

Agenda

Ordinary Meeting

Thursday, 19 May 2016

commencing at 9:00am

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 WELCOME AND 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 21 April 2016 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 CORPORATE SERVICES****8.1.1 QUARTERLY PROGRESS REPORT - QUARTER 3, 2015/2016**

File No:	Statutory Meeting 19 May 2016
Author:	Coordinator Corporate Plan Reporting and Risk Corporate Services Department
Appendices:	App A - CEO's Quarterly Progress Report..... 13
	App B - Operational Plan Activities Report 39
	App C - Performance Measures Report 69

PURPOSE

This report presents the Quarterly Progress Report for the period 1 January to 31 March 2016 - Quarter 3. This report has been prepared to inform council and the community on delivery of the services, implementation of operational activities and significant operating projects from council's Operational Plan 2015/2016 and Corporate Plan 2014-2019.

EXECUTIVE SUMMARY

Each quarter, council receives a progress report on the delivery of the Corporate and Operational Plans. The report once adopted, is published and made available to the community.

The report is comprised of:

- Appendix A – reports from the Chief Executive Officer and Directors which outline service delivery
- Appendix B – report on the 137 operational activities flowing from Council's Operational Plan 2015-2016 and
- Appendix C – report showing corporate plan goal performance.

Highlights for the quarter ended 31 March 2016 are:

A new economy

- generated around \$17 million in economic activity from (8) eight major events, attracting 31,000 guests from outside the region
- \$132.9 million or 68% of the total purchasing spend for 2015/16 financial year to date is to local businesses
- construction work ramps up with the development of Maroochydore CBD and Caloundra Bulcock Streetscape refurbishment.

A strong community

- Sunshine Coast Arts Advisory Board being established with recruitment underway
- a new animal pound at Sippy Creek under construction to modernise the way service is delivered.

An enviable lifestyle and environment

- planning now underway to turn Mooloolaba into a world class beach destination
- Bokarina Beach Master Plan development approved with over 1,100 houses & units to be built.

Service excellence

- roads maintenance well underway with 20,000 tonnes of asphalt surfacing undertaken.
- major beach refurbishment at Maroochydore undertaken in preparation for the Australian Surf Life Saving Titles
- construction of Solar Farm soon to commence following signing of a contract by council and Downer Utilities

A public sector leader

- libraries received a prestigious prize at the 2016 International Federation of Library Association Awards
- a strong partnership between council and Chardon Development Group resulted in "Sunshine Cove" development receiving a National UDIA Award for the 'Development of the Year'.

OFFICER RECOMMENDATION**That Council:**

- receive and note the report titled "Quarterly Progress Report - Quarter 3, 2015/2016"**
- note the Chief Executive Officer's Quarterly Progress Report – Quarter 3, 1 January to 31 March 2016 (Appendix A) on service delivery**
- note the Operational Plan Activities Report – Quarter ended March 2016 (Appendix B) reporting on implementation of the Corporate and Operational Plans and**
- note the Performance Measures Report as at end of March 2016 (Appendix C) reporting on Corporate Plan goal performance.**

FINANCE AND RESOURCING

Financial reporting information is not included in the report. A Financial Performance Report is provided to council each month covering operating revenue and expenses and capital programs.

CORPORATE PLAN

Corporate Plan Goal: *A public sector leader*
Outcome: We serve our community by providing this great service
Operational Activity: S31 - Governance - providing internal leadership, legal opinion, governance and audit functions ensuring legislative accountability, transparency and ethical obligations are supported

CONSULTATION**Internal Consultation**

Consultation has occurred with each department of council to provide information on service delivery and status of operational activities.

External Consultation

There has been no external consultation in relation to this report however the report is made available to the community following adoption.

Community Engagement

There has been no community engagement in relation to this report.

PROPOSAL

The Corporate Plan 2014-2019 and Operational Plan 2015/2016 have a strong focus on the core services that council delivers to the community. In addition, these plans also identify the operational activities that council will undertake, that align to council's goals.

Service delivery

The Chief Executive Officer's Quarterly Progress Report – Quarter 3 (Appendix A) consists of the Chief Executive Officer's summary report and Directors' detailed reports. The purpose of the report is to inform council and the community on the delivery of core services outlined in council's corporate plan.

Operational activities

The Operational Plan Activities Report – Quarter ended March 2016 (Appendix B) provides details on the implementation of operational activities and significant operating projects outlined in council's operational plan. It includes the status of each activity and project in the operational plan covering percentage complete, anticipated completion date and progress commentary.

Table 1 provides a summary on the status of all operational activities and significant operating projects.

Status	Number
Completed	11
Underway	126
Not Started	0
Total	137

Table 1: Summary of all operational activities and significant operating projects

Corporate Plan Goal Performance Measures

17 of the suite of 28 performance measures, endorsed by council, are included as Appendix C to this report. The majority of the measures have a three-monthly reporting frequency with performance for other measures captured and reported at agreed intervals. All performance measures will be reported to council across the year and published in the Annual Report.

Legal

There is a legislative requirement to provide a report on performance against the corporate and operational plans. This report meets the requirements of the Local Government Act and Regulation.

Policy

There is no policy associated with the presentation of a quarterly progress report however it is a component of the Strategic Corporate Planning and Reporting Framework.

Risk

Directors have provided in their reports an overview of service delivery for the quarter, including the outlook for the future and any associated risks.

In accordance with council's Enterprise Risk Management Framework, the risks and opportunities identified in relation to the quarterly progress report include:

- reputation/public image: the report provides complete information on council's operations and builds a positive reputation for council with the community
- legislative: the report meets the legislative requirements of the Local Government Act and Regulation
- business activity: the report keeps council informed about the progression of the operational plan activities and provides a timely account of council's progress to the community.

Previous Council Resolution

Council adopted the:

- Corporate Plan 2014-2019 on 12 May 2014
- Operational Plan 2015/2016 on 18 June 2015

Related Documentation

- Corporate Plan 2014-2019
- Operational Plan 2015/2016
- Financial information provided to council in the Financial and Capital management report

Critical Dates

Quarterly Progress reports are usually presented to council within eight weeks of the end of the calendar quarter, subject to the scheduled meeting cycle. Legislation requires the report to be presented to council at intervals of not more than 3 months.

Implementation

The report will be published and available for community access via council's website. The Chief Executive Officer and Directors will provide a verbal report to council at the Ordinary Meeting.

8.2 PLANNING AND ENVIRONMENT**8.2.1 DEVELOPMENT APPLICATION - MATERIAL CHANGE OF USE 20
MINYAMA ISLAND, MINYAMA**

File No: MCU15/0279

Author/Presenter: Development Planner
Planning and Environment Department

Appendices: App A - Conditions of Approval 89

Link to PD Online:

<http://pdonline.sunshinecoast.qld.gov.au/MasterView/Modules/Applicationmaster/default.aspx?page=wrapper&key=1718515>

SUMMARY SHEET	
APPLICATION DETAILS	
Applicant:	Meecham Professional Engineers Pty Ltd
Proposal	Development Permit for Material Change of Use of Premises (Duplex Dwelling)
Properly Made Date:	02/12/2015
Information Request Date:	N/A
Information Response Received Date:	N/A
Decision Due Date	09/03/2016
Number of Submissions	19 - 18 against and 1 in support
PROPERTY DETAILS	
Division:	4
Property Address:	20 Minyama Island, Minyama
RP Description:	Lot 3 RP 838131
Land Area:	1,676m ²
Existing Use of Land:	Single Detached Dwelling
STATUTORY DETAILS – FOR USE WITH APPLICATIONS UNDER SUPERSEDED PLANNING SCHEME	
Planning Scheme:	Urban Footprint
SEQRP Designation:	Caloundra City Plan 2004 (16 September 2013)
Strategic Plan Designation:	N/A
Planning Area / Locality:	Kawana Waters Planning Area
Planning Precinct / Zone:	Low Density Residential
Assessment Type:	Impact Assessable

PURPOSE

The purpose of this report is to seek council's determination of an application for a Development Permit for a Material Change of Use of Premises (Duplex Dwelling) at 20 Minyama Island, Minyama. The application is before council at the request of the divisional councillor.

The application is assessed against the Caloundra City Plan 2004.

EXECUTIVE SUMMARY

The application is for a Material Change of Use of Premises from a Detached House to a Duplex Dwelling. A Duplex Dwelling means the use of premises for residential accommodation comprising two dwelling units on a site.

A Superseded Planning Scheme Request was made and the application is assessable against the Caloundra City Plan 2004. The site is in the Low Density Residential Precinct. A Duplex Dwelling in the Low Density Residential Precinct, and not on a lot nominated as a Duplex Lot, is Impact Assessable. The use is neither a Consistent nor Inconsistent use in the Planning Scheme.

Nineteen (19) properly made submissions were received during the notification period. Eighteen (18) properly made submissions were received against the proposal and one (1) properly made submission was received in favour of the proposal.

The proposed Duplex Dwelling is located at 20 Minyama Island. Minyama Island is a luxury residential island comprising 22 lots ranging in size from 1,500 to 2,001m². The only housing type on the island is large detached houses.

A Town Planning Assessment of the development finds the following:

1. the architectural design of the existing detached house (materials palette, roof lines, design features) has been continued with the new dwelling unit. This facilitates a street presentation that the development is a large detached house, keeping in character with the established streetscape
2. the duplex dwelling represents a negligible increase in residential density on the island – equivalent to 0.22 houses/hectare.

OFFICER RECOMMENDATION

That Council Approve With Conditions Application No. MCU15/0279 and grant a Development Permit for a Development Permit for Material Change of Use of Premises (Duplex Dwelling) situated at 20 Minyama Island, Minyama, in accordance with Appendix A.

FINANCE AND RESOURCING

If council were to approve this development, the applicant would be required to pay infrastructure charges for trunk infrastructure.

Council's Transport and Infrastructure Policy Branch has provided the following estimate of the infrastructure charges required by this development:

- **\$15,120**

This is based on:

Proposed Use:

- duplex – 2 x 3+ bedroom units

Existing Use credit:

- 1 x residential Lot

PROPOSAL

The proposal is for a Material Change of Use of Premises from a Detached House to a Duplex Dwelling, and has been received as a superseded planning scheme request (SPS15/0073) for assessment against the Caloundra City Plan 2004.

The proposal is for a new dwelling unit to be constructed on the eastern portion of Lot 3 RP 838131, which is currently occupied by a tennis court.

The western portion of Lot 3 RP 838131 is occupied by the existing detached house. The proposed addition of a new dwelling unit means the overall development on the site (a total of two dwelling units) will now constitute a 'duplex dwelling'.

The existing dwelling house is herein referred to as the '*existing dwelling unit*'.

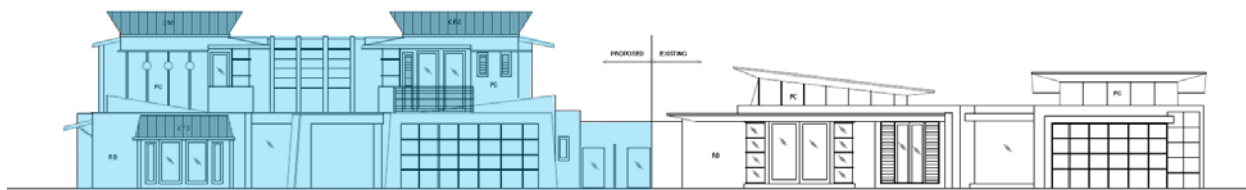
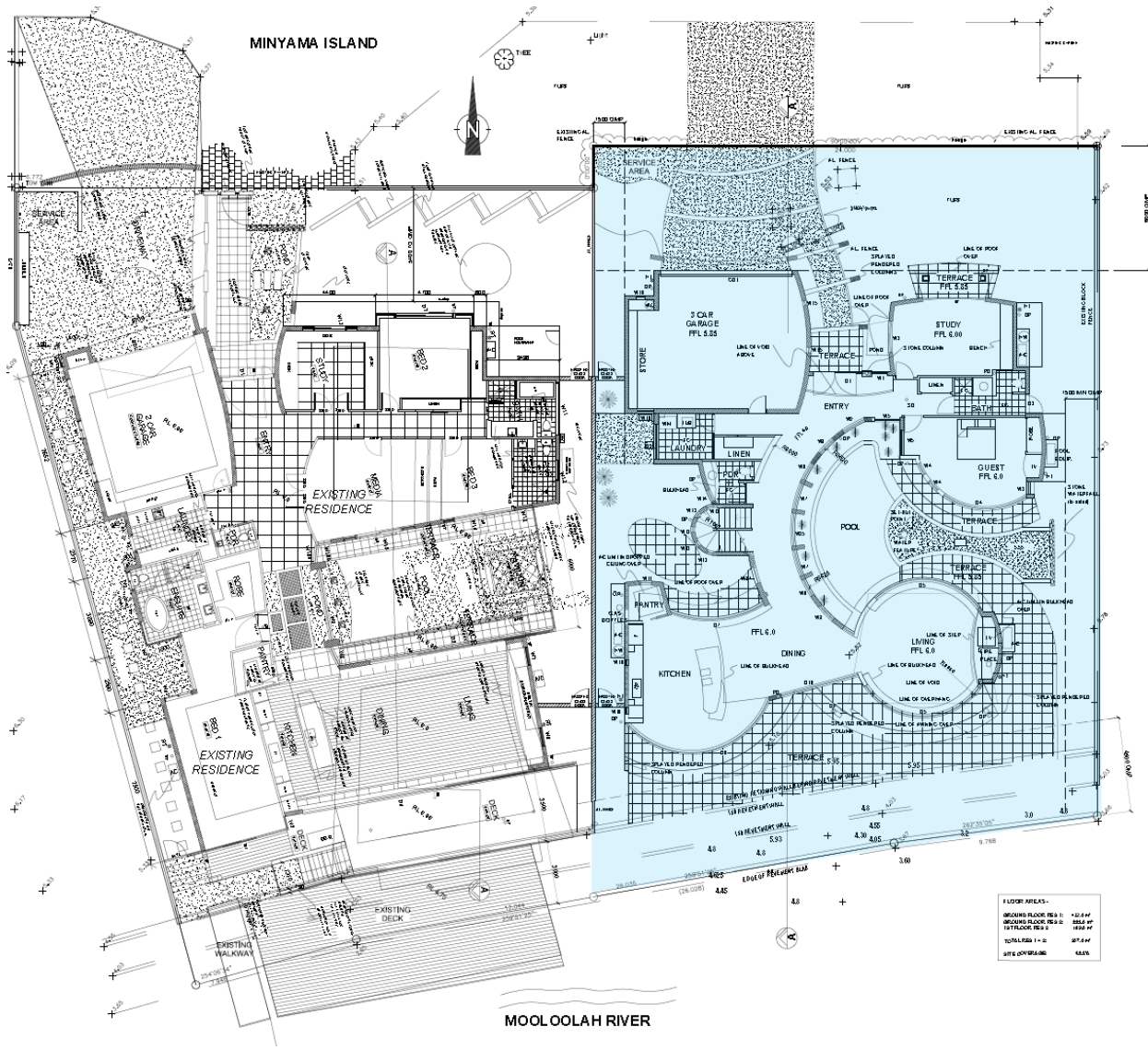
The new dwelling unit is large, and is similar in scale and layout to the existing dwelling unit. The floor area of the new dwelling unit is 482m² over two storeys (293m² on the ground floor and 189m² on the second floor). The height of the new dwelling unit is approximately 8m.

The new dwelling unit is set back a minimum 6m from the street frontage, 1.5m from the eastern boundary and 4.5m from the rear boundary (Mooloolah River). The ground floor of the new dwelling comprises a study, a three car garage, a guest room, living, dining, and kitchen areas that open onto a large terrace fronting the Mooloolah River. The upper floor comprises three large bedrooms, all with an ensuite and balcony.

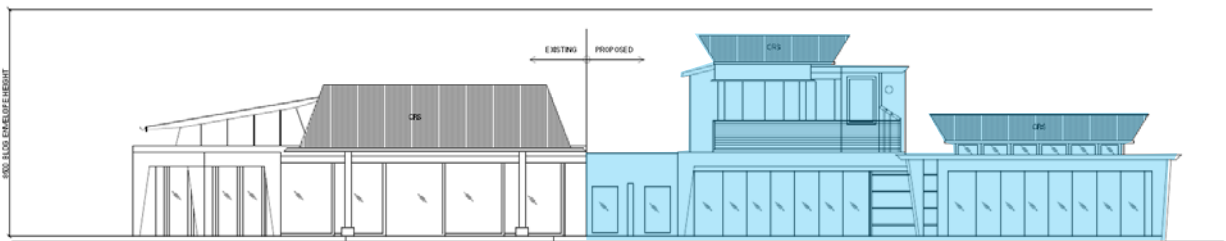
Vehicular access to the new dwelling unit is proposed from an existing crossover, separate from the existing dwelling unit. A separate pedestrian entrance with separate footpath and entry feature is proposed.

The proposed Duplex Dwelling has an architectural vernacular similar to the existing dwelling, and has been designed (with building palette and rooflines) to look like an extension to the existing dwelling unit.

The duplex dwelling is depicted in the extract below of the proposal plans provided to Council (new dwelling unit highlighted in blue shading):



NORTH ELEVATION



SOUTH ELEVATION

SITE DETAILS

Background / Site History

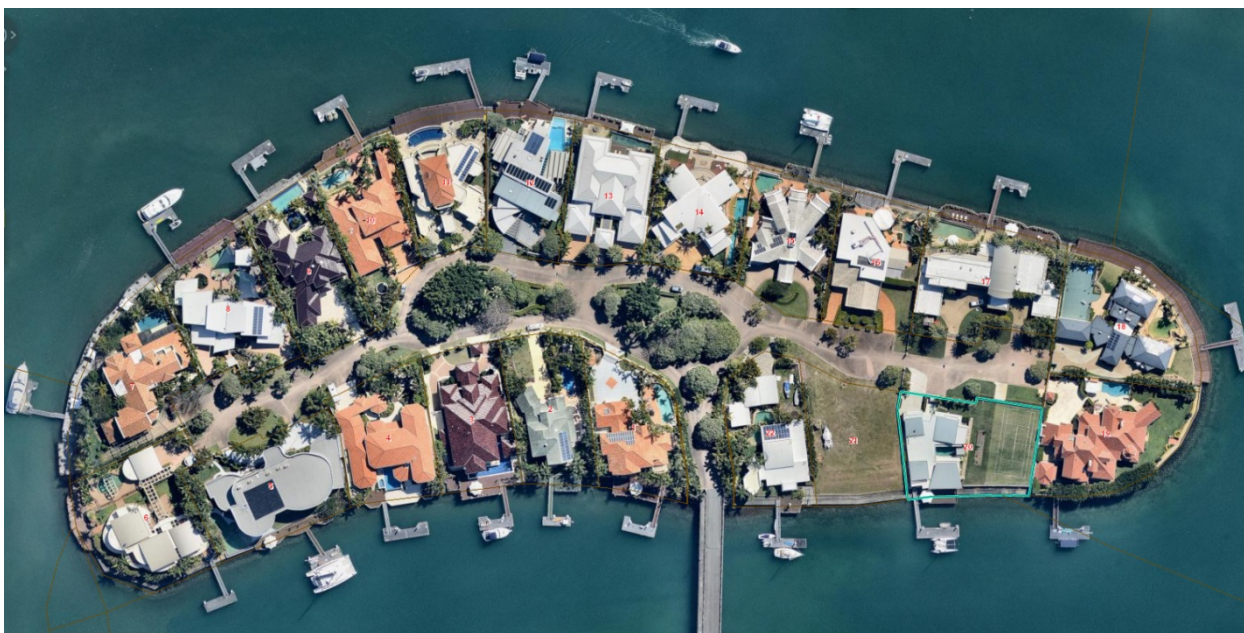
The subject site is located on Minyama Island. Minyama Island is a luxury residential island comprising 22 Lots ranging in size from 1,500 to 2,001m². The island is characterised by large luxury detached houses.

The site has been subject to three separate previous development applications for Reconfiguration of a Lot, none of which were approved. The following development applications are relevant to this application:

Application ID	Description	Status
2003/520038	Reconfiguration of a Lot – 1 into 2 Lots	Withdrawn
2003/520077	Reconfiguration of a Lot – 1 into 2 Lots	Refused 21/04/2004
REC11/0112	Reconfiguration of a Lot – 1 into 2 Lots	Withdrawn 6/11/2011

Site Description

The subject site is legally described as Lot 3 RP 838131. The lot is located in the south-eastern corner of Minyama Island, and is 1,676m² in area. The lot has a total frontage to Pandanus Court of approximately 51.5m. The lot is highlighted in blue in the aerial photos below.



Minyama Island Aerial Photo (subject site highlighted in Blue) dated 7 September 2015 - source - www.nearmap.com



Minyama Island Aerial Photo (subject site highlighted in Blue) dated 7 September 2015 - source - www.nearmap.com



Lot 3 Streetview Aerial Photo dated April 2014 - source - www.google.com/maps

Surrounding Land Uses

The immediate surrounding land uses are Mooloolah River to the south, a vacant lot to the west, Pandanus Court to the north and an existing single detached dwelling to the east.

The Minyama locality is characterised by single detached dwellings in established, residential canal estates. While there are limited examples of Duplex Dwellings in the locality, a previous application for a Duplex Dwelling at 1 Island Court, Minyama, is particularly noted because of the similarities with the subject application. Both applications were subject to the Caloundra City Plan 2004 (and in the Kawana Waters Planning Area), and both applications are located in exclusive residential enclaves and were subject to submissions from adjoining neighbours.

