

# Agenda

## **Ordinary Meeting**

**Thursday, 10 December 2015**

**commencing at 9.00 am**

**Council Chambers, Corner Currie and Bury Streets, Nambour**



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**1 DECLARATION OF OPENING**

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

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

That the Minutes of the Ordinary Meeting held on 12 November 2015 and the Special Meeting (Planning Scheme Amendments including Palmview) held on 23 November 2015 be received and confirmed.

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

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

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

**5.2 DECLARATION OF CONFLICT OF INTEREST ON ANY ITEM OF BUSINESS**

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

**6 MAYORAL MINUTE****7 PRESENTATIONS**





**8 REPORTS DIRECT TO COUNCIL****8.1 REGIONAL STRATEGY AND PLANNING****8.1.1 DEVELOPMENT APPLICATION - MATERIAL CHANGE OF USE - 55 AND 59 PLAZA PARADE, MAROOCHYDORE**

File No: MCU15/0135  
 Author/Presenter: Principal Projects  
 Regional Strategy & Planning Department  
 Appendices: App A - Conditions of Approval

Link to PD Online:

<http://pdonline.sunshinecoast.qld.gov.au/MasterView/Modules/Applicationmaster/default.aspx?page=wrapper&key=1663502>

<b>SUMMARY SHEET</b>	
<b>APPLICATION DETAILS</b>	
<b>Applicant:</b>	Pratt Property Group Pty Ltd
<b>Proposal</b>	Preliminary approval for material change of use of premises that varies the effect of the planning scheme (Section 242 of the <i>Sustainable Planning Act 2009</i> ) - mixed use commercial development
<b>Properly Made Date:</b>	08/07/2015
<b>Information Request Date:</b>	05/08/2015
<b>Information Response Received Date:</b>	07/09/2015
<b>Decision Due Date</b>	05/01/2016 (2 <sup>nd</sup> 20 business days)
<b>Number of Submissions</b>	Nil
<b>PROPERTY DETAILS</b>	
<b>Division:</b>	4
<b>Property Address:</b>	55 & 59 Plaza Pde, Maroochydore
<b>RP Description:</b>	Lot 1 & 2 SP255792
<b>Land Area:</b>	8428m <sup>2</sup>
<b>Existing Use of Land:</b>	Construction site
<b>STATUTORY DETAILS</b>	
<b>Planning Scheme:</b>	Maroochy Plan 2000 (21/01/2005)
<b>SEQR Designation:</b>	Urban Footprint
<b>Strategic Plan Designation:</b>	Urban
<b>Planning Area / Locality:</b>	1 - Maroochydore
<b>Planning Precinct / Zone:</b>	Wises Farm Preliminary Approval – Precinct 2 – Wises Farm East Mixed Use Precinct
<b>Assessment Type:</b>	Impact Assessable

**PURPOSE**

The purpose of this report is to seek council's determination of an application for Preliminary Approval for a Material Change of Use of Premises that varies the effect of the planning scheme (Section 242 of the *Sustainable Planning Act 2009*) - Mixed Use Commercial Development at 55 & 59 Plaza Parade, Maroochydore.

The application is before council because it is for a preliminary approval for a material change of use of premises that varies the effect of the planning scheme (Section 242 of the *Sustainable Planning Act 2009*).

The application is assessed against the Sunshine Coast Planning Scheme 2014.

**EXECUTIVE SUMMARY**

The subject site forms part of the Wises Farm Preliminary Approval, and the Wises Farm Preliminary Approval Document (WFPAD) regulates land uses on the site. The Wises Farm Preliminary Approval was granted by the former Maroochy Shire Council in 2004 and it varied the effect of the planning scheme that was in force at the time, that is, the Maroochy Plan 2000. As the Wises Farm Preliminary Approval remains current, it now varies the effect of the Sunshine Coast Planning Scheme 2014.

Development permits for material changes of use to establish commercial development (restaurants, offices and a gym) were issued over the site in 2013 and 2014 in accordance with the Wises Farm Preliminary Approval. Construction of this development (known as "Kon-Tiki") is presently underway.

The application is not proposing to change the form and layout of the approved Kon-Tiki development in any way. Rather, the application is proposing to change the nature of the uses that may occur within the buildings once complete. The application is seeking to have the Sunshine Coast Planning Scheme 2014 apply to the land, in lieu of the Wises Farm Preliminary Approval Document, because it permits a broader range of self-assessable business uses to occur within an existing building, such as shops.

