groups through CPFP.

Recommendations

Option 1 is the model recommended for the future of Council's grants program.

While this option is the status quo in relation to the model, it also best aligns to the objectives of this review, the feedback received from the consultation programs and the analysis of available data including surveys and benchmarking.

The recommendation for this option includes some refinement of the guidelines, the objectives and the deliverables by the grant recipients.

The recommendation is made for the following reasons:

- The Community Partnership Funding Program and Community Grants Program provide value for money to Council.

- The funding programs support the community to identify and address their own needs, which empowers them to contribute to the development of strong, united and vibrant communities now and into the future.
- A governance framework has already been established allowing for the distribution of funds in an equitable and transparent manner
- The centralised model provides:
 - efficient administrative processes for both Council and the community
 - a one-stop shop for the community and facilitates networking opportunities by connecting the community with relevant Council officers and external agencies to provide more than financial support to applicants
 - integrated strategic marketing, promotional and monitoring programs that acknowledge Council's role and support successful recipients and manage reputation.
- Through established reporting requirements recipients report back to Council on what is achieved allowing this data to be collated and the program evaluated by Council
- This model provides a framework that easily adapts to available funding, in accordance with annual budgets
- The current guidelines are flexible and responsive to changes in corporate priorities. By referring applicants to "current strategies, plans or policy positions" for the identification of Council priorities, corporate documents can be updated with no impact on endorsed program guidelines.

It is also recommended that a multi-year funding of up to three years be endorsed for the Community Grants Program and Community Partnership Funding Program. This would allow community groups the ability to demonstrate three main deliverables:

- good governance practices
- financial viability and effective planning
- annual, agreed (with Council) deliverables, measures and reporting requirements.

This model allows for Council, if it wishes, to also enter into sponsorship arrangements or service agreements on a case-by-case basis where the Community Partnership Funding and Community Grants programs are not suitable. These arrangements may be administered by the individual teams sourcing the services.

Updated guidelines for both the Community Partnership Funding Program and the Community Grants Program are also recommended.

Summaries of the proposed updates to the program guidelines are included in *Appendix A Community Grants Program and Community Partnerships Funding Program Report (7 Recommendation)* and copies of the updated guidelines are in Appendix B and C.

A professional critique of the Community Grants Program and Community Partnerships Funding Program Report was carried out by Kate Caldecott, an independent grants specialist, Executive Director of the Australian Institute of Grants Management and a founding team member of Our Community. The critique confirmed that: the analysis in the report is representative of the findings; and the funding options identified are the most optimal mix in light of community and internal feedback. For details, see Attachment 3 Professional Critique Report.

Legal

There is no legal impediment to proceeding with the recommendation in this report.

All Community Partnership Funding Program funding agreements currently in place expire as at 30 June 2015.

Policy

Part 5, Section 194 of the Local Government Act (2009) notes that community grants must be used in accordance with the local government's policy for community grants and that the grant must be used for a purpose that is in the public interest.

Delivery of the Community Partnership Funding Program and Community Grants Program and other relevant programs are governed by the strategic *Community Grants Policy* and supporting guidelines.

The administration of programs sitting under the strategic *Community Grants Policy* is supported by specific guidelines. These guidelines are flexible such that they can respond to annual budgetary decisions and other strategic decisions made by Council.

Risk

There is minimal financial risk associated with the administration of Council's funding programs in that:

- it is proposed Councillors will consider funding amounts for each program annually through pre-budget workshops
- endorsed recipients enter into funding program agreements, and
- funded organisations are required to provide grant acquittal reports annually.

There is some reputation risk in having a grants program and underfunding it however the greatest risk to reputation is in not having a program at all.

It is possible, despite the rigorous grant application process and the positive outcome for many applicants, that there may be some negative reaction from unsuccessful community groups who apply for funding under these programs.