Details of the application at 1 Island Court, Minyama, are noted as follows:

- at the General Meeting 7 December 2006 council refused the Application

- the Applicant appealed the Decision
- on 28 May 2007 at a Special Meeting Council resolved to defend the appeal.
11 submitters joined the appeal
- on 11 October 2007 council agreed to settle the appeal
- in April 2009, the Court approved the Appeal by way of an approval with conditions.



ASSESSMENT

Framework for Assessment

Instruments for Statutory Assessment

Under the *Sustainable Planning Act 2009*, the application must be assessed against each of the following 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 planning instruments relevant to this application are discussed in the sections that follow.

Statutory Instruments – State and Other

State Planning Policies

The following state planning policies were appropriately reflected in the Caloundra City Plan:

- State Planning Policy 1/92 – Development and Conservation of Agricultural Land
- State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities
- State Planning Policy 2/02 – Planning and Managing Development Involving Acid Sulfate Soils
- State Planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide (for Bushfire only).

The State Planning Policy December 2013 supersedes all previous State Planning Policies and is applicable to this application.

The State Planning Policy has not been incorporated into the Caloundra City Plan 2004. The application has, therefore, been assessed against Part E of the State Planning Policy: *Interim development assessment requirements*.

The development is for an urban purpose in an urban zone on a vacant lot earmarked for urban uses and the proposed development has been found to generally comply with Part E of the State Planning Policy.

South East Queensland Regional Plan

The site is located within the Urban Footprint of the South East Queensland Regional Plan. The proposal is for an urban use within the Urban Footprint. The proposed development is

consistent with the regional land use intent, regional policies and desired regional outcomes for the Urban Footprint.

State Planning Regulatory Provisions

The following State Planning Regulatory Provisions are applicable to this application:

- Draft Amendment to the South East Queensland Regional Plan 2009-2031 State Planning Regulatory Provisions
- State Planning Regulatory Provision (Adopted Charges)

The proposed development has been found to generally comply with the regulatory provisions.

Statutory Instruments – Planning Scheme – Caloundra City Plan 2004 (16 September 2013)

The development application seeks approval for a Duplex Dwelling that was lodged as a superseded planning scheme request and will be assessed against the Caloundra City Plan 2004 (16 September 2013).

A Duplex Dwelling, not on a lot nominated as a Duplex Lot or on an Approved Plan of Development, is neither a Consistent nor Inconsistent Use in the Planning Scheme, and is Impact Assessable. While it was not anticipated that duplex development would occur on such sites, the Caloundra City Plan 2004 simply adopts a neutral position on such land use in this zone by making it impact assessable, but not identifying it further. Assessment against the applicable Desired Environmental Outcomes and Codes below indicates no significant issues.

The following sections relate to the provisions of the Planning Scheme.

Strategic Provisions

Impact Assessable development applications are required to comply with all relevant sections of the Caloundra City Plan 2004.

Part 2 - Desired Environmental Outcomes present an expression of the outcomes sought for Caloundra City that, if met, will move Caloundra City toward achieving ecological sustainability. Compromising the achievement of a DEO is essentially considered grounds enough for refusal of a development application.

The following table summarises whether the proposal is considered to contribute to the achievement of each DEO. Where a specific assessment against a particular DEO has been undertaken, subsequent discussion is provided below the table.

Desired Environmental Outcome	Does the application contribute to the achievement of the DEOs - ✓ or ✗
1. Economic Development	✓
2. Community Life and Wellbeing	✓
3. Natural Assets and Systems	✓
4. Character and Identity	✓
5. Access and Mobility	✓
6. Infrastructure	✓

The following provides an assessment of the subject development application against the relevant part of the DEOs.

Desired Environmental Outcome No. 2 relates to Community Life and Wellbeing and seeks to ensure Caloundra City has socially diverse, cohesive and identifiable communities with a high level of amenity, strong sense of vitality, fairness and capacity for self-help. Of particular relevance to this development application is Part (2) of DEO 2 which seeks to ensure:

- (2) ...The integration of new communities with existing communities, where:**
- (c) *Increased urban densities are encouraged in areas well served with physical and human services infrastructure.*
 - (d) *The identity of existing communities is retained by careful attention to the location, scale and intensity of new development...*

While the scale of the development proposed does not represent an entire community, the subject land is recognised as being part of an established community that has access to physical and human services infrastructure.

In accordance with (2) (d) above, it is important to ensure that any prospective new development is compatible with what is already in existence. A significant number of Minyama Island residents have objected to the proposal, declaring (among other things) that their residential amenity stands to be negatively affected by:

1. the precedent of a Duplex Dwelling on the Island
2. the built form being not in keeping with the anticipated character of the island (being large houses on large lots).

Minyama Island is characterised by very large luxury detached houses on large lots (ranging from 1,500 – 2,001m²).

The proposal is for a large Duplex Dwelling on a 1,676m² Lot. The total gross floor area of the existing dwelling unit is 432m². The total gross floor area of the new dwelling unit is 482m². The total combined gross floor area of the Duplex Dwelling will, therefore, be 914m². The scale and intensity of the proposed Duplex Dwelling will be comparable with the existing residential scale and intensity.

The proposal does not compromise DEO 2 in terms of street and waterway character, as the size and scale of the proposed Duplex Dwelling is comparable with the existing dwellings on the island.

The application has been assessed against the Caloundra City Plan 2004 in accordance with a Superseded Planning Scheme Request. There were no other Superseded Planning Scheme requests for Duplex Dwellings on Minyama Island received before the 21 May 2015 deadline. Accordingly, there are no further opportunities for any other Duplex Dwellings on Minyama Island to be assessed against the Caloundra City Plan 2004, and the subject Development Application will not set a precedent.

- (6) ...Development which maintains enduring social networks, positive community identity, and services which support individual and family wellbeing and economic security, where:**
- (a) *Development is of a type, location, scale and intensity that is compatible with maintenance of the range and standard of services and facilities presently enjoyed by the community or planned for it in the future...*

Minyama Island is a small residential island currently supporting 22 residential allotments accessed by a bridge. No additional services are available such as parks or public transport. One additional dwelling unit will not impact on services.

By its nature, Minyama Island does have its own community identity within Kawana Waters. This identity is large detached houses on large residential lots. By design, the subject development will also present as a single Detached House. It is not anticipated that the proposed development would have a negative impact on the existing community identity of the Island.

Desired Environmental Outcome No. 4 seeks to ensure Caloundra City's character and identity are maintained and strengthened, and remain distinctive from the rest of the Sunshine Coast. Of particular relevance to this development application is Part (5) of DEO 4 which identifies Key elements of Caloundra City's character and identity:

- (5) ***...The individual character and diversity of communities within Caloundra City where:***
- (a) *Development (including associated landscaping and signage) complements and strengthens the key elements of local character reflected in any applicable Planning Area Code...*

The development has been assessed against, and generally complies with, the Kawana Waters Planning Area Code (refer specific assessment below).

Desired Environmental Outcome No. 6 seeks to ensure Caloundra City is supported by physical and social infrastructure systems which meet the differing needs of coastal and rural communities and which provide for the optimum use of resources and existing infrastructure capacities where:

- (2) ***...Increased urban densities are encouraged in areas well served with physical and human services infrastructure...***

The proposal represents urban infill development in an area currently serviced by all essential infrastructure. The inclusion of an additional dwelling unit that is of a comparable size and presents as a single dwelling to the street will not affect the ongoing and logical delivery of essential infrastructure on the island.

Local Area Provisions

Minyama Island is in the Kawana Waters Planning Area. The following Overall Outcomes sought by the Kawana Waters Planning Area Code are relevant to the subject development application:

- (c) *Development in the existing urban area to the north and east of Nicklin Way provides for predominantly low density residential uses, characterised by low-rise detached houses (up to 8.5 metres in height) on conventional sized lots.*
- (h) *Development in the Low Density Residential and Multi Unit Residential Precincts provides and maintains a high level of residential amenity.*
- (s) *Development in the Planning Area:*
(i) *does not adversely affect the continued operation and viability of infrastructure; and*

(ii) is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan)...

The subject development application seeks approval to establish a duplex dwelling within the existing urban area that is predominantly comprised of detached houses.

A survey of the residential density on Minyama Island has been undertaken to determine the existing and proposed housing density.

The residential density for Minyama Island is currently 4.56 houses/hectare (based on 21 houses and a total area calculation of Minyama Island of 4.6ha).

The proposed duplex dwelling would increase the residential density to 4.78 houses/hectare (based on 22 houses and a total area calculation of Minyama Island of 4.6ha).

An increase of 0.22 houses/hectare is not an increase in residential density that would realistically change the predominant character of Minyama Island - being large single detached dwellings on large allotments.

Furthermore, the built form proposed will present to the street frontage as a large, single detached dwelling (albeit with dual access, as per many existing dwellings on the island) by using a consistent architectural vernacular with the existing dwelling. This is evidenced in the street elevation below - new dwelling shown in blue.



The applicant has also indicated the intention to continue the front fence treatment of the existing dwelling for the entire frontage of the site – contributing to the streetscape impression of a large, single detached dwelling. This could be conditioned as part of any approval.

Land Use and Works Provisions

The following codes which regulate land use and design are applicable to this application:

- Duplex Dwelling Code
- Stormwater Management Code
- Parking and Access Code
- Civil Works Code
- Climate and Energy Code
- Design for Safety Code
- Landscaping Code

The application has been assessed against each of the above applicable codes and found to be compliant with, or can be conditioned to comply with, each. Particular consideration has been given to the following items.

Duplex Dwelling Code

Overall Outcomes

- (a) ...duplex dwellings are provided with high standards of design;*
- (b) duplex dwellings are sited and designed to protect the amenity of adjoining residential development;*
- (c) a high level of comfort and convenience is provided to occupants...*

The architectural plans provided demonstrate a high quality design standard. Roof forms and materials palette are complementary to the existing dwelling, and have been designed to present to the street as a single Detached House. Furthermore, a generous built form is proposed that will be comparable in size to existing dwellings on the island.

With regard to Probable Solution S2.2, the proposed duplex maintains a compliant front setback of 6m. A rear setback of 6m is not achieved in accordance with the code requirement. However, the rear setback is to the canal (and not any adjacent dwelling). The 4.5m rear setback proposed is consistent with other houses on the island, and what may otherwise be established by a single detached dwelling. The proposal plans otherwise demonstrate general compliance with the Duplex Dwelling Code.

Two separate driveways are proposed. As nine of the existing twenty Detached Houses on the Island also have more than one crossover (not including the subject site), this is not out of character.

The amenity of adjoining residential development will not be unreasonably affected by the duplex dwelling, as the dwelling is of a consistent scale and bulk to many dwellings already on the island.

The built form proposed is generally comparable to what could potentially be approved as a building approval for extensions to the existing dwelling (i.e. an extension of the existing dwelling could establish the same building bulk to this boundary with a building approval). Further, such an extension built under the Sunshine Coast Planning Scheme could include a Secondary Dwelling (where designed in accordance with the Dwelling House Code).

CONSULTATION

IDAS Referral Agencies

The application was not referred to any IDAS referral agencies.

Other Referrals

The application was forwarded to the following internal council specialists and their assessment forms part of this report:

- Development Engineer, Engineering and Environment Assessment Unit
- Landscape Officer, Engineering and Environment Assessment Unit
- Environment Officer, Engineering and Environment Assessment Unit
- Urban Designer, Planning Assessment Unit

Public Notification

The application was publicly notified for 15 business days in accordance with the requirements of the *Sustainable Planning Act 2009*. Nineteen (19) properly made submissions were received. This comprised eighteen submissions (18) against the proposal and one (1) submission in favour of the proposal.

Issues	Comments
Potential Reduction in Amenity & Character	<p>The proposed Duplex Dwelling has a combined floor area of 914m², which is comparable in scale and character to many existing Detached Houses on the island.</p> <p>The northern elevation demonstrates rooflines and a materials palette that ensures the Duplex Dwelling can present to Pandanus Court as a single Detached House.</p> <p>While 2 separate crossovers are proposed, this is not inconsistent with many dwellings on the island that currently have dual crossovers.</p> <p>The street presentation as a single Detached House will be further enhanced with a condition that requires a consistent front fence and planting palate for the length of the entire front boundary.</p> <p>It is noted that the only existing Detached House that will share a boundary to the proposed Duplex Dwelling is to the immediate east. The built form and setbacks to this boundary are consistent with what could otherwise be achieved with a building application for an extension to the existing dwelling.</p>
Unreasonable increase in Residential Density	<p>The proposal represents an increase in residential density on Minyama Island from 4.56 houses/hectare to 4.78 houses/hectare.</p> <p>An increase of 0.22 houses/hectare would not create an unreasonable increase in residential density.</p>
Not compliant with Covenant	<p>Not a Planning Issue. It is noted that many submissions made reference to the original covenant document that was disseminated by the developer in the early 1990s. Among other stipulations, the covenant stated that only a 'single unit private dwelling house' shall be constructed on the land.</p> <p>The covenant is not administered or controlled by Council, and does not form part of this assessment. Any enforcement of the covenant is the responsibility of the developer.</p>
Perceived depreciation of property values	<p>This is not a Town Planning Issue and has not been speculated on in this report.</p>
Unreasonable impact on existing infrastructure	<p>The inclusion of a Duplex Dwelling will not have any impact on the continued provision of essential</p>

Issues	Comments
	infrastructure to the island.
Development will create a parking shortfall	The duplex dwelling proposes a parking arrangement that is compliant with the planning scheme codes.
Not compliant with the planning scheme (DEO's, Local Area Code, Duplex Dwelling Code etc).	The proposal has been assessed against, and found to generally comply with, the planning scheme. Refer to the summary of assessment above.

It is noted that the application was erroneously lodged and advertised by the Applicant as a 'Dual Occupancy', rather than a 'Duplex Dwelling'. This error was identified during the Public Notification Stage, and an amended Acknowledgment Notice was issued to the applicant at that time.

The terms 'Duplex Dwelling' and 'Dual Occupancy' refer to the same type of development and, given that a submission was received from almost every address on the island, it is unlikely that the incorrect use of the descriptor 'Dual Occupancy' instead of 'Duplex Dwelling' would have unreasonably hindered any potential applicant's awareness of the nature of the application.

It is noted that the assessment manager may continue to assess and decide an application even if public notification has not been undertaken in accordance with the provisions of Chapter 6, Division 2 of SPA, or Chapter 9, Part 7 of SPA, if the assessment manager is satisfied that any non-compliance (Section 304 of SPA) has not:

- adversely affected the awareness of the public of the existence and nature of the application or
- restricted the opportunity of the public to make properly made submissions.

In this circumstance, it is considered that the non-compliance did not affect the awareness of the public nor restrict the opportunity of the public to make properly made submissions.

CONCLUSION

The proposed development is for a Duplex Dwelling at 20 Pandanus Court, Minyama Island. Minyama Island is currently characterised by large, single detached dwellings, and eighteen submissions were received that raised concern that (among other things) establishment of a duplex was not in keeping with the existing and expected residential character on the Island.

Assessment of the proposal indicates general compliance with the planning scheme. The proposed Duplex Dwelling will be generally consistent in scale to existing dwellings on the island. Assessment of the proposal indicates it does not represent an unreasonable increase in residential density and will not have a significant detrimental impact on the existing character of the locality.

The proposed Duplex Dwelling is recommended for approval with reasonable and relevant conditions.

8.2.2 DEVELOPMENT APPLICATION - MATERIAL CHANGE OF USE OF DUPLEX DWELLING AT 14 HENZELL STREET, DICKY BEACH

File No: MCU15/0278
 Author/Presenter: Development Planner
 Planning and Environment Department
 Appendices: App A - Conditions of Approval107

Link to PD Online:

<http://pdonline.sunshinecoast.qld.gov.au/MasterView/Modules/Applicationmaster/default.aspx?page=wrapper&key=1718459>

SUMMARY SHEET	
APPLICATION DETAILS	
Applicant:	Acecol Pty Ltd
Proposal	Development Permit for Material Change of Use of Premises (Duplex Dwelling)
Properly Made Date:	06/12/2015
Information Request Date:	22/12/2015
Information Response Received Date:	17/02/2016
Decision Due Date	17/05/2016 (2 nd 20 business days)
Number of Submissions	Nil
PROPERTY DETAILS	
Division:	2
Property Address:	14 Henzell Street, Dicky Beach, QLD, 4551
RP Description:	Lot 122 RP 53611
Land Area:	607m ²
Existing Use of Land:	Dwelling house
STATUTORY DETAILS – FOR USE WITH APPLICATIONS UNDER SUPERSEDED PLANNING SCHEME	
Planning Scheme:	Caloundra City Plan 2004 (16 September 2013)
SEQR Designation:	Urban Footprint
Strategic Plan Designation:	Urban
Planning Area / Locality:	Caloundra Eastern Beaches Planning Area
Planning Precinct / Zone:	Low Density Residential
Assessment Type:	Impact

PURPOSE

The purpose of this report is to seek council's determination of an application for Development Permit for Material Change of Use of Premises (Duplex Dwelling) at 14 Henzell Street, Dicky Beach. The application is before council at the request of the divisional councillor.

The application is assessed against the *Caloundra City Plan 2004*.

EXECUTIVE SUMMARY

The applicant seeks a Development Permit for Material Change of Use for a Duplex Dwelling at 14 Henzell Street, Dicky Beach. A request to have the proposal assessed against the superseded planning scheme was sought and approved on 9 June 2015. As such, the application is assessed against the *Caloundra City Plan 2004*.

Section 315 of the *Sustainable Planning Act 2009* states that council must assess applications against a superseded planning scheme as if the existing planning scheme was not in force. Therefore, the current planning scheme cannot be taken into account in the assessment of this application.

The site is located within the Low Density Residential Precinct of the *Caloundra City Plan 2004*. There is currently a single detached dwelling on the site which has a garage fronting both Henzell Street and Tinbeerwah Street. The proposed use is identified as being neither a consistent nor inconsistent use in the Low Density Residential Precinct.

Each proposed unit has a separate driveway and garage on Henzell Street and Tinbeerwah Street, essentially presenting as a single dwelling from their respective frontages. In response to council's information request, the applicant made changes to the design to increase the articulation of the building facades and reduce the visual dominance of the garages.

No submissions were received about the application.

The application has been found to comply with the Specific Outcomes of the relevant codes, or can be conditioned to comply. Accordingly, the application is recommended for approval.

OFFICER RECOMMENDATION

That Council Approve With Conditions Application No. MCU15/0278 and grant a Development Permit for a Development Permit for Material Change of Use of Premises (Duplex Dwelling) situated at 14 Henzell Street, Dicky Beach, in accordance with Appendix A.

FINANCE AND RESOURCING

If council were to approve this development, the applicant would be required to pay infrastructure charges for trunk infrastructure.

Council's Transport and Infrastructure Policy Branch has provided an estimate of **\$15,120** for the infrastructure charges required by this development for Council networks.

PROPOSAL

The application seeks approval for a Development Permit for Material Change of Use of Premises (Duplex Dwelling). The subject site has frontage to both Henzell Street and Tinbeerwah Street.

The proposed development has been designed so that one unit faces Henzell Street and the other faces Tinbeerwah Street. The proposal includes two 2 storey units each having three bedrooms, double garage, study, dining/living area, kitchen, family room, bathroom, ensuite,

and deck/balcony. The proposed building would have a height of approximately 7m and site cover of 43%.

The proposed units each include a double garage accessible from their respective street frontages to Henzell Street (Unit 1) and Tinbeerwah Street (Unit 2). There is also sufficient area within the driveways of both units to accommodate visitor parking.

Private open space of 109m² is provided for Unit 1 and 132m² for Unit 2 at ground level. Additional private open space of 22m² and 13m² is provided on the upper floor for each unit, in the form of a balcony/deck which address the respective frontage of each unit.

The proposed landscaping includes groundcover, shrubs, palms and shade trees along the side boundaries to provide additional screening along the 1.8m timber fence. Landscaping to the site frontages also consists of lower growing ground cover and shrubs, and larger shade trees.

SITE DETAILS

Background/Site History

A request to have the proposed duplex dwelling assessed against the superseded planning scheme was approved on 9 June 2015 (SPS15/0144). The applicant sought to have the proposed duplex assessed against the *Caloundra City Plan 2004* due to the introduction of the Protected Housing Area which makes dual occupancies an inconsistent use under the *Sunshine Coast Planning Scheme 2014*.

Under the *Caloundra City Plan 2004*, all Duplex Dwellings are Impact Assessable in a Low Density Residential Precinct (other than those identified on an existing plan of development) and are neither a consistent nor inconsistent use, therefore requiring merit based assessment.

Site Description

The proposal is for a duplex dwelling to be located on the subject site following the removal of the existing dwelling. The location of the subject site in relation to its surrounds is shown on the images below:

Figure 1 – Location of the subject site

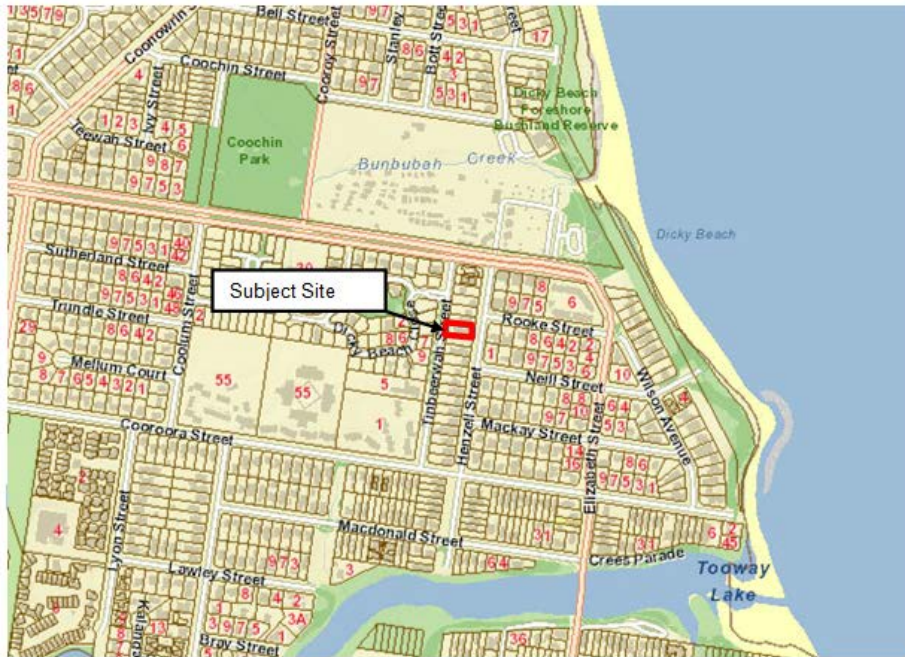


Figure 2 - Aerial view of the subject site.