The applicant cannot simply choose to "opt out" of the Wises Farm Preliminary Approval. The only way to have the current planning scheme apply to the land is to seek a fresh preliminary approval that varies the effect of the planning scheme under section 242 of the *Sustainable Planning Act 2009*. In this particular case, the "planning scheme" being varied is the Wises Farm Preliminary Approval Document, and the new preliminary approval document is the Sunshine Coast Planning Scheme 2014.

Under the Sunshine Coast Planning Scheme, the site is now included in the Principal Centre Zone and within the Maroochydore Principal Regional Activity Centre (PRAC). The Maroochydore PRAC Structure Plan permits a broad range of business uses to occur on the subject site, including shops, but not a department store. The proposal to have the current planning scheme apply to the land in lieu of the Wises Farm Preliminary Approval will not have any adverse implications for the Maroochydore PRAC or the Sunshine Coast Activity Centre Network generally. Approval of the application is recommended.

## OFFICER RECOMMENDATION

**That Council approve Application No. MCU15/0135 and grant a Preliminary Approval for a Material Change of Use of Premises that varies the effect of the planning scheme (Section 242 of the *Sustainable Planning Act 2009*) - Mixed Use Development, situated at 55 & 59 Plaza Parade, Maroochydore, in accordance with the details contained in Appendix A.**

## FINANCE AND RESOURCING

The site forms part of the Wises Farm Preliminary Approval. This approval is supported by two Voluntary Infrastructure Agreements (VIAs) to achieve certainty in delivering key pieces of regional scale infrastructure to service the Maroochydore Key Regional Centre, and to supply necessary urban infrastructure to service the Wises Farm development. In addition, these VIAs stipulate the required development contributions applicable to all development within the site (provided it is consistent with the preliminary approval).

Development permits for material changes of use to establish commercial development (restaurants, offices and a gym) were issued over the site in 2013 and 2014 in accordance with the Wises Farm Preliminary Approval. Each development permit includes conditions requiring the payment of contributions towards infrastructure in accordance with the Wises Farm VIAs. If the subject application for preliminary approval is granted, this will not impact upon these development permits and the conditions.

## PROPOSAL

The application seeks a preliminary approval for a material change of use of premises that varies the effect of the planning scheme (Section 242 of the *Sustainable Planning Act 2009*) to permit the establishment of a mixed use commercial development.

The site forms part of the Wises Farm Preliminary Approval, and the Wises Farm Preliminary Approval Document (WFPAD) regulates land uses on the site. The site is located within Precinct 2 – Wises Farm East Mixed Use within the preliminary approval area.

The Wises Farm Preliminary Approval was granted by the former Maroochy Shire Council in 2004 and it varied the effect of the planning scheme that was in force at the time, that is, Maroochy Plan 2000. As the Wises Farm Preliminary Approval remains current, it now varies the effect of the Sunshine Coast Planning Scheme 2014.

Development permits for material changes of use to establish commercial development (restaurants, offices and a gym) were issued over the site in 2013 and 2014. Construction of this development (known as “Kon-Tiki”) is presently underway.

The application is not proposing to change the form and layout of the approved Kon-Tiki development in any way, rather, the application is proposing to change the nature of the uses that may occur within the buildings once complete. The WFPAD permits only a limited number of self-assessable uses on the site that may occur within an existing building without requiring a development permit for material change of use. These uses are listed as follows (note that these uses are named in accordance with the former Maroochy Plan 2000):

- Adult products shop where in the form of a TAB or liquor shop
- Art and craft centre
- Caretaker’s residence
- Convenience restaurant

- Fast-food store
- Office (where the total existing and approved floor space in all Town Centre Frame Precincts within Wisers Farm does not exceed 42,500m<sup>2</sup> of gross floor area)
- Restaurant
- Shop (where not exceeding total of 1,000m<sup>2</sup> gross floor area (GFA) for all approved and existing shops in the Precinct)
- Showroom (where the total existing and approved showroom floor space in all Town Centre Frame Precincts within Wisers Farm does not exceed 36,500m<sup>2</sup>).

As the 1,000m<sup>2</sup> GFA cap for shops in Precinct 2 has been exceeded by other developments in the precinct, any future material change of use to establish a shop on the subject site, or anywhere else in the precinct, would be subject to impact assessment under the WFPAD.