Previous Council Resolution**Ordinary Meeting 22 May 2014 – Council Resolution (OM14/68)**

That Council:

- (a) *receive and note the report titled "Funding Programs for Community Partnerships 2014/2015"*
- (b) *note the revised Community Partnership Funding Program guidelines (Appendix A) to provide one year of funding for the 2014/2015 financial year*
- (c) *note the newly established Environment Levy Partnerships and Grants Program Guidelines (Appendix B) for the allocation of Environment Levy funding (incorporating Landholder Environment Grants, Partnerships and Grants), with the Partnerships component to open for funding for the 2014/2015 financial year*
- (d) *note funding for community-managed public pools to be administered via individual agreements outside of the Community Partnership Funding Program through existing operational budget within the Community Facilities and Planning Branch*
- (e) *note the revised Community Grants Program guidelines (Appendix C)*

- (f) refer the Community Partnership Funding Program proposed budget (\$1,017,248) to the June 2014 budget deliberations for 2014/2015 and
- (g) request the Chief Executive Officer conduct a review of the Community Partnership Funding Program and Community Grants Program in 2014 considerate of council's new Corporate Plan 2014 – 2019 and State and Federal funding opportunities not for profit community organisations and report back to Council in December 2014 with recommendations for future programs in the 2015/2016 financial year and beyond.

Ordinary Meeting 30 January 2014 – Council Resolution (OM14/7)

That Council:

- (a) receive and note the report titled "**Festive Season program 2014/2015**"
- (b) endorse a community event matrix (Appendix A) to assist the equitable allocation of grants, donations and sponsorship by Council for community Festive Season events and activities
- (c) seek community partnerships and offer sponsorship arrangements for Carols on Kings and Carols at Cotton Tree at \$30,000 each event
- (d) request the Chief Executive Officer to approach the organisers of identified, high profile, established community Christmas Carol events to offer sponsorship arrangements
- (e) approve the continuation of one signature New Year's Eve event for the region based at Mooloolaba and continue ongoing strategic investigations into additional revenue streams
- (f) approve the ongoing delivery of the three Australia Day civic event programs consisting of the Sunshine Coast Australia Day Awards and the Sunshine Coast Australia Day Citizenship ceremony (to be held at a different location across the region annually) and one formal Australia Day flag raising ceremony at Kings Beach
- (g) endorse the installation and decoration of existing Christmas trees and banners across the region (Appendix B), while working with divisional Councillors to seek further opportunities to reduce the number of Council funded trees via the establishment of sponsorship and partnership programs with businesses and community groups
- (h) develop an annual grants program, in consultation with divisional Councillors, aimed at encouraging business groups to take on the responsibility of lighting and decorating business centres
- (i) request the Chief Executive Officer ensure the planning and delivery of the Maroochydore Principal Regional Activity Centre be considerate of future Festive Season programming in relation to safety and competition with already existing festive season events
- (j) request the Chief Executive Officer to investigate the establishment of festive season entry statements
- (k) request the Chief Executive Officer to refer the funding for the Festive Season program as outlined in this report to the 2014/2015 budget and
- (l) request the Chief Executive Officer to review the Festive Season delivery model in three years and report back to councillor, however at an earlier time as required where external involvement is not realised.

Ordinary Meeting 20 June 2013 – Council Resolution (OM12/109)

That Council:

receive and note the report titled “Community Grants Policy”

- (a) adopt the Community Grants Policy (Appendix A)*
- (b) note the Community Grants Guidelines (Appendix B) as amended by (f) below to implement the Community Grants Policy*
- (c) adopt the Mayoral and Councillor Discretionary Funding Policy as amended (Appendix C)*
- (d) note the Mayoral and Councillor Discretionary Funding Program Guidelines (Appendix D) and*
- (e) amend the grants guidelines to include a clause that stipulates that each program is subject to annual budget allocations.*

Special Meeting 5 June 2013 – Council Resolution (SM13/9)

That Council:

- (a) receive and note the report titled Festive Season Strategy*
- (b) refer the proposed 2013/2014 funding for the Festive Season program of events and activities to the 2013/2014 budget process (Appendix A)*
- (c) relinquish the Festive Season Strategy 2010-15 and instead deliver an annually endorsed Festive Season program of events and activities under the umbrella of the Sunshine Coast Council Events Policy and the Sunshine Coast Council Community Events and Celebrations Strategy and*
- (d) endorse a new service model of delivery for the Festive Season program of events and activities and refer the budget, as outlined in this report, to the 2014/2015 budget considerations.*

Ordinary Meeting 10 December 2009 – Council Resolution (OM09/365)

That Council:

- (a) receive and note the report titled “Transition Funding Recommendations and Community Partnerships Funding Policy and Program Guidelines”;*
- (b) endorse the transition funding amounts proposed (Appendix A), including the requirement that recipient organisations be advised funding processes and amounts will be subject to review for 2010/2011 year and beyond;*
- (c) endorse the Community Partnerships Funding Policy, (Appendix B); and*
- (d) endorse the Community Partnerships Funding Program guidelines for 2010/2011 and beyond (Appendix C).*

Related Documentation

Relevant policy and strategy documents include:

- Asset Management Policy
- Community Grants Policy
- Community Grants Guidelines
- Community Partnership Funding Program Guidelines
- Community Events and Celebrations Strategy
- Cultural Development Policy
- Regional Economic Development Strategy 2013-2033
- Events Policy
- Regional Sport and Active Recreation Plan
- Sunshine Coast Access and Inclusion Plan 2011-2016
- Sunshine Coast Council Corporate Plan 2014-2019
- Sunshine Coast Council Positive Ageing Strategy 2011-2016
- Sunshine Coast Council Reconciliation Action Plan
- Sunshine Coast Youth Strategy 2010-2015
- *Local Government Regulation 2012*
- *Local Government Act 2009*
- *Statutory Bodies Financial Arrangements Act 1982*
- Other Council policies and strategies as applicable

Critical Dates

The next round of Community Grants Program, Major Grants is scheduled to open in February 2015.

The next round of the Community Partnership Funding Program is proposed to open in April, 2015 and close in May 2015. Funding to support the next round of Community Partnership Funding Program recommendations would be provided from the 2015/16 budget.

It is proposed that funding for both the Community Grants Program and Community Partnerships Funding Program 2015/16 be considered through Council pre-budget workshops in February 2015.

Implementation

Subject to Council's endorsement of the Officer Recommendation in this report, the Community Partnership Funding Program and Community Grants Program updated guidelines will be implemented to ensure timely inclusion in subsequent grant round programming and included in 2015/16 budget deliberations.

The updated Community Grants Program guidelines will take effect immediately for all Emergency and Individual Development categories and will be in effect for Round 2 of the Major Grants which is scheduled to open in February 2015.

The updated Community Partnership Funding Program guidelines will be in effect for funding for the 2015/16 program, with proposed program opening for applications in April 2015 and closing in May 2015.

8.4 INFRASTRUCTURE SERVICES

Nil

8.5 CORPORATE STRATEGY AND DELIVERY

Nil

8.6 OFFICE OF THE MAYOR AND THE CEONil

9 NOTIFIED MOTIONS**10 TABLING OF PETITIONS**

Petitions only eligible for submission if:

- * Legible
- * Have purpose of the petition on top of each page
- * Contain at least 10 signatures
- * Motion limited to:
 - Petition received and referred to a future meeting
 - Petition received and referred to the Chief Executive Officer for report and consideration of recommendation
 - Petition not be received

11 CONFIDENTIAL SESSION**11.1 REGIONAL STRATEGY AND PLANNING****11.1.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - PLANNING APPEAL - FOREST GLEN AND CHEVALLUM****File No:****Authors:** Principal Planner (Appeals)
Regional Strategy & Planning Department
Solicitor
Office of the Mayor and Chief Executive Officer

This report is confidential in accordance with section 275 (f) of the *Local Government Regulation 2012* as it contains information relating to starting or defending legal proceedings involving the local government.

11.1.2 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - PELICAN WATERS GOLF COURSE INFRASTRUCTURE AGREEMENT 2014 DEED OF VARIATION**File No:** Statutory Meetings**Author:** Coordinator, Planning Scheme & Projects
Regional Strategy & Planning Department

This report is confidential in accordance with section 275 (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.

11.2 CORPORATE SERVICES

Nil

11.3 COMMUNITY SERVICES**11.3.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - NEW COMMERCIAL USE OF COUNCIL-CONTROLLED LAND PROPOSAL****File No:** ECM 29 January 2015**Author:** Coordinator Community Land Permits and Parking
Community Services Department

This report is confidential in accordance with section 275 (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.

11.4 INFRASTRUCTURE SERVICES

Nil

11.5 CORPORATE STRATEGY AND DELIVERY

Nil

11.6 OFFICE OF THE MAYOR AND THE CEONil

12 NEXT MEETING

The next Ordinary Meeting will be held on 26 February 2015 in the Council Chambers, Corner Currie and Bury Streets, Nambour.

13 MEETING CLOSURE