Figures 3 & 4 – Existing dwelling on the subject site - Tinbeerwah Street frontage (left), Henzell Street frontage (right)



Surrounding Land Uses

The surrounding area consists predominantly of low density residential uses, located in close proximity to commercial uses on Beerburum Street. The subject site is approximately 100m from the commercial uses which include cafes, pharmacy, newsagent, specialty shops and convenience store. Further, the subject site is located within 100m of a bus stop, caravan park and public parking for Dicky Beach on Beerburum Street.

The site is part of a residential street block where the properties all have dual frontages to both Henzell Street and Tinbeerwah Street. Several of the other properties in the street block contain duplex dwellings, with many others containing large dwellings with garages on both frontages.

Figures 6 & 7 – Large dwelling on adjoining site (north) with double garages on both frontages (left). Duplex Dwellings located at 40 Tinbeerwah Street and 4 Henzell Street (right).



The site is located directly west of the 'Driftwood' estate which contains single dwellings on small lots (>300m²) and is zoned Multi Unit Residential under the *Caloundra City Plan 2004* and Medium Density Residential under the current *Sunshine Coast Planning Scheme 2014*.

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
- the Planning Scheme 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 Policies

The State Planning Policy took effect in December 2013 and is applicable to this application.

The State Planning Policy has not been incorporated into the applicable version of the *Caloundra City Plan 2004*. The application has, therefore, been assessed against Part E of the State Planning Policy: *Interim development assessment requirements*. The proposed development has been found to comply with the state planning policy.

South East Queensland Regional Plan

The site is located within the Urban Footprint of the South East Queensland Regional Plan. The proposed development is consistent with the regional land use intent, regional policies and desired regional outcomes for the Urban Footprint.

State Planning Regulatory Provisions

The following State Planning Regulatory Provisions are applicable to this application:

- South East Queensland Regional Plan 2009-2031 State Planning Regulatory Provisions (as amended)
- State Planning Regulatory Provision (Adopted Charges)

Statutory Instruments – Planning Scheme

Superseded Planning Scheme applications

Section 315 of the *Sustainable Planning Act 2009* states, Council must assess applications against a superseded planning scheme as if the existing planning scheme was not in force. Therefore, the current planning scheme cannot be taken into account in the assessment of this application.

The applicable planning scheme for the application is *Caloundra City Plan 2004* (16 September 2013). The following sections relate to the provisions of the Planning Scheme.

Desired Environmental Outcomes (DEOs)

DEO No. 2 states that the region is to provide access to appropriate and affordable housing including a wide range of housing types *'to meet the affordability, life cycle and lifestyle needs of all different households, irrespective of their economic circumstances'*. DEO No. 2 further seeks to increase urban densities in *'areas well served with physical and human services infrastructure'* while retaining the identity of existing communities by *'careful attention to the local scale and intensity of new developments'*. Further, DEO No.2 (4)(c) states that affordable housing is well designed and *'integrated in residential areas and located in close proximity to essential services and public transport.'*

DEO No. 4 seeks to maintain and strengthen the distinctive character and identity of Caloundra through the sympathetic re-use and adaption of areas of character housing within areas of traditional seaside housing within the older parts of the urban coastal area, including Dicky Beach.

DEO No.6 seeks to ensure that Caloundra City is supported by physical and social infrastructure systems which meet the differing needs of coastal and rural communities and which provide for optimum use of resources and existing infrastructure capacities. Outcome (2) specifically encourages increased urban densities in areas well served with physical and human services infrastructure.

In response to these DEOs, the site is an appropriate location for a duplex dwelling because:

- The proximity to infrastructure, services, commercial and community uses and other similar higher density residential uses makes the subject site an appropriate location to accommodate infill development.
- The site has dual frontages which allows the proposed duplex dwelling to be designed to match the other dwellings in the street and have a scale consistent with the immediate local context and requirements in relation to height, site cover and setbacks.
- The proposed duplex dwelling has been designed to reflect the architectural and climatic style of the Sunshine Coast and achieves a comparable site cover and reduced northern side setback, to the existing dwelling on the site.
- The site is located within 100m of a bus stop and within walking distance of Sir Leslie Wilson Park.
- The proposal contributes to the available mix of housing types within the area while providing for increased density in close proximity to local conveniences.

Local Area/ Precinct Provisions

The subject site is located in the Caloundra Eastern Beaches Planning Area, within the Low Density Residential Precinct.

The intent of the Caloundra Eastern Beaches Planning Area is to provide for low-rise detached houses which complement the established coastal neighbourhood of Dicky Beach, with development in the low density residential precinct to maintain a high level of residential amenity. The Planning Area Context and Setting provisions of the Caloundra Eastern Beaches Planning Area Code state:

“The planning area is largely developed as a low density residential area. Detached houses are the predominant housing form with duplex and unit accommodation established in a small number of locations”.

Overall Outcome (2)(b) of the Caloundra Eastern Beaches Planning Area Code states:

“(b) Development in the Planning Area provides for low-rise detached housing which complements the casual beachside identity evident in the established coastal neighbourhoods of Shelly Beach, Moffat Beach, Dicky Beach and Currimundi...”

A Duplex Dwelling is defined as ‘a use of premises for residential accommodation comprising two dwelling units on a site’. The definition allows for Duplex Dwellings to be either attached or detached housing and therefore Outcome (2)(b) does not specifically preclude the development of Duplex Dwellings within established coastal neighbourhoods.

Overall Outcome 2(c) of the Caloundra Eastern Beaches Planning Area Code states:

“(c) Medium density accommodation is confined to the Multi-Unit Residential Precinct...”

While it could be argued that duplex dwellings are a form of medium density accommodation, the table of consistent and inconsistent uses for the Low Density Residential Precinct makes a distinction between Duplex Dwellings and other Multi-unit residential uses including Multiple Dwellings, Accommodation Buildings and Motels. While other Multi-unit residential uses are identified as inconsistent uses within the precinct, a Duplex Dwelling is neither a consistent nor inconsistent use and is therefore assessed on its merits.

The Overall Outcome for the Low Density Residential Precinct is to *'provide for residential uses comprising single residential uses and limited multi-unit residential uses which are compatible with single unit residential uses'*.

The proposed development achieves the overall outcome of the Low Density Residential Precinct as a low-rise multi-unit residential use which is designed to present as a single dwelling from each frontage. The allowance for 'limited multi-unit residential uses' specified above, provides an opportunity for some Duplex Dwellings to occur where there are unique circumstances applying, such as the location and attributes of the site. For example, the subject site has dual frontages and therefore has been designed to present as a single dwelling from each frontage. The proximity to commercial and community uses and public transport also makes the site a suitable location to accommodate a duplex dwelling.

There have been previous applications for Duplex Dwellings within the Caloundra City planning area that have triggered assessment of these same provisions.

In summary, the Low Density Residential Precinct does not specifically preclude the establishment of Duplex Dwellings on the following basis:

- the Overall Outcomes and intent statements of the Low Density Residential precinct, within the Caloundra Eastern Beaches Planning Area, anticipate the establishment of Duplex Dwellings which are compatible with single unit residential uses
- a Duplex Dwelling is neither a consistent nor inconsistent use and is therefore assessed on its merits and
- a distinction is made, in the table of consistent and inconsistent uses, between Duplex Dwellings and other Multi-unit residential uses which are specifically identified as inconsistent.

In this case, the unique circumstances of the site, with dual frontages, and proximity to commercial uses and other higher density housing, makes it an appropriate site for consideration of a duplex dwelling, subject to a satisfactory design.

Land Use and Works Provisions

The following codes that regulate land use and design are applicable to this application:

- Duplex Dwelling Code
- Civil Works Code
- Climate and Energy Code
- Design for Safety Code
- Filling and Excavating Code
- Landscaping Code
- Stormwater Management Code and
- Parking and Access Code

The application has been assessed against each of the above applicable codes and found to be compliant with, or can be conditioned to comply with, each. The pertinent issues arising out of assessment against the codes are discussed below.

Lot Size

Specific Solutions S1.1 and S1.2 of Duplex Dwelling Code specify a minimum lot size of 600m² with a minimum width of 15m for duplex lots. However, Probable Solution S5.1 provides for larger duplex lots of 800m² where located within a Low Density Residential Precinct. The subject site has an area of 607m² and frontage width of approximately 15m. Consequently, the proposal is assessed against Specific Outcome O5 which states that

duplex dwellings within the Low Density Residential Precinct should be '*designed to have the appearance of a detached house*' and integrate with the surrounding development. The proposed duplex has frontage to both Henzell Street and Tinbeerwah Street with separate access provided to each unit from their respective frontages. As such, the proposed duplex would appear as a separate detached dwelling from each frontage.

Site Cover and Height

The Duplex Dwelling Code specifies a maximum site cover of 50%. The proposal achieves a total site cover of 43% and, therefore, complies with Probable Solution S2.1. Further, the proposed duplex would have a height of approximately 7m which is substantially below the maximum allowable height of 8.5m.

Setbacks

Probable Solution S2.2 of the Duplex Dwelling Code specifies a minimum setback of 6m to front boundaries. Further, Probable Solution S4.2 states that garages should be setback 1.5m from the main face of the dwelling. In response to council's information request, the applicant amended the design to include a forward projection of the upper level to reduce the building bulk and prominence of the garages. As a result, the proposed duplex is setback 5.1m from Henzell Street (Unit 1) and 5.5m from Tinbeerwah Street (Unit 2) above ground level, with setbacks of 6m and 5.7m at ground level.

Council's Urban Design specialist has reviewed the proposal and has advised that the proposed design is of a high quality and respects the Sunshine Coast architectural style while taking into consideration climatic conditions through the provision of roof and window awnings on the northern side of the building. Further, the building is well articulated and breaks up the bulk of the building facades through the forward projection of the upper floor over the garages.

Further, the garage on the adjoining site to the north has a setback of less than 4m, with several nearby dwellings on both Henzell Street and Tinbeerwah Street having setbacks of less than 5m. On this basis, it is considered that the reduced front setbacks would not have a significant impact on adjoining properties or the streetscape, and comply with Specific Outcomes O2 and O4.

The side setback requirements for a duplex under the *Caloundra City Plan 2004* are those specified in the Queensland Development Code (QDC). The QDC specifies a side setback of 1.5m for up to 4.5m in height and 2m for parts of the building exceeding 4.5m in height. The proposed duplex dwelling complies with setback requirements, providing a setback of 1.5m at the ground floor and 2m from the upper floor, on the southern side. The proposed duplex dwelling would have a setback of greater than 3m from the northern side boundary, which adjoins a large single dwelling. The subject site adjoins a vacant site to the south.

Frontage Works

The proposal includes new driveways at the Henzell Street and Tinbeerwah Street frontages. Conditions are recommended requiring the removal of the existing property accesses and reinstatement of the verge.

There is an existing footpath along the Henzell Street frontage which extends for the full length of the block from Beerburum Street to Cooroora Street. An upgrade of the existing footpath on Henzell Street is not recommended on the basis that future development in the immediate vicinity is likely to be limited to dwelling houses, due to the inclusion of the area within the Protected Housing Area under the current planning scheme and, therefore, upgrade of the remaining footpath is unlikely to occur as a result of development. There is

also an existing footpath along the opposite side of Tinbeerwah Street. A footpath is only required along one side for local streets, therefore, a new footpath is not recommended along the Tinbeerwah Street frontage.

There are currently no street trees along the Henzell Street or Tinbeerwah frontages of the site. Council's Landscape Officer has recommended conditions requiring four new street trees to be provided, two at each frontage, to provide a positive contribution to the streetscape.

Overlay Provisions

There are no planning scheme overlays applicable to the assessment of this application.

CONSULTATION

IDAS Referral Agencies

The application did not require referral to any IDAS referral agencies.

Other Referrals

The application was forwarded to the following internal council specialists and their assessment forms part of this report:

- Development Engineer, Engineering and Environment Assessment Unit
- Landscape Officer, Engineering and Environment Assessment Unit
- Environment Officer, Engineering and Environment Assessment Unit

Public Notification

The application was publicly notified for 15 days in accordance with the requirements of the *Sustainable Planning Act 2009*. No submissions were received.

CONCLUSION

The proposed development generally complies with the requirements of the planning scheme and does not raise any significant issues that cannot be addressed by reasonable and relevant conditions. The application is, therefore, recommended for approval.

8.2.3 REGISTER OF COST-RECOVERY FEES AND COMMERCIAL CHARGES 2016/17

File No:	Statutory meeting
Author:	Manager Development Services Planning and Environment Department
Appendices:	App A - Building and Plumbing Services 121 App B - Planning Assessment and Engineering Assessment.. 133
Attachments:	Att 1 - Building and Plumbing Comparisons..... 153 Att 2 - Planning Scheme Use Fee Comparisons 159

PURPOSE

The purpose of the report is to seek adoption of the Register of Cost-recovery Fees and Commercial Charges for Development Services 2016/17 (Appendix A and B).

EXECUTIVE SUMMARY

The Development Services Register of Cost Recovery Fees and Commercial Charges includes relevant fees for development assessment, development information, development audit and compliance, as well as building and plumbing services. For ease of use for customers this is presented in two separate registers namely:

- Appendix A – Building and Plumbing Services and
- Appendix B – Planning Assessment and Engineering Assessment.

Managers responsible for general cost-recovery fees are advised to set prices at full cost recovery where possible. Commercial charges may be set above full cost after considering market and other conditions.

A complete review of the Development Services fees and charges has been completed during 2015/16. The timing of this review is important as it considered the following:

- the operation of the *Sunshine Coast Planning Scheme 2014*, particularly
 - that no more applications will be received under the superseded planning schemes and
 - that there has generally been a reduction in assessment levels, for example some applications moved from impact to code assessment with others moving from code to self-assessable
- simplifying the schedule of charges to facilitate the expansion of online business opportunities and associated processes
- preparing for the proposed changes under the Planning Reform Queensland.
- benchmarking against other South East Queensland Council's
- development incentives to stimulate economic activity on the Sunshine Coast, including:
 - free pre-lodgement and pre-design services to continue
 - 24/7 access to a range of development information free of charge, particularly
 - the release of a new Online Fee Calculator and
 - free property information through the Development Information Site Report
 - a 20% discount for “decision ready” operational works applications lodged through a certified applicant

- eligible non-profit, volunteer, charitable, community, sporting or religious organisations can receive a 50% reduction on development application fees [Note: This has been extended to include inspection fees, incorporating Building and Plumbing Services.]
- a rebate scheme for nine rural, tourism and health care service application types to assist in stimulating specific high value sector development activity.

The budget price parameter for fees and charges is 1.7%. This has been applied where appropriate, understanding that the structure and grouping of the fees and charges has been amended in line with the outcomes of the review and benchmarking.

For 2016/17, Development Services revenue is anticipated to be in the vicinity of \$14.1 million.

OFFICER RECOMMENDATION

That Council:

- (a) receive the report titled “Register of Cost-recovery Fees and Commercial Charges 2016/17”
- (b) adopt the fees detailed in the Register of Cost-recovery Fees and Commercial Charges for Development Services 2016/17 (Appendix A and B)
- (c) resolve that, in relation to those cost-recovery fees to which Section 97 of the *Local Government Act 2009* apply:
 - (i) the applicant is the person liable to pay these fees and
 - (ii) the fee must be paid at or before the time the application is lodged and
- (d) delegate to the Chief Executive Officer the power to amend commercial charges to which section 262(3) (c) of the *Local Government Act 2009* applies.

FINANCE AND RESOURCING

There are a number of factors within the business environment that impact on the forecasting of Development Services revenue, including:

- potential revenue impacts of the *Sunshine Coast Planning Scheme 2014*, including:
 - lower fees due to reduced levels of assessment, for example some applications moved from impact to code assessment with others moving from code to self-assessable
- confidence and growth in the local development market – impacted by the broader business environment and relevant policy. It is expected that development volumes will continue to be positive through 2016/17 with some adjustment for activity brought forward through the superseded planning scheme application process
- development applications generally include a base fee plus a unit charge, therefore the size of an application is an important (and largely unknown) factor in forecasting revenue. The new charging methodology aims to smooth the financial impact over a use group while delivering a simpler basis for future calculation
- implications of the planning reform and potential changes to the planning and plumbing legislation over the next 12 months

Based on an analysis of these factors the 2016/17 Development Services revenue is forecast to be in the vicinity of \$14.1 million.

CORPORATE PLAN

Corporate Plan Goal: *Service excellence*
Outcome: 4.1 - Customer focused services
Operational Activity: 4.1.2 - Continue to deliver Council's development assessment services in a manner that supports Council's economic, community and environmental goals and is consistent with statutory obligations

CONSULTATION

Internal Consultation

The Planning and Environment Department was consulted in order to develop the 2016/17 fees and charges:

- Coordinator, Business Performance
- Manager, Major Urban Developments
- Manager, Transport and Infrastructure Policy
- Manager, Economic Development
- Coordinator Planning Assessment
- Coordinator Major Planning Projects
- Coordinator Engineering and Environment Assessment
- Coordinator Building and Plumbing
- Coordinator Development Audit and Response and
- Infrastructure Charges Officer.

Corporate Services was consulted in relation to the revenue forecast:

- Senior Management Accountant and
- Management Accountant.

External Consultation

- Benchmarking with other South East Queensland Councils.

Community Engagement

There has been no community engagement undertaken in relation to this report.

PROPOSAL

The Development Services Register of Cost Recovery Fees and Commercial Charges 2016/17 includes relevant fees for development assessment, development information, development audit and compliance as well as building and plumbing services. For ease of use for our customers this is presented in two separate registers, namely:

- Appendix A – Building and Plumbing Services
- Appendix B – Planning Assessment and Engineering Assessment.

Following review of the 2015/16 fees and charges the following changes have been included within the 2016/17 fee schedules:

- similar applications types have been grouped together with a base fee reflective of the workload required. These reflect the definitions set out in the *Sunshine Coast Planning Scheme 2014*
- fees relating to the *Maroochy Plan 2000* and *Caloundra City Plan 2004* have been removed as the *Sunshine Coast Planning Scheme 2014* is now fully operational, no further applications can be submitted under the superseded schemes
- based on benchmarking and customer feedback, the number of “Price on Application” fees within the register have been reduced
- operational works fees were previously paid as a lump sum at the lodgement of the application. These are now required in two parts, the first at the application stage and the second paid later for inspections. This better aligns payment to work required and provides better cash flow for customers
- decision ready operational works applications received from certified applicants are eligible to receive a 20% discount and
- the cost of an impact assessable application has been set at a standard of 1.5 above the code assessable fee. This provides for clear and simple fee calculation and is more consistent with benchmarking.

Development Incentives

Sunshine Coast Council continues to provide a range of development incentives. A key component of this is the provision of information that assists decision making and improves the quality of the development process.

The Development Information Site Report is available **at no cost** through the Sunshine Coast Council’s website. It provides access to town planning and property information to assist in analysing investment options and making development decisions. This integrates closely with PD Online and My Maps to provide broad levels of information to end users.

An online fee calculator will be added to the suite of tools in 2016/17. These tools are both provided free of charge and provide information to assist “due diligence” process and facilitate informed decision making.

Council offers free pre-lodgement and pre-design advice services for specific land sites, future development proposals and preparing development applications. These free services aim to help clients to:

- identify relevant referral agencies, legislative and planning scheme requirements
- understand assessment processes and clarify timeframes and
- meet engineering, environmental and landscaping assessment officers before submitting an application for operational works.

Eligible non-profit, volunteer, charitable, community, sporting or religious organisations can receive a 50% reduction on development application fees. This has been extended to include inspection fees, incorporating Building and Plumbing Services.

A rebate of 25% of fees paid for the following land use types will be made if the use commences within two years following approval. The incentive focuses on value adding within rural areas, tourist attractions and high care aged care facility, and covers the following application types:

- rural
 - agriculture
 - environment facility
 - roadside stall
 - winery
- tourism

- nature based tourism
- short term accommodation - where for a 5-star (or better) tourist facility
- shop – for an art and craft centre where located in a rural zone
- tourist attraction – where located within a rural zone.
- health care Services
 - residential care facility (high care i.e. nursing home).

This incentive is proposed to commence in the 2016/17 financial year and be available for a three year period.

Development Infrastructure Charges

Infrastructure charges listed within Appendix B are regulated by the State Government and will be indexed and included in the schedule upon release.

Legal

Local Government Act 2009

- Section 97 Cost-recovery Fees
- Section 98 Register of Cost-recovery Fees
- Section 262(3)(c) Commercial Charges

Local Government Regulation 2012

- Section 172 Revenue Statement
- Section 193 Revenue Policy

Policy

Fees and charges are adopted by council for each financial year. The Chief Executive Officer has delegations to amend commercial charges during the year to which section 262(3) (c) of the *Local Government Act 2009* applies.