In contrast, the Sunshine Coast Planning Scheme 2014 permits a broader range of self-assessable uses on the site that may occur within an existing building. The subject site is included within the Precinct 8 – Maroochy Boulevard within the Maroochydoore Principal Activity Centre (PRAC) Structure Plan. The self-assessable uses that may occur within an existing building in this precinct are listed as follows:

- Adult store
- Caretaker's accommodation
- Child care centre
- Club
- Community residence
- Community use
- Educational establishment
- Food and drink outlet
- Garden centre (up to 450m<sup>2</sup> gross leasable floor area)
- Hardware and trade supplies (up to 450m<sup>2</sup> gross leasable floor area)
- Health care services
- Home based business
- Indoor sport and recreation
- Office
- Service industry (up to 450m<sup>2</sup> gross leasable floor area)
- Shop (if not for a department store)
- Veterinary services.

The application is seeking to have the Sunshine Coast Planning Scheme 2014 apply to the land in lieu of the Wisers Farm Preliminary Approval. The effect of this is that the above-listed uses would be self-assessable within the existing buildings once complete, and the provisions of the current planning scheme would apply. The applicant cannot simply choose to "opt out" of the Wisers Farm Preliminary Approval. The only way to have the current planning scheme apply to the land is to seek a fresh preliminary approval that varies the effect of the planning scheme under section 242 of the *Sustainable Planning Act 2009*. In this particular case, the "planning scheme" being varied is the WFPAD, and the new preliminary approval document is the Sunshine Coast Planning Scheme 2014.

At the time the Wisers Farm Preliminary Approval was granted, the subject site and other sites located on along the southern side of Plaza Parade, and in the vicinity of Maroochy Boulevard, were included in the Maroochydoore Town Centre Frame Precinct in Maroochy Plan 2000. In recognition of this planning intent, the Wisers Farm Preliminary Approval also included these sites in Town Centre Frame precincts. The general intent for these "frame" precincts was to provide for uses and buildings that would complement, but not compete with, the Maroochydoore Town Centre Core. The business uses permitted in the frame precincts included offices, showrooms, restaurants and only a very limited amount of shops.

As a result of the Maroochydore City Centre Priority Development Area, the Maroochydore Town Centre Core has expanded to incorporate the subject site and other sites located on either side of Maroochy Boulevard. Under the Sunshine Coast Planning Scheme, the site is now included in the Principal Centre Zone and within the Maroochydore Principal Regional Activity Centre (PRAC). The Maroochydore PRAC Structure Plan permits a broader range of business uses to occur on the subject site, including shops, but not a department store. The proposal to have the current planning scheme apply to the land in lieu of the Wisers Farm Preliminary Approval will not have any adverse implications for the Maroochydore PRAC or the Sunshine Coast Activity Centre Network generally.

## **SITE DETAILS**

### **Background/Site History**

#### Wisers Farm Preliminary Approval – MCU03/0039

As previously mentioned, the former Maroochy Shire Council approved the Wisers Farm Preliminary Approval in 2004. The approval varied the effect of Maroochy Plan 2000 by changing the level of assessment for future development within the Preliminary Approval area in accordance with Supplementary Tables of Development Assessment. The approval now overrides the Sunshine Coast Planning Scheme 2014 which commenced on 21 May 2014.

The Wisers Farm development (now Sunshine Cove) has progressed steadily throughout the past decade. An illustrative master plan provided by the developer is included below with the subject site circled.