Risk

Implication of the planning reform and potential changes to the *Sustainable Planning Act 2009*.

Previous Council Resolution

Council adopted the 2015/16 Register of Cost-recovery Fees and Commercial Charges for Development Services at the Special Meeting (Budget) “*Previous recommendations*” held on 1 June 2015.

That Council:

- (a) *receive the report titled “Register of Cost-recovery Fees and Commercial Charges for Development Services 2015/16”*
- (b) *adopt the fees detailed in the Register of Cost-recovery Fees and Commercial Charges for Development Services 2015/16 (Appendix A)*
- (c) *resolve that, in relation to those cost-recovery fees to which Section 97 of the Local Government Act 2009 apply:*
 - (i) *the applicant is the person liable to pay these fees and*
 - (ii) *the fee must be paid at or before the time the application is lodged*
- (d) *delegate to the Chief Executive Officer the power to amend commercial charges to which section 262(3)(c) of the Local Government Act 2009 apply.*

Related Documentation

- *Local Government Act 2009*
- *Local Government Regulation 2012*

Critical Dates

The 2016/17 register of cost-recovery fees and commercial charges apply from 1 July 2016. Adopting the fees and charges prior to adopting the 2016/17 budget in full allows advance notice for users and the community.

Implementation

Once adopted, the 2016/17 Register of Cost Recovery Fees and Commercial charges for Development Services will become operational for new applications and services from 1 July 2016. The fees and charges will be published on council's website.

The Development Services Online fee calculator will also be released commencing on 1 July 2016.

8.3 CORPORATE SERVICES**8.3.1 MARCH 2016 FINANCIAL PERFORMANCE REPORT**

File No:	Financial Reporting
Author:	Coordinator Financial Services Corporate Services Department
Appendices:	App A - 2015/16 Capital Program Adjustments 171
Attachments:	Att 1 - March 2016 Financial Performance Report 173

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.

Operating Performance

The operating result at 31 March 2016 of \$87.0 million shows a positive variance of \$11.0 million compared to the YTD current budget.

Table 1: Operating Result as at 31 March 2016

March 2015	Current Budget \$000	YTD Current Budget \$000	YTD Actual \$000	YTD Variance \$000	Variance %
Operating Revenue	395,974	345,808	350,720	4,912	1.4
Operating Expenses	371,661	269,793	263,704	(6,089)	2.3
Operating Result	24,313	76,015	87,015	11,001	14.5

Capital Performance

As at 31 March 2016, \$101.2 million (60.8%) of Council's \$166.1 million 2015/16 Capital Works Program was financially expended (including region making projects). The year to date anticipated spend was \$108.6 million, with financial expenditure 6.8% behind budget.

The core Capital program has actual spend of \$84.7 million against a target of \$92.6 million, 8.5% behind budget.

The March Financial Performance Report will amend the capital program, with a \$7.3 million reduction. The reductions all relate to land purchases which will not occur in the current financial year. The budget for these purchases will be included in the 2016/17 capital works program.

Investment Performance & Cash holdings

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

For the month ending 31 March 2016 Council had \$348.1 million in investment cash (excluding Trust Fund) with an average interest rate of 3.1%, being 0.79% above benchmark.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “March 2016 Financial Performance Report”.
- (b) adopt the amended 2015/16 Capital Program to include the identified capital budget adjustments (Appendix A).

FINANCE AND RESOURCING

This report will amend the current capital expenditure budget by reducing the 2015/16 Capital Program by \$7.3 million.

CORPORATE PLAN

Corporate Plan Goal: *A public sector leader*
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, reduce costs and manage contracts

CONSULTATION

Internal Consultation

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

External Consultation

No external consultation is required for this report.

Community Engagement

No community engagement is required for this report.

PROPOSAL

The operating result at 31 March 2016 of \$87.0 million shows a positive variance of \$11.0 million compared to the YTD current budget.

Achievement of the full year budgeted operating result will allow Council to meet its debt repayments and capital expenditure commitments.

Operating Revenue

Year to Date (YTD) actual revenues as at 31 March 2016 of \$350.7 million shows a positive variance of \$4.9 million.

Table 2: Substantial Revenue variances as at 31 March 2016

Operating Revenue Large Variances	YTD Current Budget \$000	YTD Actual \$000	YTD Variance \$000	Variance %
Net Rates and Utility Charges	240,494	241,779	1,285	0.5
Fees and Charges	47,015	49,224	2,210	4.7
Other Revenue	11,000	12,011	1,010	9.2

Net Rates & Utilities Charges

Following the January 2016 rates run there is a favourable variance in general rates of \$1.3 million of which all relates to prepaid rates. This variance has been consistent for the last 3 months, and work is currently underway to determine if there will be any full year benefits.

Fees & Charges

The March 2016 results are showing a favourable variance of \$2.2 million which relates to:

- \$919,000 for development services fees and charges, 6% favourable to budget
- \$450,000 for increased holiday park fees (mainly Coolum & Cotton Tree), overall the Holiday Parks are \$404,000 favourable to budget
- \$295,000 favourable variance in waste tip fees (5.6% favourable to budget) and
- \$136,000 favourable variance for the Sunshine Coast Stadium, overall the Stadium is \$164,000 favourable to budget.

Other Revenue

The favourable variance of \$1.0 million related to:

- \$260,000 favourable variance due to increased rebates in Fleet and Recoverable Civil Works
- \$79,000 in higher recoveries for the Waste retail facility and sale of metal due to higher prices than anticipated during Budget Review 2 2015/16
- \$96,000 in increased lease revenue and electricity recoupment and
- Major Venues favourable other revenue of \$188,500.

Operating Expenses

Year to Date (YTD) actual expenditure as at 31 March 2016 of \$263.7 million shows a positive variance of \$6.1 million.

Table 3: Substantial Expenditure variances as at 31 March 2016

Operating Expenditure Large Variances	YTD Current Budget \$000	YTD Actual \$000	YTD Variance \$000	Variance %
Employee Costs	90,756	90,273	(483)	(0.5)
Materials and Services	108,222	102,294	(5,929)	(5.5)

Employee Costs

Employee costs are currently showing a favourable variance of \$483,000, or 0.5%. This has decreased slightly from February 2016 due to a number of vacancies being filled.

Materials and Services

Materials and Services are \$5.9 million favourable to budget at the end of March 2016 (5.5%). There is a general underspend at the end of March across all departments with some more significant areas being:

- timing variance on new waste contracts yet to incur actual costs \$989,000, reduced from January
- lower prices of fuel have resulted in a favourable variance of \$278,000
- reduced internal asphalt sales from the Quarry resulting in a reduction in materials required to produce goods and a favourable material spend of \$542,000
- operating projects and levies are \$1.84 million favourable to budget, with these funds quarantined for the delivery of Council approved projects and
- Property Branch \$520,000 favourable due to a range of timing differences including electricity and water and sewerage costs.

Capital Revenue

Capital revenues, at \$85.6 million, are favourable to the YTD current Budget of \$74.8 million. Cash grants and cash contributions are ahead of budget by \$5 million. Constructed assets for the March quarter have been recognised and are in line with the year to date budget. Capital contributions are \$4.0 million favourable to budget, with performance remaining strong in this area.

Table 4: Capital revenue variances as at 31 March 2016

Capital Revenue	YTD Current Budget \$000	YTD Actual \$000	YTD Variance \$000	Variance %
Capital Grants and Subsidies	4,048	9,136	5,088	125.7
Capital Contributions - Cash	20,007	23,995	3,988	19.9
Contributed Assets	50,750	52,476	1,726	3.4

Capital Expenditure

As at 31 March 2016, \$101.2 million (60.8%) of Council's \$166.1 million 2015/16 Capital Works Program was financially expended (including region making projects). The year to date anticipated spend was \$108.6 million, with financial expenditure 6.8% behind budget.

The core Capital program has actual spend of \$84.7 million against a target of \$92.6 million, 8.5% behind budget.

The March Financial Performance Report will amend the capital program, with a \$7.3 million reduction. The reductions all relate to land purchases which will not occur in the current financial year. The budget for these purchases will be included in the 2016/17 capital works program. The details of the sub programs impacted by the deferral are set out in Appendix A and include:

- LGIP Corridors and Active Transport \$4.98 million
- Environmental Land \$1.10 million and
- Maroochydore City Centre Land Purchases \$1.26 million

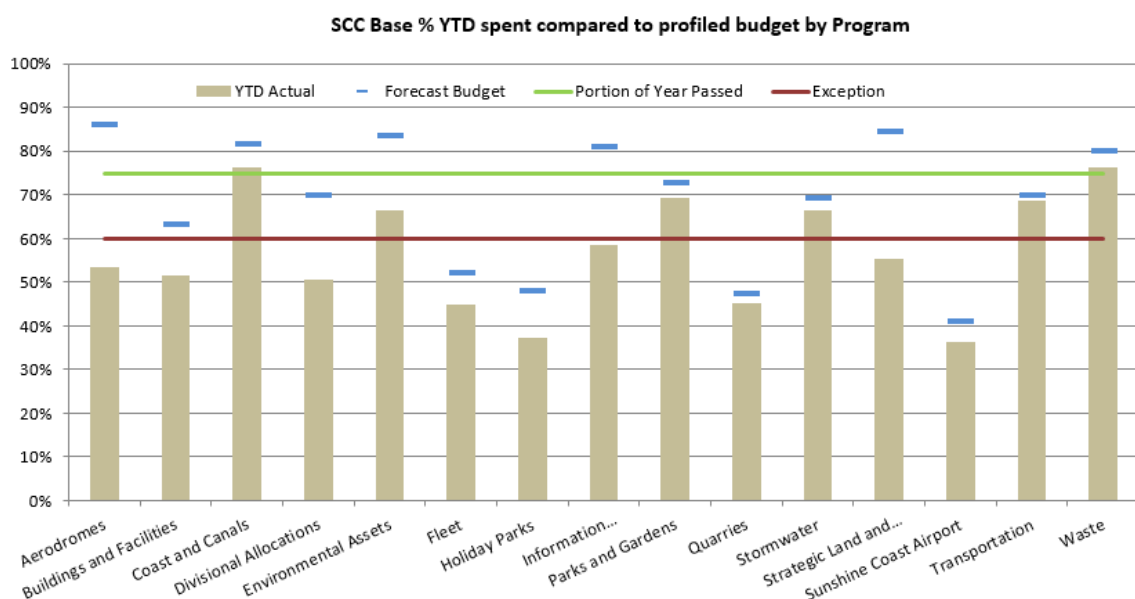
The region making projects have expended \$16.4 million, against a target of \$16.0 million.

Table 5: Capital expenditure variances by program as at 31 March 2016

Capital Works Program	Forecast Budget \$000	YTD Current Budget \$000	YTD Actual \$000	YTD Variance	% Variance on YTD budget
Aerodromes	548	472	293	(179)	(38.0)
Buildings and Facilities	8,746	5,529	4,513	(1,017)	(18.4)
Coast and Canals	2,042	1,668	1,557	(111)	(6.7)
Divisional Allocations	3,560	2,488	1,805	(683)	(27.4)
Environmental Assets	1,669	1,397	1,110	(287)	(20.5)
Fleet	3,935	2,057	1,768	(289)	(14.1)
Holiday Parks	792	382	294	(87)	(22.9)
Information Technology	5,032	4,072	2,938	(1,134)	(27.8)
Parks and Gardens	15,328	11,139	10,602	(538)	(4.8)
Quarries	496	235	223	(12)	(5.0)
Stormwater	6,802	4,708	4,529	(179)	(3.8)
Strategic Land and Commercial Properties	6,658	5,964	3,909	(2,055)	(34.5)
Sunshine Coast Airport	5,792	2,388	2,111	(277)	(11.6)
Transportation	62,596	43,820	43,070	(750)	(1.7)
Waste	7,818	6,272	5,962	(310)	(4.9)
Total SCC Core Capital Program	131,814	92,591	84,684	(7,907)	(8.5)
Corporate Major Projects	100	67	46	(21)	-
Maroochydore City Centre - SCC Delivery	8,044	6,412	6,417	6	0.1
Maroochydore City Centre - Suncentral Delivery	7,754	2,815	3,225	411	14.6
Solar Farm	9,866	6,214	6,204	(10)	-
Sunshine Coast Airport Runway	1,225	468	588	120	25.6
Total Other Capital Program	26,990	15,975	16,481	505	3.2
TOTAL	158,804	108,567	101,165	(7,401)	(6.8)

Note: The Forecast Budget figures contained in the above table are inclusive of the budget amendment requested in this report.

The following Base Capital Projects have further information provided due to YTD spend of less than 50%.



Aerodromes

The two major projects within the Aerodromes program are both in construction, with completion expected late April/ early May 2016. These projects make up 46% of the Aerodromes program. There was a 2 week delay with the emergency access to Caloundra Road project due to issues with the Department of Transport and Main Roads, which have now been resolved. This delay has caused the Aerodrome program to fall behind schedule, however it is still anticipated that all projects can be delivered this financial year.

Buildings & Facilities

The YTD profiled budget of 63% expected completion is a reflection that the projects scheduled for the latter half of the financial year are underway:

- the construction of the Sippy Creek Animal Pound/ Refuge (\$1.8 million), being managed by Project Delivery Branch, continues to be delivered on schedule. This project has a 50% financial completion rate. This is a multiyear project, with completion expected next financial year
- the new retractable theatre seating at the Events Centre was installed in March 2016
- within the \$850,000 Aquatic Facilities capital program, the largest capital job to replace the Cotton Tree Heat Pumps has been completed. Contracts have now been awarded for a further four capital projects worth \$355,000, with works to commence from mid-May 2016 and
- the Roys Road Depot Master Plan is a multi-year staged project, with the design and early site preparation works still anticipated to be completed by the end of the financial year. Construction has started on this project and is on track with schedule, with a 33% financial completion.

Fleet

This \$3.9 million program is currently 44.9% financial complete. A further 45% of the program has been committed with a significant portion relating to large roads maintenance trucks that require seven month build time. The first round of trucks have been delivered to the Coast, with expected delivery & payment in late April 2016. May and June 2016 will see delivery and payment for all remaining deliveries, which remain on schedule.

Holiday Parks

There are two significant projects amounting to 63% of the program, both have started to incur costs and expect to expend current year funds by June 2016:

- Maroochy Beach Camp Kitchen – the contract has been awarded, with construction to commence late April, once the Australian National Titles have concluded. Completion still anticipated in Mid-June 2016 and
- Mudjimba Expansion is a two year project that will commence in April 2016, with further funds available in the 2016/17 program. The contract to complete the works required to the onsite services has been awarded, and bulk earthworks are expected to commence late April 2016.

Quarries

The \$500,000 Quarry Program is currently 45.1% financial complete. A significant portion of the program is attributable to Quarry Development Works which will be informed by a Geotechnical report currently underway. This report is due to be finalized early June. Allocated funds are expected to be delivered this financial year. The other major allocation relates to a staged electrical & computer system upgrade for the asphalt plant, technical work has been finalized, with installation scheduled for early June 2016, once Reseal works subside.

Strategic Land & Commercial Properties

Of the \$11.5 million land program, settlements have been reached on seven projects. A further 10 purchases are expected to be completed this financial year, with 9 purchases to be finalised in 2016/17 (see Appendix A).

Sunshine Coast Airport

The Aerospace precinct Stage 3 project has been finalized, with costs coming in well under budget. The savings on this project are to be allocated to the international terminal upgrade, where tenders for the upgrade came in over initial estimates. This upgrade is now scheduled to be a multiyear project due to time constraints with international flights. It is anticipated that all funds within the program will be committed prior to year end.

Information Technology

The Information Technology program has expended 58.4% of full year budget expended at the end of March 2016, however this is \$1.1 million behind forecasted spend. The only identified risk to financial completion of this program is a final payment for the Events management software. This payment will not take place until any post implementation issues have been resolved, with a scheduled implementation in mid-June 2016, this is unlikely to take place in this financial year.

Transportation

The transportation is on track with 67.5% of full year budget expended at the end of March, however a comment is being provided due to the significant size of this program.

Highlights

- the Road Safety sub program has been 100% financially completed
- all underground works at Evans Street have been completed, with official opening of the new lanes scheduled for late April 2016
- the sub-programs of Bridges, Gravel Roads, Pedestrian/Cycling Facilities, Local Streetscapes and Active Transport total \$14.5 million, and is at 82% financial completion. All these sub-programs make up 38% of the Transportation Budget, with all running above 72% to date and
- the reseal and rehabilitation program is 73% financially complete, of the 302 planned projects, 143 (47.3%) were in a completed status and a further 139 (46%) are in the construction phase.

Risks

- there are 65 projects identified for completion by end of June 2016, of which 23 (35%) are planned to be completed externally. Additional temporary resources have been provided to facilitate delivery of the design program by the end of the financial year. There is a still a risk that not all designs will be completed and financially expended this financial year, with some designs currently with third party contractors not expected to be completed by year end. All funds are expected to be financially committed prior to year end and
- the Transportation program includes \$2.5 million in land acquisitions which are difficult to forecast. \$1.2 million in land purchases will be finalised in 2016/17 (See Appendix A).

Table 6: Capital job quantities and budgeted value by status as at 31 March 2016 (excluding region making projects):

Project summary by Job status (SCC Base only)	Number of Capital Jobs	%	Current Budget \$000	%
Not Started	45	3.3%	1,282	0.9%
Works in Progress	668	49.1%	87,977	63.8%
Complete	593	43.6%	44,982	32.6%
On Hold	55	4.0%	3,655	2.7%
Total	1,361		137,896	

The number of jobs in a not started status in the month of March reduced from 49 to 45 jobs.

Jobs completed went from 549 in January 2016 (\$38.3 million) to 593 in March 2016 (\$45.0 million).

It is anticipated that 99 jobs worth \$10.6 million will remain in a works in progress or not started status at the end of the financial year. This is due to the projects being:

- multi-year projects
- divisional allocation funds not yet allocated and
- whole of region emergent works not yet allocated.

Investment Performance & Cash Holdings

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

For the month ending 31 March 2016 Council had \$348.2 million in investment cash (excluding Trust Fund) with an average interest rate of 3.10%, being 0.79% above benchmark.

Comparing these results to the same period last year, Council held \$290.6 million in cash (excluding Trust Fund) and the average interest rate was 3.18%, being 0.75% above benchmark.

The benchmark used to measure performance of cash funds is Bloomberg AusBond Bank Bill Index (BAUBIL) and the Bank Bill Swap Rate (BBSW) for term deposits.

Table 7: Cash Flow variances as at 31 March 2016

Net Cash Flows	YTD Current Budget \$000	YTD Actual \$000	YTD Variance \$000	Variance %
Operating Activities	128,329	151,418	23,089	0.2
Investing Activities	(96,817)	(77,411)	19,406	(0.2)
Financing Activities	(13,746)	(13,746)	-	-
Closing Cash Balance	305,152	347,647	42,495	0.1

The financial ledger cash balance at the end of March 2016 was \$347.6 million, which was \$42.5 million above forecasted cash holdings. This higher cash holding is made up of lower than anticipated spend on capital and operating projects and higher than anticipated revenues.

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 2015/16 Investment Policy, 2015/16 Debt Policy, 2015/16 Revenue Policy and Revenue Statement.

Corporate Services Credit Accounts, Debt Collection and Write Off Policy.

Risk

Failure to achieve the budgeted operating result will negatively impact Council's capacity to complete its capital expenditure program.

Previous Council Resolution

Special Meeting Budget 25 June 2015, Council adopted the 2015/2016 Budget - Council Resolution (SM15/20)

That Council:

- (a) *receive and note the report titled "Adoption of the 2015/2016 Budget and Forward Estimates for the 2016/2017 to 2024/2025 Financial Years"*
- (b) *adopt the 2015/2016 Capital Works Program, endorse the indicative four-year program for the period 2016/2017 to 2019/2020, and note the five-year program for the period 2020/2021 to 2024/2025 (Appendix A) and*
- (c) *adopt the 2015/2016 Budget Schedules (Appendix B) including Forward Estimates.*

Ordinary Meeting 17 September 2015, Council adopted the Budget Review 1 2015/16 (OM15/151)

That Council:

- (a) *receive and note the report titled "Budget Review 1 2015/16"*
- (b) *adopt the amended 2015/16 Budget Financial Statements to include the identified operating and capital budget adjustments (Appendix A)*
- (c) *establish a Natural Disaster Restricted Cash Component of \$5 million, funded from the 2014/15 operating result and*
- (d) *in addition to (b) and (c), amend the budget to include the sum of \$90,000 in 2015/16 budget for Caloundra Skate Park as part of the Aquatic Centre complex.*

Ordinary Meeting 28 January 2016, Council adopted the Budget Review 2 2015/16 (OM16/3)

That Council:

- (a) *receive and note the report titled "Budget Review 2 2015/16" and*
- (b) *adopt the amended 2014/15 Budget Financial Statements to include the identified operating and capital budget adjustments (Appendix A).*

Ordinary Meeting 28 January 2016, Council adopted the Mary Cairncross Scenic Reserve Building Renewal Project – Construction Funding (OM16/8)

That Council:

- (a) *receive and note the report titled "**Mary Cairncross Scenic Reserve Building Renewal Project - Construction Funding**", including the artists impressions for the final design*
- (b) *note the Queensland Tourism Infrastructure Fund \$1 million funding offer and the associated funding agreement conditions stating that Council is required to provide evidence on or before 31 January 2016 that it has (or has secured) sufficient funding (in addition to the Grant) required to complete the Activity and entering into a building contract with the successful tenderer on or before 15 March 2016*
- (c) *authorise the Chief Executive Officer to enter into contract with the successful tenderer*
- (d) *endorse the bringing forward of \$2,768,650 from 2017/18 – 2020/21 to the 2016/17 capital forecasts for the Environmental Visitor Education Facilities Sub Program to bring the budget to \$3,218,650 for approval during the 2016/17 budget adoption and*
- (e) ***note that there is a proposed increase in the 2015/16 adopted capital budget for the Environmental Visitor Education Facilities Sub Program of \$266,350 as part of Budget Review 2***
- (f) *allocate a maximum of \$20,000 from existing budgets for twelve months commencing March 2016 to assist in the establishment of temporary facilities to provide continuity in the provision of hospitality services at the reserve during the demolition and construction phase of the building renewal project.*

Ordinary Meeting 21 April 2016, February 2016 Financial Performance Report (OM16/51)

That Council:

- (a) *receive and note the report titled "February 2016 Financial Performance Report" and*
- (b) *adopt the amended 2015/16 Capital Program to include the identified 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.

8.3.2 DISPOSAL OF EASEMENTS FOR SEWERAGE PURPOSES - BRIGHTWATER TO PARREARRA

File No:	EASE 0044 - Statutory Meeting
Author:	Senior Property Officer Corporate Services Department
Attachments:	Att 1 - Easement Locality Map185 Att 2 - Proposed Easement Plan187

PURPOSE

The purpose of this report is to seek an exception from Council, in accordance with the *Local Government Regulation 2012*, from the tender/auction process to allow three easements for the purpose of sewerage.

EXECUTIVE SUMMARY

The *Local Government Regulation 2012* provides that a local government may only dispose of an interest in land (including easements) other than by tender/auction, if an exception applies. An exception may apply where the interest in land is disposed of to a government agency.

Section 236(2) provides that a local government must decide by resolution that an exception applies.

Council was requested by Unitywater to allow the construction of a sewerage main within Council land being described as Lot 9010 on SP231385, Lot 9027 on SP 245187 and Lot 9029 on SP 226924. A locality map is provided as **Attachment 1**. To protect Council's interest, three sewerage easements have been requested over the sewerage main.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Disposal of Easements for Sewerage Purposes - Brightwater to Parrearra"
- (b) resolve, pursuant to section 236(2) of the *Local Government Regulation 2012*, that an exception to dispose of easements in Lot 9010 on SP231385, Lot 9027 on SP 245187 and Lot 9029 on SP 226924 other than by tender or auction applies, as the disposal is, pursuant to section 236(1)(b)(i), to a government agency, and
- (c) note the interests are sewerage easements proposed Easement "A" on SP 286184, proposed Easement "B" on SP 286184 and proposed Easement "C" on SP 286184.

FINANCE AND RESOURCING

The impact of the easements on Council land was valued at \$10,000 excluding GST with the cost of the valuation being \$2,750. Should Council resolve that an exception applies, Council will invoice Unitywater for the agreed value of the easements and the valuation costs.

All direct expenditure associated with these dealings, including the survey plan and easement documentation will be met by Unitywater.

CORPORATE PLAN

Corporate Plan Goal: *Service excellence*
Outcome: We serve our community by providing this great service
Operational Activity: S24 - Property management - comprehensive management of council's land and building assets to ensure that Council's property dealings are optimised, centrally managed and supports Council's objectives

CONSULTATION

Internal Consultation

Requests for Comments based on a proposal by Unitywater to install a sewerage main were circulated to all relevant stakeholders, including the local Councillor. No objections were received and approval was given to the installation sewer main, subject to the easements being approved by Council.

Advice in relation to the exception provisions of the *Local Government Regulation 2012* has been received from the Manager Procurement and Contracts and Solicitor Legal Services.

External Consultation

Council officers from Property Management have liaised with Unitywater on this matter.

Community Engagement

Due to the internal administrative nature of this report there has been no community engagement.

PROPOSAL

Unitywater is proposing to install a sewer main within Council freehold land. The installation of the sewer main requires three easements over the parcels of Council freehold land. The easements are described as follows and as shown on **Attachment 2**:-

- Easement "A" with an area of 339m² in Lot 9010 on SP 231385
- Easement "B" with an area of 116m² in Lot 9029 on SP 226924
- Easement "C" with an area of 1065m² in Lot 9027 on SP 245187

A condition of approval was that Unitywater would compensate Council based on an independent valuation undertaken by Council. This offer is subject to the consideration of Council.

The *Local Government Regulation 2012* provides the process by which a local government may dispose of a valuable non-current asset, which includes land or an interest in land (e.g. easement). It provides that a disposal, other than by tender or auction, may only occur if an exception applies. Section 236(1)(b)(i) provides an exception if the disposal is to a government agency.

For an exception to apply, Council must decide in accordance with section 236(2) of the *Local Government Regulation 2012* that an exception applies.

A resolution that an exception applies will enable easements to be entered into without the need to engage in a tender or auction process.

Legal

Legal Services has been consulted on section 236 exception process.

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.

Previous Council Resolution

There are no previous resolutions in relation to this request.

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 an exception apply, Unitywater will be invoiced for the land and valuation costs. Upon payment, Council will execute the easement document and the related survey plan.

8.3.3 SALE OF LAND FOR ARREARS OF RATES

File No: Sale of Land
Author: Manager Finance
Corporate Services Department
Appendices: App A - Sale of Land Schedule - As at 18 April 2016 (Under
Separate Cover) - Confidential *Conf Att Pg 5*

PURPOSE

This report has been prepared to seek Council's approval to commence Sale of Land for arrears of rates and charges that have been overdue for a period of more than three years, in accordance with the *Local Government Regulation 2012*.

EXECUTIVE SUMMARY

The *Local Government Regulation 2012*, Part 12, Division 3 provides guidance where overdue rates and charges have remained unpaid for a period greater than three years and allows a local government to sell the land on which the rates were levied. The land is sold by way of public auction and for that purpose the Sale of Land process should be commenced three months after and within six months from Council issuing the Notice of Intention to Sell.

There are currently 29 properties on the Sale of Land list, with a total balance outstanding of \$263,530. Should Council approve the recommendations in this report, the legislation directs the following timelines:

- first statutory notice – Notice of Intention to Sell to be issued after Council approval in June 2016
- second statutory notice – Auction Notice to be issued in October 2016 and
- Sale of Land auction (if required) October 2016.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Sale of Land for Arrears of Rates"
- (b) commence proceedings under Sections 140 to 142 of the *Local Government Regulation 2012* to recover outstanding rates and charges by way of sale of land with overdue rates for a period of greater than three years as at 31 December 2015
- (c) delegate to the Chief Executive Officer the power to discontinue any sale proceedings commenced according to sections 140 to 142 of the *Local Government Regulation 2012* in circumstances where the Chief Executive Officer or the Delegated Officer determines on the facts available to them that it would not be in the best interest of Council or would be unfair or unjust to the property owner to proceed with the sale of the property by way of auction and
- (d) in accordance with the *Local Government Regulation 2012*, commence any Public Auction where required, no earlier than three months after the issue of the notice of intention to sell.

FINANCE AND RESOURCING

There are currently 29 properties on the Sale of Land list, with total rates outstanding of \$263,530, where overdue rates and charges remained unpaid for a period greater than three years. The outstanding rates and charges are currently accruing interest at the rate of 11% per annum, as per the *Local Government Regulation 2012*. Investments are currently earning approximately 3.12% per annum interest revenue (as at 31 March 2016). Whilst there may be a financial disadvantage in collecting the outstanding rates & charges, by proceeding with this action the balance of the community will not be required to bear the financial burden of any long-term rate debts.

Council has a community responsibility to collect rates and charges outstanding in a timely manner to finance its operations, carry out essential services and ensure effective cash flow management. Council is proactive in the recovery of outstanding rates and charges and every effort has been taken to minimise the number of properties with greater than three years' rates outstanding.

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, reduce costs and manage contracts and contract performance

CONSULTATION

Internal Consultation

Internal consultation has been undertaken with the Legals Branch.

External Consultation

At the commencement of the Sale of Land process on 12 January 2016, there were 49 properties identified totalling \$475,199, where overdue rates and charges remained unpaid for a period greater than three years. Last time the Sale of Land process was undertaken in January 2015 there were 152 properties totalling \$580,731 with overdue rates and charges greater than three years.

In January 2016 Council issued a letter to the landowners advising their property was on the 2016 Sale of Land listing and requested payment in full or to enter into a Rate Debt Payment Plan. In March 2016 a second letter was issued to the landowners who remained on the list requesting payment in full or to enter into a Rate Debt Payment Plan.

Community Engagement

No community engagement is required for this report.

PROPOSAL

As at 18 April 2016 there are 29 properties on the Sale of Land list totalling \$263,530 where overdue rates and charges remained unpaid for a period greater than three years. The properties are separated into the categories as follows:

• commercial / industrial / vacant / shed	2 properties	\$12,306
• residential – non owner occupied	14 properties	\$135,996
• residential – owner occupied	13 properties	\$115,228
Total	29 properties	\$263,530

In the period from 18 April 2016 to the Ordinary Meeting on 19 May 2016 there is likely to be changes to the number of properties and outstanding amounts above if Council receives payments during this time. Other factors to affect the listing will be that interest will continue to accrue on outstanding debts and the July 2016 rates will be issued increasing the outstanding balances.

Should Council approve the recommendation, to prevent the sale of the property the landowners must pay all the outstanding rates and charges and all expenses that Council has incurred in attempting to sell the land. Landowners are unable to enter or negotiate a Rate Debt Payment Plan in accordance with Section 141 of the *Local Government Regulation 2012*.

Sale of Land processes in prior years have demonstrated that, in the majority of cases, outstanding rates are paid in full prior to the scheduled auction date. The 2015 Sale of Land process resulted in two properties being offered for auction. In all instances in the past where a property has a mortgagee the rates have been paid in full by the mortgagee to protect their interests.

In March 2016, "Intention to Sell Land for Arrears of Rates" letters were issued to the landowners of the properties remaining on the list requesting payment by 8 April 2016. This letter is not required as part of the Sale of Land process under the Act, however Council provided the landowner an additional opportunity to pay or enter into an approved Rate Debt Payment Plan.

Every effort has been made to recover the outstanding rates and charges and negotiate a successful outcome for the landowners experiencing genuine financial hardship. Where a desirable outcome was not achieved by this preceding action, Credit Management Officers have advised landowners of alternative avenues to seek financial assistance through:

- a financial counsellor to discuss other options that may be available
- their mortgagee regarding refinancing
- apply to the State Government for a mortgage relief loan and
- apply to the Department of Human Services for the Early Release of Superannuation

The letters and subsequent actions have resulted in 20 properties being removed from the process to-date. By proceeding with this action the balance of the community will not be required to bear the financial burden of any long-term rate debts.

Legal

Section 140 of the *Local Government Regulation 2012* provides:

Notice of intention to sell land for overdue rates or charges

- 1) *This section applies if-*
 - (a) *there are overdue rates or charges on land; and*
 - (b) *the liability to pay the overdue rates or charges is not the subject of court proceedings; and*
 - (c) *some or all of the overdue rates or charges have been overdue for at least –*
 - (i) *generally-3 years*
 - (ii) *if the rates or charges were levied on vacant land or land used only for commercial purposes, and the local government has obtained judgment for the overdue rates or charges-1 year; or*
 - (iii) *if the rates or charges were levied on a mining claim-3 months.*
- 2) *The local government may, by resolution, decide to sell the land.*

- 3) *If the local government does so, the local government must, as soon as practicable, give all interested parties a notice of intention to sell the land.*

Policy

The 2015/16 Revenue Policy and 2015/16 Revenue Statement were adopted as part of the annual Budget on 25 June 2015.

Risk

The *Local Government Act 2009* provides statutory powers to Council by securing the debt against the property and therefore limits Council's bad debt risk exposure. However, it is a strong business practice to manage rate debts and other accounts receivable on a proactive basis.

Previous Council Resolution

There is no previous Council resolution for this report.

Related Documentation

The confidential attachment of properties on the Sale of Land list provides details of the landowners, property descriptions, outstanding rates and charges and previous action taken by Council officers to recover the debt.

Critical Dates

The proposed time-line is as follows:

- first statutory notice – Notice of Intention to Sell to be issued after Council approval in June 2016
- second statutory notice – Auction Notice to be issued in October 2016
- Sale of Land Auction (if required) October 2016.

Implementation

Upon acceptance of the Officer's recommendation, statutory notices will be issued to all interested parties in accordance with the advised schedule.

8.4 COMMUNITY SERVICES**8.4.1 2015/2016 COMMUNITY GRANTS PROGRAM MAJOR GRANTS ROUND 2 RECOMMENDATIONS**

File No:	Statutory Meetings 19 May 2016
Author:	Team Leader Community Connections Community Services Department
Appendices:	App A - Major Grant Recommendations March 2016 201
Attachments:	Att 1 - Internal Consultation..... 215
	Att 2 - Major Grant Recommendations March 2016 - Additional Infor (Under Separate Cover) – Confidential <i>Conf Att Pg 15</i>
	Att 3 - Funding Round Comparisons 219

PURPOSE

This report seeks Council consideration and endorsement of funding recommendations for the second round of the 2015/16 Community Grants Program Major Grants.

EXECUTIVE SUMMARY

Council's Community Grants Program provides a transparent governance framework that complies with statutory requirements for the distribution of grant funding to community organisations across the region.

The program reflects Council's priorities as described in current corporate strategies, plans and policy positions. It ensures equitable opportunity for community groups to access Council funding for projects and programs, which both meet identified community need and result in community benefit.

The Community Grants Program for 2015/16 Major Grants Round 2, closed on 7 March 2016. Council received 98 applications requesting a total of \$1,026,178 across seven categories:

- Community Development
- Community Events
- Community Facilities
- Cultural Development
- Cultural Heritage
- Economic Development and
- Sport, Recreation and Healthy Living.

Funding totaling \$491,732 for 80 projects is recommended for Council's consideration and endorsement (Appendix A).

This report also identifies that unallocated funds still remain in the Community Partnership and Sports Field Maintenance budgets for 2015/2016. Both these programs are open to applications at the beginning of the financial year. The successful applicants were endorsed by Council at its Ordinary Meetings in July and August 2015.

This report recommends the transfer of \$60,000 from the unallocated funds (Community Partnership Funding Program - \$30,000 and Sports Field Maintenance Funding Program - \$30,000) to the Community Grants Program. This will provide sufficient funds for the anticipated applications to the fourth and final round of the Minor Grants program for 2015/16, and the Individual Development grants and Emergency Grants, which are available as required (open all year), for the remainder of the 2015/16 financial year.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “2015/2016 Community Grants Program Major Grants Round 2 Recommendations”
- (b) endorse the Major Grant Recommendations March 2016 (Appendix A)
- (c) endorse the transfer of \$30,000 from the 2015/2016 Sports Field Maintenance Funding Program budget to the Community Grants Program 2015/16 and
- (d) endorse the transfer of \$30,000 from the 2015/2016 the Community Partnership Funding Program budget to the Community Grants Program 2015/16.

FINANCE AND RESOURCING

The 2015/2016 Grants and Partnerships budget provides funding for the Community Grants Program, the Community Partnership Funding Program and the Sports Field Maintenance Funding Program.

The table below provides details of program budgets, expenditure to date and remaining budgets (before endorsement of recommendations in this report).

Program	2015/16 Budget	Actuals	Commitments	Budget Remaining
*Community Partnership Funding Program	740,000	635,737	51,500	52,763
*Sports Field Maintenance Funding Program	550,000	506,821	11,568	31,611
Community Grants Program	1,447,361	843,312	56,744	547,304
TOTAL	2,737,361	1,985,970	119,812	631,678

*Note: This report also identifies that unallocated funds still remain in the Community Partnership and Sports Field Maintenance budgets for 2015/2016. Both these programs are open to applications at the beginning of the financial year. The successful applicants were endorsed by Council at its Ordinary Meetings in July and August 2015.

This report recommends the transfer of \$60,000 from the unallocated funds (Community Partnership Funding Program - \$30,000 and Sports Field Maintenance Funding Program - \$30,000) to the Community Grants Program. This will provide sufficient funds for the anticipated applications to the fourth and final round of the Minor Grants program for 2015/16, and the Individual Development grants and Emergency Grants, which are available as required (open all year), for the remainder of the 2015/16 financial year.

The 2015/2016 Community Grants Program includes:

- two major grant funding rounds
- four minor grant funding rounds
- individual development grants (year-round) and
- emergency grants (year-round)

This report is in relation to the second Major Grant round for the 2015/2016 Community Grants Program.

Council received a total of 98 applications requesting a total of \$1,026,178 at the closure of the second round on 7 March 2016.

This report recommends that 80 applicants be funded a total of \$491,732.

The project budgets (based on figures supplied by applicants) for the successful applications total more than \$5.6 million. This is 11.4 times greater than the recommended Council contribution.

Details are provided in Major Grant Recommendations March 2016 (Appendix A).

Below is a summary of the applications and the recommended funding for each category.

Category	Applications received	Funding requested	Applications recommended	% Applicants recommended	Funding recommended (GST exc.)
Community Development	17	\$135,754	14	82%	\$59,578
Community Events	19	\$185,398	19	100%	\$99,240
Community Facilities	40	\$536,560	29	72.5%	\$238,144
Cultural Development	2	\$22,000	2	100%	\$10,950
Cultural Heritage	4	\$20,128	3	75%	\$12,628
Economic Development	5	\$40,800	5	100%	\$32,500
Sport, Recreation and Healthy Living	11	\$85,538	8	72.7%	\$38,692
Total	98	\$1,026,178	80	81.6%	\$491,732

CORPORATE PLAN

Corporate Plan Goal: *A new economy*
Outcome: We serve our community by providing this great service
Operational Service: S2 - Economic development - providing industry and business programs and initiatives to support the growth of the regional economy

Corporate Plan Goal: *A strong community*
Outcome: We serve our community by providing this great service
Operational 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: *A strong community*
Outcome: We serve our community by providing this great service
Operational Service: S12 - **Sporting facilities** - providing regional, district and community sport and recreation facilities including aquatic centres, showgrounds and multi-sports fields

CONSULTATION

Internal Consultation

Grants Development Officers attended assessment panels, reviewed outcomes and moderated across all grant categories to ensure equity and consistency.

Assessment panel membership for each category was made up of a number of key staff from the relevant area of Council. In addition, Council officers with expertise relevant to specific applications were consulted and provided information and/or advice to inform assessment processes. Attachment 1 outlines the staff involved in each panel and additional staff consulted.

External Consultation

Grants Development Officers and internal category experts liaised with community organisations across the Sunshine Coast Council Local Government Area via a range of community meetings and conversations to ensure a high level of awareness of the Major Grants Program and the application dates.

Assistance was provided for project development, preparation of application content and advice on the application process.

A wide range of traditional and social media tools were used to promote the Community Grants Program generally, and to invite applications.

Community Engagement

Broad community engagement was not required to inform this report.

PROPOSAL

Council recognises the vital contribution that community organisations make to the economic, environmental, social and cultural wellbeing of Sunshine Coast communities.

Through the provision of community grants, Council is committed to supporting the implementation of community initiatives and partnerships that align with Council's strategic corporate priorities and demonstrate a purpose that is in the interests of the Sunshine Coast community.

The following principles provide a consistent approach to the administration of the Grants Policy and the delivery of Council's Community Grants Program:

- community organisations are provided with funding support to provide benefit to the Sunshine Coast community, in line with Council's strategic corporate priorities
- vibrant, engaged and more resilient communities are developed through capacity building and partnerships
- community organisations and volunteers are acknowledged for the positive contribution they make to the local community and Council's vision for the future and
- funds are distributed in an equitable and transparent manner that ensures good governance and adherence to the *Local Government Act 2009* and the *Local Government Regulation 2012*.

The Policy ensures an equitable, open and transparent process for applicants to seek financial assistance, which complies with relevant legislation.

Promotion and Support

A wide range of traditional and social media tools were used to promote the Community Grants Program generally and then to invite applications. These included:

- Council's website, Facebook, Twitter and the CommunityHub website
- online community newsletters

- extensive newspaper advertising in local community newspapers including media releases and spotlight print columns
- Spotlight radio, Council's e-news, library e-news and messages on hold
- features in Councillor columns
- six grant information and writing sessions held at various locations and
- grant factsheets were available in libraries and customer service centers.

Grants Development Officers and internal category specialists liaised widely with the community by:

- responding to telephone enquiries, emails and action requests
- providing assistance with project development
- providing advice on the preparation of application content and the application process
- linking applicants with category specialists in all grant categories and
- assisting applicants with identifying other grant and funding opportunities.

Applications

A total of 98 applications were received across the seven grant categories of the 2015/16 Community Grants Program Major Grants Round 2, requesting \$1,026,178 in funding.

Assessment

Council officers pre-assessed each application to determine eligibility. Assessment panels for each category were then established (as detailed in Attachment 1 – Internal Consultation). Panel members reviewed all eligible applications prior to the panel meeting and then met to assess the applications.

In accordance with Council's *Community Grants Policy*, any declaration of a panel member's conflict of interest must be recorded. That panel member must not be involved in the related deliberations. There was one conflict of interest declared in the Sport and Recreation category of this Major Grants round. As per standard procedure, this panel member did not assess the applicable application.

Panel discussion focused on alignment to category aims and priorities, community need and benefit and the capacity of the organisation to achieve the project outcome. The panels also took into consideration the number of applications received and the amount of funding available. Panel members determined funding recommendations for Council's consideration.

Due to the large number of applications in each grant category, part funding was recommended in some instances. In each case where part funding was recommended, the panel:

- considered whether the project could be successfully completed with the part funding allocated and
- considered whether funding for stand-alone components of the project could be provided.

Recommendation

Of the 98 applications received, it is recommended that 80 projects be funded to the amount of \$491,732. The total cost of the recommended projects is valued at \$5,628,968 (based on figures supplied by applicants). This investment represents an \$11.45 return on every dollar contributed by Council in this grant round.

Funding totaling \$491,732 for 80 projects is recommended for Council's consideration and endorsement as provided in Appendix A: Major Grant Recommendations March 2016.

This report also identifies that unallocated funds still remain in the Community Partnership and Sports Field Maintenance budgets for 2015/2016. Both these programs are open to applications at the beginning of the financial year. The successful applicants were endorsed by Council at its Ordinary Meetings in July and August 2015.

This report recommends the transfer of \$60,000 from the unallocated funds (Community Partnership Funding Program - \$30,000 and Sports Field Maintenance Funding Program -

\$30,000) to the Community Grants Program. This will provide sufficient funds for the anticipated applications to the fourth and final round of the Minor Grants program for 2015/16, and the Individual Development grants and Emergency Grants, which are available as required (open all year), for the remainder of the 2015/16 financial year.

The Confidential Attachment 2: Major Grant Recommendations March 2016 - Additional Information provides further detail relating to the assessment of applications and is provided in confidence under Section 275 (h) of the *Local Government Act 2009*.

Attachment 3: Funding Round Comparisons details the funding comparison of the current round to the previous Major Grant round.

Program Evaluation

Ongoing evaluation of the Community Grants Program draws information from a variety of sources including:

- analysis of data provided by community organisations in application and acquittal reports
- engagement with community organisations and
- consultation with internal stakeholders including category representatives.

Benefits

Organisations recommended for funding in this round:

- reported the engagement of 6,585 volunteers and more than 41,171 volunteer hours to deliver their funded projects and
- estimated direct beneficiaries of their projects totalled 161,400 people. This included event patrons and/or participants.

Legal

There are no legal implications relevant to this report.

Policy

The recommendations contained within this report are in accordance with the *Local Government Act 2009*, *Local Government Regulation 2012* and in line with the adopted *Community Grants Policy*. Any requested changes to funding recommendations made by the panel need to be supported by evidence and that evidence recorded.

Risk

There may be some community concern in relation to the number of community groups that were unsuccessful in their application for funding under this program or only part funded. The panels' considerations were thorough and in line with the *Community Grants Policy* and *Community Grants Guidelines*, as well as budget availability. In each case where part funding was recommended, the panel:

- considered whether the project could be successfully completed with the part funding allocated and
- considered whether funding for stand-alone components of the project could be provided.

Previous Council Resolution

Ordinary Meeting 29 January 2015 – Council Resolution OM15/5

That Council:

- receive and note the report titled "Community Grants and Partnership Funding Review 2014"*
- 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 up to 3 years*
- (d) *note “Community Grants Program and Community Partnership Funding Program Review Report” (Appendix A)*

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 20 June 2013 – Council Resolution OM13/109

That Council:

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

Related Documentation

Related documentation includes funding agreements with successful community organisations.

Relevant policy and strategy documents include:

- *Local Government Regulation 2012*
- *Local Government Act 2009*
- *Statutory Bodies Financial Arrangements Act 1982*
- Sunshine Coast Social Strategy 2015
- Sunshine Coast Regional Economic Development Strategy 2013-2033
- Community Grants Policy (2013)
- Community Grants Guidelines (2013)
- Cultural Development Policy (2012)
- Sunshine Coast Aquatic Plan 2011-2026
- Sunshine Coast Sport and Active Recreation Plan 2011-2026
- Sunshine Coast Access and Inclusion Plan 2011-2016
- Sunshine Coast Positive Ageing Strategy 2011-2016
- Sunshine Coast Reconciliation Action Plan 2011-2016
- Community Land and Complimentary Commercial Activity Policy (2011)
- Public Art Policy (2011)
- Sunshine Coast Social Infrastructure Strategy (2011)
- Sunshine Coast Youth Strategy 2010-2015
- Asset Management Policy (2010)
- Community Events and Celebrations Strategy (2010)
- Events Policy (2010)
- Heritage Levy Policy (2010) and
- Community Engagement Policy (2009).

Critical Dates

The next Major Grants round under the Community Grants Program will open in July and close in August 2016.

Implementation

Following endorsement of this report, notification of outcomes will take place. Funding will be distributed during May and June 2016, following receipt of invoice and signed conditions of agreement.

**8.4.2 SCOPING STUDY AND FACILITY DESIGN FOR A MULTI – USE
FACILITY AT NAMBOUR SHOWGROUNDS**

File No: Statutory Meeting

Author: Manager Community Facilities & Planning
Community Services Department

Report to be provided.

8.5 INFRASTRUCTURE SERVICES**8.5.1 SUNSHINE COAST COUNCIL 15 YEAR SEALED ROADS MANAGEMENT PLAN**

File No:	Statutory Meetings
Author:	Coordinator Asset Strategy Infrastructure Services Department
Attachments:	Att 1 - Sealed Roads Management Plan 2016/17 - 2031/32 (Under Separate Cover) Att Pg 5

PURPOSE

The purpose of this report is to present for Council's consideration and endorsement a summary of recent strategic modelling on the road network reviewing condition and adoption of a 15 year Sealed Roads Management Plan that ensures that the overall long term good average condition of the network is preserved. This plan recommends a staged approach with an interim funding plan to be reassessed in two years once fresh road condition asset data is uploaded.

EXECUTIVE SUMMARY

This report provides an analysis and evaluation of the predicted condition of Council's sealed road network given longer term funding profiles. The objective of this strategic modelling was to ascertain annual funding allocations for the Road Reseal Rehabilitation Program over the next 15 year period to preserve the current good network condition.

Sunshine Coast Council (SCC) manages a sealed roads network in excess of 2,268 km with a current asset cost of over \$1 billion. The average age of the road network pavements is 24 years and average surface age is 12 years. In addition, the total growth rate in network size over the last 5 years has been 5.02%.

This report is an outcome of the recently developed Transportation Asset Management Plan (TAMP) and associated annual State of the Assets Report. These reports have consistently noted that further advanced evaluation and analysis is required to be able to fully inform council of our future optimum investment levels to maintain the road asset standards.

Significant work has been carried out over the last year by the Civil Asset Management branch (CAM) Asset team in securing full road network condition data as well as refining the treatment intervention levels (i.e. when do we resurface or rehabilitate a road and what type of resurfacing etc. do we select). This has allowed multiple funding options to be explored with a degree of accuracy against how the road network average condition will respond. This report reviews those options with a focus on determining what is needed to hold the current good road network condition. However, whilst this is the most comprehensive analysis of the network to date, how the network will accurately respond still has some level of uncertainty. There are still assumptions about pavement depth and subgrade strength across the full 2,268 km of road. There is a full network condition survey programmed in two years. Whilst it is apparent additional funds are needed, it is held that it would be prudent to review the allocated funding against the road network condition at this time and reassess its appropriateness.

CAM branch uses a road asset Pavement Management System (PMS) developed by the Snowy Mountain Engineering Corporation (SMEC) that is used by many councils across Australia (53 in total). This software system utilises detailed road condition data collected along each road segment within the network and then carries out complex road deterioration

modelling. This is used to assess what future budgets are required to manage the road network to maintain current standards and determine where annual budgetary allocations should be directed, dependent upon what level of service (average road condition) is acceptable.

SMEC were also employed to carry out a preliminary analysis of the network for up to a 25 year horizon. Building on this, in-house analysis was then carried out to further explore the average network condition 'Pavement Condition Index' (PCI) over the next 15 years for various funding scenarios, seven of which are highlighted here. Apart from the forthcoming Roads to Recovery (R2R) "top up" \$5 million funding for 2016/17 (Federal Government Grants to Local Government sourced from fuel excise taxes) all other extra R2R funding has been excluded, as these funds can be directed to other infrastructure renewals such as footpaths, kerb and channel and bridges and not necessarily roads. The scenarios considered are:

- Scenario 1** current SCC allocation until 2031 with 2% allowance for CPI (15 years)
- Scenario 2** adopted 10 Year Capital Funding Program (\$20 million –includes R2R top up) then increasing the budget annually by CPI 2% until 2031
- Scenario 3** \$25 million, then \$2 million annual increases for 5 years then continual annual increases of \$1 million to budget until 2031.
- Scenario 4** \$24.5 million then \$1.5 million annual increases for 5 years then continual annual increases of \$1 million to budget until 2031.
- Scenario 5A** models initial \$24 million, then \$1 million annual increases until 2031.
- Scenario 5B** maintain current budget until 2020 (2 years) then \$1 million annual increases until 2031.
- Scenario 6** \$26 million then \$3 million annual increases for 5 years, then \$1 million annual increases until 2031.
- Scenario 7** maintain current Pavement Condition Index (PCI) levels each year until 2031.

Results of this analysis show that there will be a reduction in PCI over the next ten years due to a wave of aging road pavements all qualifying for treatments around the same time in the mid-2020s, for both Scenarios 1 and 2.

Modelling results indicate that Scenarios 3, 4, 5A, 5B and 6 all preserve the network in the very good range overall whereas the current funding plan of Scenario 2 sees it drop and not recover. For Scenario 5B the PCI drops lower than that of 5A over the modelling period.

Recommendations in this report include:

- Increase the funding as per Scenario 5A (\$1 million / year ramped) to accommodate the 'wave' of aging roads needing resurfacing.
- Allocating the additional R2R top up funding for 2016/17 to the Road Reseal and Rehabilitation Subprogram budget
- Reassess appropriateness of funding after the next road condition survey in two years and allocate funding levels to ensure the network Pavement Condition Index (PCI) returns to its current high level over the next 15 years.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Sunshine Coast Council 15 Year Sealed Roads Management Plan”
- (b) adopt, in principle, the Sealed Roads Management Plan 2016/17-2031/32 (Appendix A) to guide Council’s future funding investment in the sealed road network
- (c) consider an increase in funding in the forthcoming budget for the 10 Year Capital Works Transportation Program for the Road Reseals and Rehabilitation, subject to Council 2017/18 budget considerations, that adopts the Scenario 5A funding profile and reassess in 2 years after the next detailed road condition survey and
- (d) request the Chief Executive Officer to report back to council on the basis of change to state or federal funding.

FINANCE AND RESOURCING

Historically, since amalgamation, the Roads Reseal / Rehabilitation Program have been increased significantly from \$9.23 million (2009/10) to \$20.05 million (2015/16) Note that this is the allocation component for roads only as some Roads to Recovery funding was directed to pathways and kerb and channel renewal works. This represents an annual allocation in 2009/10 of \$4,274/km, rising to \$8,514/km in 2013/14 and sitting currently at \$8,840/km.

However, under the current Transportation Asset Management Plan (TAMP), the 10 Year Capital Program, has SCC funds allocated currently \$22.8 million for the 2016/2017 (includes \$8.07 million Roads to Recovery Funding) Year and finishing at \$20 million by 2024/2025, in today’s dollars. (Appendix 1, 10 Year Adopted Funding Program for Reseals and Rehabilitation in the attached Sealed Roads Management Plan 2016/17 – 2031/32). This represents just over a 1% annual increase prior to Roads to recovery top up and is an actual decrease now, and is seen to be insufficient to maintain the road network in its current condition over this period.

Additional funding is sought to ensure the overall network state can be restored to its current good level after approximately 15 years without dropping significantly in condition. Whilst Scenarios 3 and 6 appear most appropriate it is felt that adopting Scenario 5A (only an additional \$1 million ramped per annum) and reassessing after the next road network condition survey in two years would be prudent at this time. Scenario 5B delays this ramping 2 years. This results in a drop in PCI of 0.14 at 15 years with a lower capital outlay of \$11.2 million over the 10 years. However, preliminary analysis shows that in bringing both back up towards the PCI of Scenario 3 in 10 years, Scenario 5B will require an additional \$61 million compared to Scenario 5A. This can be summarised in the terms that if funding is sufficient to keep roads waterproofed (adequate Reseal Program) then they deteriorate at a slower rate and as such there will be less need for expensive road rehabilitations which are approximately 6 times the cost of resurfacing. This means required budgets will be less. Obviously the converse occurs if budgets are lowered or contained as can be seen above.

Further, the total Roads to Recovery Funds for 2016/17 amounting to approximately \$8.07 million is proposed to be allocated to the Road Reseal and Rehabilitation Program. This is required to retard the drop in network condition, due to the wave of aging pavements approaching the end of their serviceable life.

Table 1 below shows annual budget comparisons between the current 10 Year Road Reseal and Rehabilitation Funding Plan and that proposed in Scenario 5A

10 Year Road Reseal and Rehabilitation Funding Plan Comparisons - Current vs 5A (\$M)											
Year	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	2022 / 2023	2023 / 2024	2024 / 2025	2025 / 2026	Accumulated Budget
SCC Funding	14.73	15.55	16.55	16.55	17.55	16.55	17.55	16.55	17.55	17.95	167.10
External Funding RTR#	8.07	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	30.10
Current Funding Plan	22.80	18.00	19.00	19.00	20.00	19.00	20.00	19.00	20.00	20.40	197.20
Scenario 5A	24.01	20.00	21.00	22.00	23.00	24.00	25.00	26.00	27.00	28.00	240.00
Difference	1.21	2.00	2.00	3.00	3.00	5.00	5.00	7.00	7.00	7.60	42.80
Accum. Difference	1.21	3.20	5.20	8.20	11.20	16.20	21.20	28.20	35.20	42.80	42.80
# Roads To Recovery Fed Gov - includes previous and additional top up funding											
RTR unannounced after this date (possibly will remain at \$2.45M/yr.)											

Table 1 - 10 Year Road Reseal and Rehabilitation Funding Plan

In addition, funding for kerb and channel replacement has also increased in recent years with specific allocations now identified within the Transportations Renewals Subprogram in the amount of approximately \$250,000 being allocated annually, whereas previously kerb and channel was generally only replaced as part of road rehabilitation projects.

Presently, a detailed condition survey of the entire kerb and channel network (2,440km) is being carried out to ascertain whether more funds are needed to keep this essential asset in good overall condition, as if left to deteriorate, it can have a negative effect on the adjacent road pavement. It is foreseen that with a higher emphasis on aesthetics in higher profile areas and the need to ensure road pavements are protected from water ingress there is a strong case to lift this allocation potentially to in excess of \$1 million per annum, which will be subject to a future report to council.

CORPORATE PLAN

Corporate Plan Goal: *A public sector leader*

Outcome: 5.2 - A financially sustainable organisation

Operational Activity: 5.2.1 - Continue to refine and implement long-term financial and asset management plans to guide the optimal utilisation of resources

CONSULTATION

Internal Consultation

- Director, Infrastructure Services
- Manager, Civil Asset Management
- Coordinator, Asset Management and Capital Planning
- Director, Corporate Services
- Manager, Finance
- Coordinator, Corporate Planning and Performance

External Consultation

Peter Batson, Snowy Mountain Engineering Corporation (SMEC)

Community Engagement

There has been no specific external community engagement undertaken in relation to this report. However, there is relevant feedback from the 2015 Sunshine Coast Regional Council Community Survey on Services council provides, conducted by IRIS Research. The results from this survey show that the community view maintenance of sealed roads highly with a score of 4.6 out of 5. They gave a satisfaction rating of 3.38 which was up from the 2012 survey of 2.89 but gives a performance gap of 1.23. This could indicate that whilst the

residents believe councils performance is improving there is still work to be done. Also, for a comparative benchmark Sunshine Coast Council (SCC) scored 52 compared to comparable councils at 54. This indicates that SCC certainly isn't seen as better than our neighbouring councils and marginally worse with respect to maintenance of sealed roads. Further research targeting where council is seen to be specifically not achieving the desired high rating desired would be a useful follow up to this survey to assist with future planning.

PROPOSAL

Background

Council manages a Sealed Roads network in excess of 2,268km which is one of the largest local government road networks in Australia.

Whilst the road network is in good shape, on a national average and has benefitted from increased expenditure over recent years, recent analysis is showing that due to an approaching increased number of aged road surfaces, owing in part to sporadic development, additional funds are needed to preserve the network's current good condition. The road network, with a replacement value of \$1 billion is Council's largest asset base by a large margin and as such, a comprehensive assessment of funding strategies is needed to ensure these assets are managed properly and are not permitted to deteriorate significantly.

Historically, since amalgamation, the Roads Reseal / Rehabilitation Program have been increased significantly from \$9.23 million (2009/10) to \$20.05 million (2015/16) Note - allocation component to roads only. This represents an annual allocation in 2009/10 of \$4,274/km, rising to \$8,514/km in 2013/14 and sitting currently at \$8,840/km. (all excluding Noosa).

This additional funding allocation represents an effective increase in road resealing and rehabilitation funding of 95% over the previous seven years as shown in *Table 2* below. This represents approximately a 13.6% annual increase. However, budget allocations have remained fixed over the last three years. With growth in network length and traffic volume and the current 10 Year Capital Reseal Funding Program being set to only lift to \$20 million by 2026 i.e. only a 1.1% annual increase there is increased pressure on managing the road network.

Budget Year	Allocation
2009/2010	\$9,234,500
2010/2011	\$9,922,160
2011/2012	\$10,585,000
2012/2013	\$14,600,000
2013/2014	\$18,000,000
2014/2015	\$18,000,000
2015/2016	\$20,055,000

Table 2 Annual Reseal and Rehabilitation Budgets. Note - 2015/2016 Roads component allocation only –

Road Network Funding Analysis

Civil Asset Management (CAM) has focused on close assessment of the road network over the last 12 months with the view of better forecasting funding needs into the future to ensure the road network remains in good condition and any remediation backlogs can be attended to without financial budgetary shocks. Whilst CAM branch now has good road surface

condition data (2014) and is progressively closing the gap on unknowns such as pavement thicknesses, subgrade strength (to support the roads) and traffic loading, there are still gaps in the input data. It is a very large exercise to obtain this detailed technical data on short segments of a sealed road network of almost 2,300km. Also, computer modelling of road pavement deterioration is just that, modelling, and is a prediction of what is likely to happen and this needs to be taken into account when drawing conclusions from results. Modelling cannot, for example, predict whether future wet seasons will be severe or not which will obviously have an impact on how road network performs. This is why in this report it is recommended that reassessment of forecast funding occur in two years when new condition data is available. At that point if there is misalignment of the network condition and the funding plan then recalibration can take place. In addition, the modelling software used actually looks at existing road segments and how they are likely to perform into the future; it cannot model roads that will be built in the future. If for instance, the network grows say 1.5% per annum over the next 10 years its size will increase by over 16%. Therefore, modelling needs to reoccur every few years to take into account what growth has actually taken place. However, for this exercise and associated recommendations as new roads are added to the network their condition is very good and are unlikely to place demands on the Reseal Rehabilitation budgets for this time frame.

CAM branch use a road asset management system developed by the Snowy Mountain Engineering Corporation (SMEC) that is used by many councils across Australia (53 in total). This system looks at a combination of defects along a section of road and uses complex deterioration modelling software to determine what budgets are required to maintain the road network and where annual budgetary allocations should be directed. The SMEC Pavement Management System (PMS) also generates a Preliminary Works Program which CAM then truths with physical inspections and subsequently refine further using corporate weighting criteria to then finalise the Program.

The SMEC Pavement Condition Index assumes a ranking of 10 for a road without defects (perfect) and deducts points from this ranking depending on the level and types of distresses present in the pavement. In general terms, the PCI value may be interpreted as shown in *Table 3*.

Pavement Condition Index (PCI)	Road Condition
8.5 to 10	Excellent
7.0 to 8.5	Very good
5.5 to 7.0	Good
4.0 to 5.5	Fair
2.5 to 4.0	Poor
1.0 to 2.5	Very poor
< 1.0	Failed

Table 3 - PCI by Road Condition

Photos showing typical PCIs of streets are included in the Sealed Roads Management Plan (Appendix 2, PCI Photos in Sealed Roads Management Plan 2016/17 – 2031/32).

The average PCI for the Sunshine Coast's Road network is currently 7.86 with relatively little difference across the divisions. (Appendix 3, Urban and Rural PCI by Division in Sealed Roads Management Plan 2016/17 – 2031/32).

As part of a legislative requirement to produce a Transportation Asset Management Plan (TAMP) a strategic review of the Road Network funding has been undertaken by Civil Asset

Management (CAM) branch officers. Initially Snowy Mountain Engineering Corporation (SMEC) was engaged to assist with medium to longer term modelling given various scenarios. This initial review found that to maintain the existing network PCI to current standards, the annual Road Reseal Rehab Program budgets are likely to exceed \$30 million in early years. This was deemed an unacceptable spike in funding requirements and was found to be due principally to a large number of road being constructed or roads being resurfaced in the past around a similar time. Many require treatment within the next decade (assuming asphalt surfaces generally last about 15 - 20 years). See *Figure 1*. This shows a hump in the roads of surface age 6 to 10 years in the road network. That is, approximately 630km of the 2268km network (28%) will require resurfacing over a 5 year period within 5 to 10 years. Thus to maintain the current network average condition, funding levels would need to be drastically lifted (Figure 3 Scenario 7 – purple). Figure 3 below not only incorporates expenditure required to resurface roads but also those that have dropped in overall condition to the point where rehabilitation and even reconstruction are required. There is, in effect a backlog of road pavements requiring rehabilitation that need urgent attention as well, which requires funding at rates 6 to 10 times that of resurfacing.

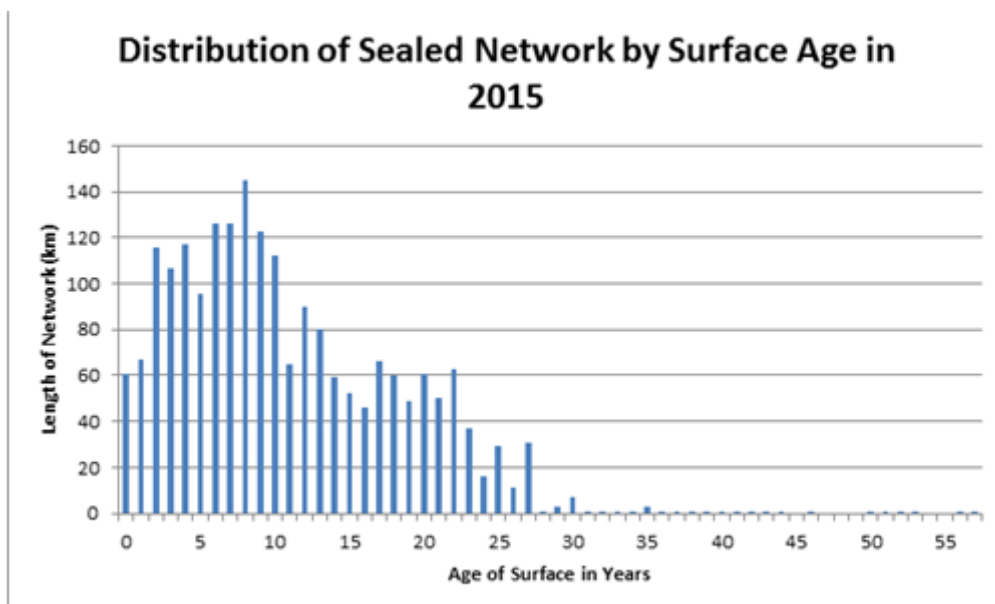


Figure 1 – Road Length by Surface Age

Civil Asset Management (CAM) staff then commenced modelling using the Snowy Mountain Engineering Corporation (SMEC) Pavement Management System (PMS) software after firstly revising/updating road rehabilitation unit cost rates and reviewing intervention trigger points and preferred treatment scenarios.

Funding Scenarios Analysed

There were six separate funding scenarios that were analysed for comparison purposes. These were:

- Scenario 1** Maintain original SCC \$18 million Budget until 2031 with 2% allowance for CPI (15 years).
- Scenario 2** Models the current adopted 10 Year. Reseal Rehabilitation Subprogram budget outlined in the Transport Asset Management Plan (TAMP) which commits \$20 million annually until 2022 and \$21 million for years 2023 and

2024. The scenario then proceeds increasing the budget annually by CPI 2% until 2031.

- Scenario 3** Models initial \$25 million, then \$2 million annual increases for 5 years then continual annual increases of \$1 million to budget until 2031.
- Scenario 4** Models initial \$24.5 million, then \$1.5 million annual increases for 5 years then continual annual increases of \$1 m to budget until 2031.
- Scenario 5A** Models initial \$24 million, then \$1 million annual increases until 2031.
- Scenario 5B** Maintain current budget until 2020 then \$1 million annual increases until 2031.
- Scenario 6** Models initial \$26 million then \$3 million annual increases for five years.
- Scenario 7** Maintain current PCI levels each year for 15 years.

All scenarios begin in the year of 2016 (2016/17) and reported through to the year 2031. (Appendix 4, Road Network Pavement Condition Index Modelling Scenarios in Sealed Roads Management Plan 2016/17 – 2031/32) For each of the different funding scenarios an optimised works program over the next fifteen (15) years was determined. Each of these optimised programs was modelled back to the database so that effect of the treatments on the overall condition of the network could be determined and compared.

The Network Pavement Condition Index (PCI) results for each Scenario of this modelling over the next 15 years are highlighted in *Figure 2* and the associated Scenario budgets for this timeframe shown in *Figure 3*.

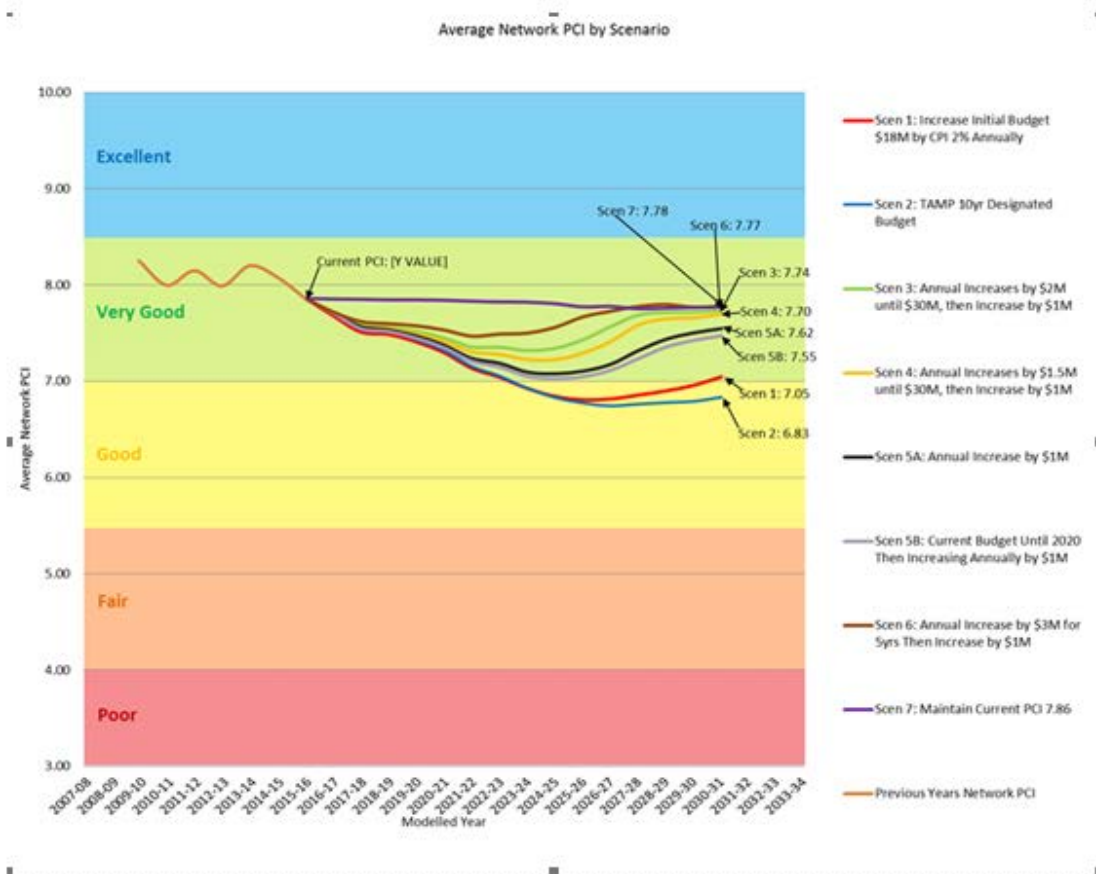


Figure 2 - Average Network Pavement Condition Index (PCI) by Scenario

This graph also shows PCI values in the very good range prior to today's date. In addition note, the current modelling includes an extra injection of \$5 million (Total \$8.07 million) for Scenarios 3-6 from the Federal Government Roads to Recovery Program which has been allocated to the Sunshine Coast Council for the 2016/17 year. The above *Figure 2* shows that for all scenarios the network condition drops under the pressure of a wave of aging pavements arriving at the point of needing resurfacing. For both Scenarios 1 and 2 the network PCI never recovers and drops from very good to good condition.

In Scenarios 3, 4, 5A, 5B and 6 the PCIs lift back up to almost the current condition and remains in the very good range on average. However, due to some levels of uncertainty with respect to road pavement depths, subgrade strengths and traffic loading, as mentioned earlier, across the full 2,268km of sealed roads it is felt that it would be sensible to adopt a measured approach recommending a moderate lift in funding allocation (Scenario 5A) and review this in two years after the next network road condition survey. Whilst 5B delays the annual \$1 million ramping and only drops 0.14 in PCI over 15 years modelling shows that in returning the network condition back up for both options, Scenario 5B will require potentially \$61 million more over a decade.

Figure 3 below tracks the annual budgets required in each scenario over the 15 year period ahead as well as showing the increasing allocations over the last 7 years (excluding Noosa). Scenario 7 as seen in *Figure 3* requires a widely fluctuating budget to maintain the set current PCI. This is obviously an unmanageable funding plan but is included for comparison purposes.

In addition, it should also be highlighted that for all but the fictional Scenario 7 (only included for comparison purposes) average network PCIs drop over the next decade. Whilst the PCI drops for these scenarios looks dramatic in *Figure 2* above, the community may not perceive this drop in the average network condition. However, this said, without an injection of funding the network will deteriorate to a lower condition (Scenario 2) with a network PCI score over one full point lower than today's value.

Whilst the Pavement Condition Indexes (PCIs) are network averages and some road will deteriorate slower than others it is clear that the current funding model (Scenario 2) will lead to a network average condition noticeably below that currently. By a recent benchmarking comparison with 32 other councils using the SMEC software this would put Council in the lowest 20% with respect to average network PCI.

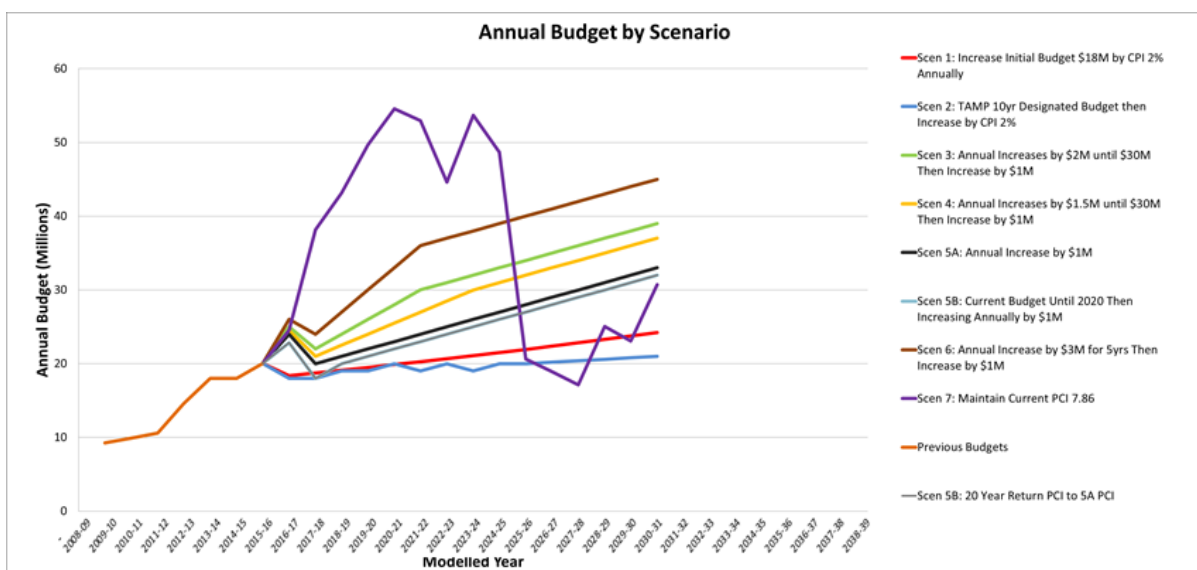


Figure 3 - Annual Budget by Scenario

From *Figures 2 and 3* it is evident that the preferred PCI option is Scenario 6, however due to constraints on funding levels taking a whole of council perspective, and some gaps in input

data Scenario 5A is seen as a good interim funding plan until recalibration can occur after the next road condition survey in 2 years. *Table 2* below outlines annual and total budgets over the first 10 year period (as normally shown in Capital Forward Programs).

10 year Road Reseal and Rehabilitation Funding Plan and Total by Scenario											
Estimated Budget by Year (\$M)											
Scenario	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	2022 / 2023	2023 / 2024	2024 / 2025	2025 / 2026	10 Yr Total
1	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	180.00
2	18.00	18.00	19.00	19.00	20.00	19.00	20.00	19.00	20.00	20.40	192.40
3	25.01	22.00	24.00	26.00	28.00	30.00	31.00	32.00	33.00	34.00	285.00
4	24.51	21.00	22.50	24.00	25.50	27.00	28.50	30.00	31.00	32.00	266.00
5A	24.01	20.00	21.00	22.00	23.00	24.00	25.00	26.00	27.00	28.00	240.00
5B	23.46	18.00	19.00	20.00	21.00	22.00	23.00	24.00	25.00	26.00	221.46
6	26.01	24.00	27.00	30.00	33.00	36.00	37.00	38.00	39.00	40.00	330.00
7	24.54	38.15	43.14	49.67	54.54	52.94	44.63	53.67	48.68	20.65	430.61

Table 2 – Annual Budget Amounts by Scenario

It also needs to be highlighted that this analysis is based on current methodologies for pavement resurfacings and rehabilitations. As new technologies emerge in the future that provide for more sustainable cost effective approaches these could allow for relaxation of the funding requirements predicted.

It should be highlighted though that roads found to be at a point of pavement failure requiring major intervention are generally being rehabilitated by cost effective methods to extend their life where possible e.g. insitu cement or foamed bitumen stabilising. However, this approach cannot be repeated indefinitely and at some point full reconstruction is likely to be required which is a significantly more costly measure. Some councils (e.g. Gold Coast) have road within their networks that have now reached this point and are allocating separate “Road Reconstruction Budgets” to remediate roads that can no longer be rehabilitated as per normal methods.

Notwithstanding this, Scenario 3 is the recommended approach at this point for Sunshine Coast Council. Detailed graphs for each scenario are attached. (Appendix 4, Road Network Pavement Condition Index Modelling Scenarios in Sealed Roads Management Plan 2016/17 – 2031/32). Furthermore it is anticipated that Civil Asset Management Branch has sufficient capacity to plan, design and deliver the additional works required in an expanded program.

In Addition to the above road pavement modelling, Civil Asset Management (CAM) officers are currently arranging for the completion of a detailed condition survey of the adjacent kerb and channel network which is approximately 2,440 km in length. This will then provide a strategic view of the kerb and channel network condition as a whole and better inform for appropriate annual funding allocations under the accompanying Transportation Renewals Capital Subprogram.

Previously, only damaged kerb and channel on roads identified for Rehabilitation were targeted for removal and replacement, as part of preparatory maintenance. This intervention is focused on meeting stormwater management functional requirements and minimise possible water ingress damage to adjacent pavements.

In the last two years, in addition to this reinstatement, separate funds have been allocated under the Transportation Renewals Capital Sub program specifically for identified damaged kerb and channel. This year it was approximately \$250,000. However, the whole of network

condition survey being carried out and the subsequent associated analysis will advise appropriate longer term funding allocations required.

Furthermore, CAM staff are working to upgrade current kerb and channel placement standards from a slurry surfaced kerb mix (low toughness) to a higher cost but considerably more robust slip form structural concrete requirement (as seen on highway median barriers). Moving forward, this is likely to significantly lower the whole of life costs of this asset (replacement value \$150/metre)

Together, the strategic survey analysis and improved standards will ensure sustainability of this asset as well as recognise that aesthetic considerations need to also be included in higher profile locations.

Conclusion

The sealed road network on the Sunshine Coast is, on a national average, in good shape. It is ranked 16th amongst Snowy Mountain Engineering Corporation (SMEC's) 53 client councils. A community survey conducted in 2015 supports this but also indicates there is a performance gap and some room for improvement. In addition, due to increased growth there is a wave or bulge of additional aging road pavement and surfacings requiring attention over the next decade.

Both external modelling by SMEC and internal modelling has indicated an amended ramped up funding plan is needed to address the wave of aging road surfacings approaching over the next decade. However, as mentioned earlier, due to some level of uncertainty in this complex analysis and unconfirmed future growth rates, it is proposed to ramp the existing budget by an additional annual amount of \$1 million (Scenario 5A) and to reassess after the next road network condition survey in two years. At that point, any divergence of the actual network condition from that predicted plan can be rectified with recalibration can take place. This equates to a total additional allocation of \$47.6 million (Table 1) over 10 years compared with the existing 10 year Capital Reseal and Rehabilitation Funding Program. (Scenario 2)

It is recommended that Scenario 5A be adopted for the 10 Year Road Reseal and Rehabilitation Capital Program and reassessed in two years after the next detailed road condition survey. (Appendix 5, Proposed 10 and 15 year Road Reseal and Rehabilitation Sub program Budget Allocation in Sealed Roads Management Plan 2016/17 – 2031/32). It is also appropriate that all the Roads to Recovery funding by the Federal Government for 2016/17 in the amount of \$8.07 million be fully allocated to this Road Reseal Rehabilitation Program to help mitigate network deterioration overall.

Legal

Whilst there are no direct legal implications in this report the High Court in May 2001 abolished the historic legal immunity of road/local authorities for "nonfeasance" with respect to road user safety. It recognised that liability could be imposed by "misfeasance". Local Authorities must take reasonable measures and act responsibly to ensure their road network is in sound condition as it is now deemed that public roads are owned by them. This implies that there is a higher liability exposure than had been determined in the past and road authorities must act diligently and competently as a professional road manager.

Policy

- Sunshine Coast Council Asset Management Policy
- Transportation Asset Management Plan 2012

Risk

The main risk implication with respect to this report is that if insufficient funds are allocated the road network average condition will most likely deteriorate and future remediation costs are likely to be significantly higher due to a typically steepening road condition deterioration curve where early interventions say resurfacing can prevent the need to rehabilitate the roads later on.

As a major tourism destination public and visitor perception of the major assets such as the road network are seen as an almost critical key performance indicator for council. Good roads add to great experiences here on the Sunshine Coast and inherently support council's solid reputation as a proactive asset manager.

Also, other modelling shows that to return the network to its current average standard after a further 10 years if the existing funding profile is maintained will require an additional \$61 million if 5B is chosen over 5A. However, as mentioned earlier it is proposed to adopt this scenario and reassess after the next road condition survey in two years. This will allow for any recalibration to the risk exposure on the road network at this time.

Lastly, it is clear that maintaining the status quo with respect to funding for the next 10 years will definitely see the average network condition drop noticeably and it could be seen as a significant unreasonable impose on residents of the region in the future to relift the PCI.

Previous Council Resolution

There is no specific previous council resolution relevant to this report.

Related Documentation

- Transportation Asset Management Plan 2016
- Annual State of the Assets Report for Transportation 2016
- 2015/16 adopted 10 year Capital Reseal Sub Program
- 2016/17 proposes 10 year Transportation Sub Program
- 2015 Community Survey – Services, IRIS Research (Draft)

Critical Dates

This report is required to meet the 2016/17 budget development guidelines.

Implementation

This report adopts in principal the Sealed Roads Funding Plan 2016/17 – 2031/32, but with the proviso that the Chief Executive Officer report back to council on the basis of any changes to state or federal funding to further consider an increase in funding in the forthcoming budget for the 10 Year Capital Works Transportation Program for the Road Reseals and Rehabilitation as per the recommendation above.

Subject to approval of this funding plan and capital budget allocation, forward program development, planning and scoping will need to be undertaken to ensure project scoping and designs and costings are completed to meet delivery timelines, and a revised funding submission will be made in the forthcoming council budget deliberations as part of the ten year capital works program development. It is also envisaged that the Business Development team with Civil Asset Management branch will be able to gear up adequately using suitable contractor panel arrangements to deliver this expanded program.

In Addition, Civil Asset Management staff will work closely with the Media and Communications team to deliver community messaging around the benefits of this plan highlighting that Sunshine Coast Council is fully committed to responsible asset management and takes its custodial role of the road network seriously.

8.5.2 GLASS HOUSE DISTRICT PARK LANDSCAPE PLAN**File No:** 24193**Author:** Landscape Architect / Urban Design
Infrastructure Services Department**Appendices:** App A - Glass House District Park Landscape Plan
(Under Separate Cover) Att Pg 35

PURPOSE

This report provides council with the background information about the proposed landscape plan for Glass House District Park, Glass House Mountains for the purpose of gaining endorsement.

EXECUTIVE SUMMARY

Glass House District Park is located off Gardner Street in the town of Glass House Mountains. It is approximately 38 hectares which combines Glass House Mountains Environmental Reserve, Page Park, Dana Close Reserve, Smerdon Way Park and Banksia Park. Eight of those hectares are the subject area contained within Dana Close Reserve and is the focus of this landscape plan.

The endorsement of this landscape plan will help establish the environmental reserves, recreational reserves and associated parks as the Glass House District Park.

The Glass House District Park Landscape Plan proposes a level of embellishment in line with council policies and funding opportunities, and is supported by consultation with the community. This landscape plan will inform the future development of Glass House District Park. Currently the park is only partially developed with minimal embellishment, disjointed layout of facilities, and large portions of environmental reserves. The park also contains natural waterways and is susceptible to flooding in the lower lying areas. This landscape plan will rationalise, improve and renew the current functions, surface treatments and infrastructure.

OFFICER RECOMMENDATION**That Council:**

- (a) receive and note the report titled “Glass House District Park Landscape Plan” and
- (b) endorse the Glass House District Park Landscape Plan (Appendix A), to guide the future development of the park, subject to funding being available in future annual budgets, as outlined in Council’s adopted 10 year Capital Works Program, or through external State or Federal grants program.

FINANCE AND RESOURCING

The total design and construction estimate to develop the park as per the landscape plan is \$2,500,000. The development of Glass House District Park will require funding from the Capital Works Program and / or other sources such as State or Federal grants to fully develop this park in accordance with this landscape plan. An endorsed landscape plan

document allows council at short notice to implement or apply for such funding as grants, and community donations, and reduces the risk of short term ad-hoc development.

The following budgets are currently allocated in the 10 Year Capital Works Program for the development of Glass House District Park and are LGIP eligible. The funding is located within the Parks & Gardens LGIP Recreation Park Subprogram and as such attracts approximately 50% LGIP funding contributions. The Capital Works Program is subject to review on an annual basis.

Based upon the draft 2016/17 Capital Works Program and landscape plan priorities, the following schedule is proposed:

2016/2017 Design and Construction budget	\$200,000
<ul style="list-style-type: none"> • works include: construction of new paths, shelter, BBQ, table and seats, bins, tap, playground elements and softscaping 	
2017/2018 Design and Construction budget	\$400,000
<ul style="list-style-type: none"> • works include: construction of additional playground elements, new paths, dog off leash area, tap, bins, seats and softscaping 	
2018/2019 Design and Construction budget	\$600,000
<ul style="list-style-type: none"> • works include: construction of additional playground elements, new paths, amenities building, bins, seats, taps, car park and softscaping 	
2019/2020 Design and Construction budget	\$600,000
<ul style="list-style-type: none"> • works include: construction of new trail pathway including boardwalks, seats, skate park and softscaping 	
Total Current Budget in Capital Works Program	\$1,800,000
Future funding requirements	\$700,000

It is not expected council will fully fund the project and therefore the current and future Capital Works Program may be supplemented over time with State or Federal grants, Councillor divisional funds and community donations to assist in the development.

CORPORATE PLAN

Corporate Plan Goal: *An enviable lifestyle and environment*

Outcome: 3.2 - Well-managed and maintained open space, waterways and foreshore assets

Operational Activity: 3.2.4 - Manage the region's high quality urban and rural open space network

CONSULTATION

Internal Consultation

Internal consultation was sought from the following:

- Councillor Rick Baberowski (Division 1)
- Infrastructure Services
 - Director
 - Manager Parks and Gardens
 - Coordinator Landscape Design & Planning
 - Principal Landscape Architect & Urban Designer
 - Senior Arborist
 - Senior Technical Design Officer
 - Coordinator Parks Operations and Contracts

- Coordinator Park Operations and Arboriculture
- Manager Civil Asset Management
- Environmental Operations
 - Coordinator Coastal Construction Water and Planning
 - Coordinator Natural Areas Management
- Manager Transport Infrastructure Management
 - Supervisor Design Services
 - Coordinator Water Management and Drainage Services
- Planning and Environment
 - Coordinator Open Space and Social Policy
- Corporate Services
 - Senior Property Officer
 - Coordinator Governance Process and Policy
- Community Services
 - Coordinator Response Services
 - Coordinator Community Planning and Strategy

Responses from internal stakeholders incorporated into design include:

- feedback regarding plant species, community garden policies and tree management
- feedback regarding water body management, flooding, pathway / trail layouts and infrastructure, existing vegetation, weed management, bushfire hazard zones and management
- feedback regarding community requests for dog off leash area and
- feedback regarding leasing arrangements to the Community Hall site.

External Consultation

No major services or stakeholders were identified during preparation of the report.

Community Engagement

In May 2015 a project news was distributed to the property owners, community groups/organisations, schools, and sporting clubs of Glass House township (approximately 1,800) requesting input into the planning for the park, and requesting feedback on the draft landscape plan. The engagement process prompted discussion on what residents valued about the draft plan, concerns surrounding the draft plan, and what potential upgrades they believed to be appropriate. In conjunction with the project news, on 6 June 2015, council held a community consultation meeting in the park for community members to provide their input and feedback.

Eighteen responses including additional letters were received and collated in response to the project news and approximately twenty residents attended the community meeting.

Summary of the feedback received from the community includes:

- provide signage and promotion/activation of the park
- community garden was not required, however an inclusion for indigenous bush foods and fruits was suggested
- proposed pathway network within draft plan was well received
- inclusion of community revegetation planting program
- provide playground for all age groups
- provide dog off leash park
- provide skate park
- adjacent lot owners requested rear lot access be retained and
- increase of parking and barriers to minimise vehicle access into park.

PROPOSAL

Glass House District Park is located off Gardner Street in the town of Glass House Mountains. It is approximately 38 hectares which combines Glass House Mountains Environmental Reserve, Page Park, Dana Close Reserve, Smerdon Way Park and Banksia Park. Eight of those hectares are the subject area contained within Dana Close Reserve and is the focus of this landscape plan.

Dana Close Reserve is owned by Queensland State Government and is under control of Sunshine Coast Council. It is located between Smerdon Way Park and Banksia Park which is defined by Queensland State Government as Reserve for Park under control of Council. As outlined within the Sunshine Coast Council Planning Scheme Priority Infrastructure Plan Map, Dana Close Reserve is located within the priority infrastructure area. The Planning Scheme Local Area Plan identifies Dana Close Reserve as a Recreational Zone – Open Space.

The Sunshine Coast Council Open Space Strategy identifies the adjacent parks as Environmental Reserves, Utility Park and Local Parks. Dana Close Reserve does not have a classification under the current strategy.

The endorsement of this landscape plan will help establish the environmental reserves, recreational reserves and associated parks as the Glass House District Park.

The Glass House District Park Landscape Plan proposes a level of embellishment in line with council policies and funding opportunities, and is supported by consultation with the community. This landscape plan will inform the future development of Glass House District Park. Currently the park is only partially developed with minimal embellishment, disjointed layout of facilities, and large portions of environmental reserves. The park also contains natural waterways and is susceptible to flooding in the lower lying areas. This landscape plan will rationalise, improve and renew the current functions, surface treatments and infrastructure, through the implementation of the following objectives:

Open Space

- the spaciousness of Glass House District Park is to be retained as a defining characteristic

Pathway

- the alignment of the proposed pathway network avoids dissecting open expanses of lawn where possible, with the exception of providing access to the key activity hub

Play

- once the existing play equipment at the southern end of the park reaches the end of its lifespan, it will be decommissioned and replaced with supplementary trees set amongst open lawn
- play equipment and park furniture will be at a scale which is appropriate to the park, allowing for increased activity

Tree Strategy

- implement a woodland management strategy including on-going funding commitment to weed control and supplementary planting through woodland areas
- utilise tree species representative of the regional ecosystem with a focus on species that will mature in size to become iconic features of Glass House District Park
- incorporate forest food tree species and understory planting into the park planting design

Views

- celebrate the impact of Mount Tibrogargan by providing shade trees and benches where visitors can relax and enjoy ancient views
- site specific interpretive signage will communicate the stories and history associated with the park

Water Quality

- implement water quality treatment devices, including planting additional trees along the edge of the lakes

Key Delivery Outcomes

- pathway and trail network (including boardwalk and bridges)
- shelter, BBQ, table, seats, bins, taps, bollards, signage
- playground
- dog off leash area (subject to future investigation and planning)
- amenities building
- car park
- pathway and park lighting
- skate park (subject to future investigation and planning)
- softscaping and revegetation works

Legal

The dog off leash area is subject to future investigations and planning. If appropriate, amendments will be required to Subordinate Local Law No. 2 (Animal Management) 2011 to include any new dog off leash area.

Policy

As a park, the Glass House District Park Landscape Plan is primarily directed by the preferred strategic outcomes described in the Open Space Strategy (2011).

The need to progress the planning for a district recreation park in Glass House Mountains is identified as a key objective within the Sunshine Coast Council Open Space Strategy 2011, and directly addressed in this landscape plan.

The Sunshine Coast Council Open Space Strategy 2011 identifies Glass House Mountains as district classification 'Rural 1'. In addition to including Glass House Mountains, 'Rural 1' is also characterised by substantial areas of forestry. The district provides large areas of open space which act as an inter-urban break. Sunshine Coast Council anticipate the predicted population growth will necessitate provision of larger district recreation parks and sports grounds. Recreation trails located on State land will continue to be an important asset within this district.

Other strategies and plans that influenced the proposed landscape plan include:

- Sunshine Coast Sustainable Transport Strategy 2011-2031
- Sunshine Coast Active Transport Plan 2011-2031
- Sunshine Coast Waterways and Coastal Management Strategy 2011-2021
- Sunshine Coast Sport and Active Recreation Plan 2011-2026 and
- Sunshine Coast Recreational Trail Plan 2012.

Risk

Council's risk exposure is considered to be reduced through:

- utilising Crime Prevention Through Environmental Design (CPTED) principles
- design to legislative requirements to avoid Council's exposure to a potential claim under the Disability Discrimination Act (DDA)
- community consultation during design development and construction process
- Safety in Design (SiD)
- relevant WH&S legislation requirements

Landscape planning reduces the risk of short term ad-hoc development, ensuring future improvements align with the long term vision for the park.

Previous Council Resolution

OM13/102 Item 10.2.1 Glass House Mountain Acquisition Report & Attachments, presented to council ordinary meeting dated 23 May 2013.

That Council delegate authority to the Chief Executive Officer to proceed with negotiations to purchase the subject site, namely Lot 48 RP815905 as discussed in the confidential session.

Related Documentation

There is no related documentation relevant to this report.

Critical Dates

There are no critical dates relevant to this report.

Implementation

- Place the endorsed 2016 Glass House District Park Landscape Plan on the council website.
- Continue with the implementation of the landscape plan in accordance with current and future funding opportunities, as outlined in 'Finance and Resourcing' above.

8.6 ECONOMIC DEVELOPMENT AND MAJOR PROJECTS**8.6.1 SPONSORSHIP OPPORTUNITY - WINGS AROUND THE WORLD**

File No:	Statutory meetings
Author:	General Manager Sunshine Coast Airports Economic Development and Major Projects Department
Appendices:	App A - Wings Around the World Sponsorship Levels 245

PURPOSE

The purpose of this report is to request Council consider sponsorship of Wings Around the World, an initiative of a Sunshine Coast local to promote to Australians, and particularly young people, that there are no limiting factors to what a person can achieve. The creator of Wings Around the World will spread a message of achieving high goals through adversity in his quest to become the youngest person in history to circumnavigate the globe solo in a single engine aircraft. Wings Around the World will commence and conclude at the Sunshine Coast Airport.

EXECUTIVE SUMMARY

The General Manager Sunshine Coast Airports has been presented with an outgoing sponsorship opportunity to participate in Wings Around the World (see Appendix 1).

In June 2016, Lachlan Smart will take off in a bid to become the youngest person in history to circumnavigate the globe solo in a single engine aircraft. Lachlan is an 18 year old Sunshine Coast local. It is expected that Lachlan's adventure will garner significant national and international media coverage.

By securing sponsorship at Gold Level, Sunshine Coast Airport (as opposed to any other east coast location) will secure the rights to host both Lachlan's departure and return events. These events will showcase the Sunshine Coast region in a uniformly positive light and provide considerable benefits to the region in terms of our global profile.

The sponsorship application for Wings Around the World has been reviewed and assessed by the Sunshine Coast Airport General Manager and the Marketing and Communication Officer. This review and assessment is in accordance with Council's Strategic Policy and Organisational Guideline relating to outgoing sponsorships.

The key principles in relation to the review and assessment of an outgoing sponsorship have been applied in determining the Wings Around the World application. As a result of the review and assessment of the sponsorship application, it is recommended that Council approve sponsorship of this activity.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Sponsorship Opportunity - Wings Around the World" and**
- (b) approve Gold Level sponsorship in accordance with the Wings Around the World Sponsorship Levels publication (Appendix A).**

FINANCE AND RESOURCING

Wings Around the World is seeking \$20,000 and in-kind sponsorship from Sunshine Coast Airport.

Sponsorship of Wings Around the World will be met from the existing 2015/16 BR2 Sunshine Coast Airport marketing budget.

Gold Level sponsorship benefits are detailed in Appendix A. The in-kind component of the Wings Around the World sponsorship refers to assistance in organising both departure and return events at Sunshine Coast Airport.

Inclusions:

- Application for and management of Special Event Zones (allowing apron access for media, sponsors and family) at Sunshine Coast Airport
- Provision of terminal and airside space as required for the events
- Airport staff time required to organise and manage the events.

CORPORATE PLAN

Corporate Plan Goal: *A new economy*

Outcome: 1.4 - Strong local to global connections

Operational Activity: 1.4.2 - Promote the region's capabilities, products and services in key markets

CONSULTATION

Internal Consultation

- Mayor Mark Jamieson
- Councillor Jason O'Pray, Portfolio Councillor for Tourism, Events and Sport
- Councillor Stephen Robinson, Portfolio Councillor for Economic Development and Innovation
- Industry Investment Facilitator, Economic Development Branch
- Marketing and Communication Officer, Sunshine Coast Airport

External Consultation

There has been no external consultation undertaken in relation to this report.

Community Engagement

There has been no community engagement activities undertaken in relation to this report.

PROPOSAL

The General Manager Sunshine Coast Airports has been presented with an outgoing sponsorship opportunity to participate in Wings Around the World (see Appendix 1).

Wings Around the World is an initiative of Sunshine Coast local, Lachlan Smart, to promote to Australians, and particularly young people, that there are no limiting factors to what a person can achieve. Through Wings Around the World, 18 year old Lachlan will spread a message of achieving high goals through adversity in his quest to become the youngest person in history to circumnavigate the globe solo in a single engine aircraft. Wings Around the World will commence and conclude at the Sunshine Coast Airport.

Lachlan is preparing for what is planned to be a ten week journey commencing in June 2016 that will cover almost 24,000 nautical miles including 26 stops in 20 countries on five continents. Historically, record breaking achievements by young Australians have captured the imagination of the media, and the public, in Australia and around the world. It is expected that Lachlan's adventure will garner significant national and international media coverage.

One of the key partnerships in any circumnavigation is the airport that hosts the start and finish of the flight. Almost every media impression (both traditional and social) will have some relevant reference to the start/finish destination, providing huge exposure for the region and benefits for the region's tourism industry.

By securing sponsorship at Gold Level, Sunshine Coast Airport (as opposed to any other east coast location) will secure the rights to host both Lachlan's departure and return events. These events will showcase the Sunshine Coast in a uniformly positive light and provide considerable benefits to the region in terms of our global profile.

Wings Around the World is seeking \$20,000 Gold Level sponsorship and in-kind sponsorship from Sunshine Coast Airport. Gold Level sponsorship benefits are detailed in Appendix A. The in-kind sponsorship is assistance with organisation of both the departure and return events at Sunshine Coast Airport and includes the following:

- Application for and management of Special Event Zones (allowing apron access for media, sponsors and family) at Sunshine Coast Airport
- Provision of terminal and airside space as required for the events
- Airport staff time required to organise and manage the events.

The sponsorship application for Wings Around the World has been reviewed and assessed by the Sunshine Coast Airport General Manager and the Marketing and Communications Officer. This review and assessment is in accordance with Council's Strategic Policy and Organisational Guideline relating to outgoing sponsorships.

The following five key principles in relation to the review and assessment of an outgoing sponsorship have been applied in determining the Wings Around the World application:

- Community benefit alignment with Council's vision
- Risk management
- Open, accountable decision-making and financial management
- Entrepreneurship
- Revenue raising.

As a result of the review and assessment of the sponsorship application, it is recommended that Council approve sponsorship of this activity.

Legal

Any legal risks to Council associated with the sponsorship of this event outlined in the Proposal section of this report will be managed through Council's contractual agreement with each recipient. The contractual agreement is drafted and settled by Council's Chief Legal Officer.

Policy

Council's policies and guidelines in relation to outgoing sponsorships (as listed in Related Documentation) have been consulted in preparing this report.

Risk

Sunshine Coast Airport will forego an opportunity to significantly profile the Sunshine Coast region through local, national and global media exposure if participation in Wings Around the World does not occur.

Previous Council Resolution

There is no previous Council Resolution relevant to this report.

Related Documentation

- Sunshine Coast Council Organisational Guideline – Sponsorship Provided by Council (outgoing)
- Sunshine Coast Council Strategic Policy – Sponsorship
- Sunshine Coast Council Strategic Policy – Sponsorship (Governance framework).

Critical Dates

Council's determination at its meeting of 19 May 2016 is critical to provide sponsorship commitment to Wings Around the World, as departure is scheduled for Monday 27 June 2016.

Implementation

- A sponsorship agreement is to be fully developed and formally agreed by both parties.
- A communication plan will be developed by Sunshine Coast Airport to ensure that media opportunities are realised as part of the sponsorship agreement.
- Event planning will commence for the departure and return events to ensure that media opportunities are maximised for Sunshine Coast Airport and the Sunshine Coast region.

8.7 OFFICE OF THE MAYOR AND THE CEO**8.7.1 CONTRACT EXTENSION FOR AUDIT COMMITTEE INDEPENDENT MEMBERS**

File No:	Statutory Meetings
Author:	Manager Audit and Assurance Office of the Mayor and Chief Executive Officer
Attachments:	Att 1 - CV Overview Independent Members 255

PURPOSE

The purpose of this report is to seek Council's approval to extend the existing contracts of the current independent members of the Audit Committee for a further 2 ½ years to 31 December 2018.

EXECUTIVE SUMMARY

The *Local Government Regulation 2012* has specific requirements in regard to the operations and the composition of Audit Committees. These requirements are reflected in the Audit Committee Charter which is reviewed annually and subsequently endorsed by Council.

The Audit Committee is an Advisory Committee and is currently comprised of two Councillors and two independent members. Independent member contracts expire 30 June 2016 and it is proposed to appoint existing independent members to the Audit Committee for a further 2 ½ years to 31 December 2018. Council may wish to consider advertising expressions of interest for independent member positions at the end of 2018 in accordance with good governance practices.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Contract Extension for Audit Committee Independent Members" and**
- (b) appoint Mr Peter Dowling AM as Audit Committee Chair and Mr Len Scanlan as an Independent Audit Committee Member by extending their existing individual contracts to 31 December 2018.**

FINANCE AND RESOURCING

The total annual independent member costs are currently \$15,600 GST exclusive which are increased in accordance with the annual staff pay increases. These costs are contained within the Audit and Assurance budget.

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, reduce costs and manage contracts

CONSULTATION

Internal Consultation

Councillor C Dickson, the Chief Executive Officer and Directors support the proposed contract extensions.

External Consultation

Mr Peter Dowling and Mr Len Scanlan have confirmed their acceptance of the proposed 2 ½ year contract extensions.

Community Engagement

There has been no community engagement undertaken in relation to this report.

PROPOSAL

The Audit Committee is an advisory Committee of Council which is established in accordance with the *Local Government Regulation 2012*. The Audit Committee Charter is reviewed and endorsed annually. The overall objective of the Audit Committee is to assist the Council and the Chief Executive to discharge their duties in particular:

- Corporate Governance and responsibilities in relation to the organisation's financial reporting, internal control structure, risk management systems and the external and internal audit functions
- maintain an independent and objective forum promoting transparency, accountability and an ethical culture throughout council
- maintain by scheduling regular meetings, open lines of communications with Council, Executive Management, External Audit and Internal Audit, to exchange information and views
- oversee and appraise the quality and efficiency of audits conducted by both the External and Internal Audit functions
- ensure both the Internal and External Audit functions are independent and effective.

The previous Council's Audit Committee was comprised of four members:

- Councillor C Thompson
- Councillor C Dickson
- Mr P Dowling AM (Independent Member Chair)
- Mr L Scanlan (Independent Member)

Given that Council is fortunate to have highly skilled independent members in Mr Peter Dowling AM (former Ernst & Young Tax and Business Advisory Partner and holds positions on many Audit Committees and Boards) and Mr Len Scanlan (ex Queensland Auditor General and holds positions on many Audit Committees and Boards), it is proposed to extend their contracts a further 2 ½ years to 31 December 2018 (Refer Attachment - CV Overview Independent Members).

As at 30 June 2016, Mr Peter Dowling AM and Mr Len Scanlan will have been independent members of council's Audit Committee for 7 ½ years. Council may wish to consider advertising expressions of interest for independent member positions at the end of 2018 in accordance with good governance practices.

Legal

Local Government Act 2009

Local Government Regulation 2012

Policy

Audit Committee Charter endorsed annually by Council.

Risk

Legislative non-compliance.

Previous Council Resolution

Independent member contracts were extended by Council 25 July 2013.

Related Documentation

Audit Committee Charter

Critical Dates

Audit Committee Meeting 5 September, 2016.

Implementation

No implementation plan required for this report.

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 PLANNING AND ENVIRONMENT****11.1.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - FUTURE TRANSPORT CONSIDERATIONS**

File No: Statutory Meeting May 2016
Author: Project Coordinator
Planning and Environment 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**11.2.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - QUARTERLY PROGRESS REPORT - QUARTER 3, 2015/2016**

File No: Statutory Meeting May 2016
Author: Manager Corporate Governance
Corporate Services Department

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.

11.2.2 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - EVANS STREET UPGRADE PROPERTY DISPOSALS

File No: Statutory Meeting May 2016
Author: Principal Property Officer
Corporate 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.

**11.2.3 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - CALOUNDRA
AERODROME LEASE AMENDMENT**

File No: Statutory Meeting May 2016
Author: Coordinator Property, Projects and Development
Corporate Services Department

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.

11.3 COMMUNITY SERVICES**11.3.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - COAST2BAY HOUSING
GROUP - PROPOSED NAMBOUR DEVELOPMENT**

File No: Statutory Meeting - May 2016
Author: Manager Community Facilities & Planning
Community Services Department

This report is confidential in accordance with section 275 (e) of the *Local Government Regulation 2012* as it contains information relating to contracts proposed to be made by Council.

11.4 INFRASTRUCTURE SERVICES

Nil

11.5 ECONOMIC DEVELOPMENT AND MAJOR PROJECTS

Nil

11.6 OFFICE OF THE MAYOR AND THE CEO

Nil

12 NEXT MEETING

The next Ordinary Meeting will be held on 16 June 2016 in the Council Chambers, Corner Currie and Bury Streets, Nambour.

13 MEETING CLOSURE