*Illustrative Master Plan – Wises Farm/Sunshine Cove*

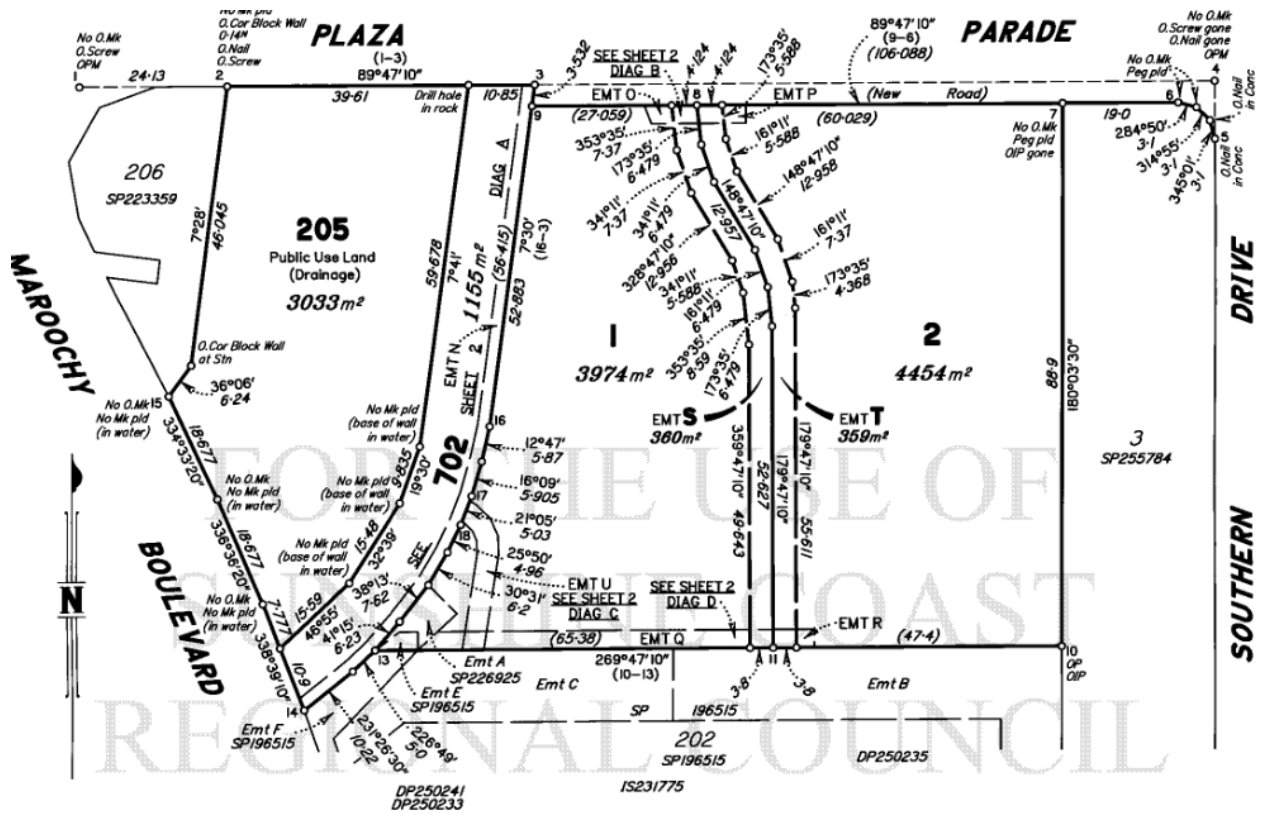


Reconfiguring a Lot – REC13/0035

A development permit for reconfiguring a lot was issued for the subject site on 10 July 2013, and the plan of subdivision was registered in September 2014. This approval allowed for the creation of the subject site, that is, two lots fronting Plaza Parade for commercial uses (Lots 1 and 2), one lot along Cornmeal Creek for public purposes (Lot 205) and one lot containing Cornmeal Creek from Plaza Parade to Maroochy Boulevard (Lot 702). An area of new road along the frontage of Plaza Parade was dedicated and constructed as part of this approval to facilitate the widening of Plaza Parade to dual carriageway. An extract from the registered plan is included below.



Extract from Registered Plan



**“Kon-Tiki” Development Approvals – MCU13/0137.01 & MCU14/0054**

Development permits for material changes of use to establish commercial development (restaurants, offices and a gym) were issued over the site in 2013 and 2014. The approved commercial development was found to be generally consistent with the relevant provisions of the WFPAD and Maroochy Plan 2000. Construction of this development is presently underway.

The approved Kon-Tiki development includes two 6 storey commercial buildings (one on each lot) above ground level. Each building includes a two-level basement carpark below ground level. Although each building is separate and distinct above the ground, the basement car park spans the common boundary between the lots and will function as a shared car park for both buildings. Access into the site from both Plaza Parade and Dalton Drive (via the Maroochy HomeMaker Centre) is also shared between both buildings.

The combined gross floor area of the buildings is approximately 19,000m². The approved uses within the buildings are listed as follows:

Kon-Tiki 1 Cnr Plaza Pde & Maroochy Bvd	Kon-Tiki 2 Cnr Plaza Pde & Southern Dve
Restaurants – 905m² (ground)	Restaurants – 1689m² (ground & part level 1)
Gym – 506m² (level 1)	-
Offices – 7432m² (levels 2-5)	Offices – 8411m² (part level 1 & levels 2-5)

Each development permit includes conditions requiring the payment of contributions towards infrastructure in accordance with the Wisers Farm Infrastructure Agreements.

Artist's impressions of the buildings and the approved plans (ground level only) are included below.

*Artist's Impression - view south-east from Plaza Pde*

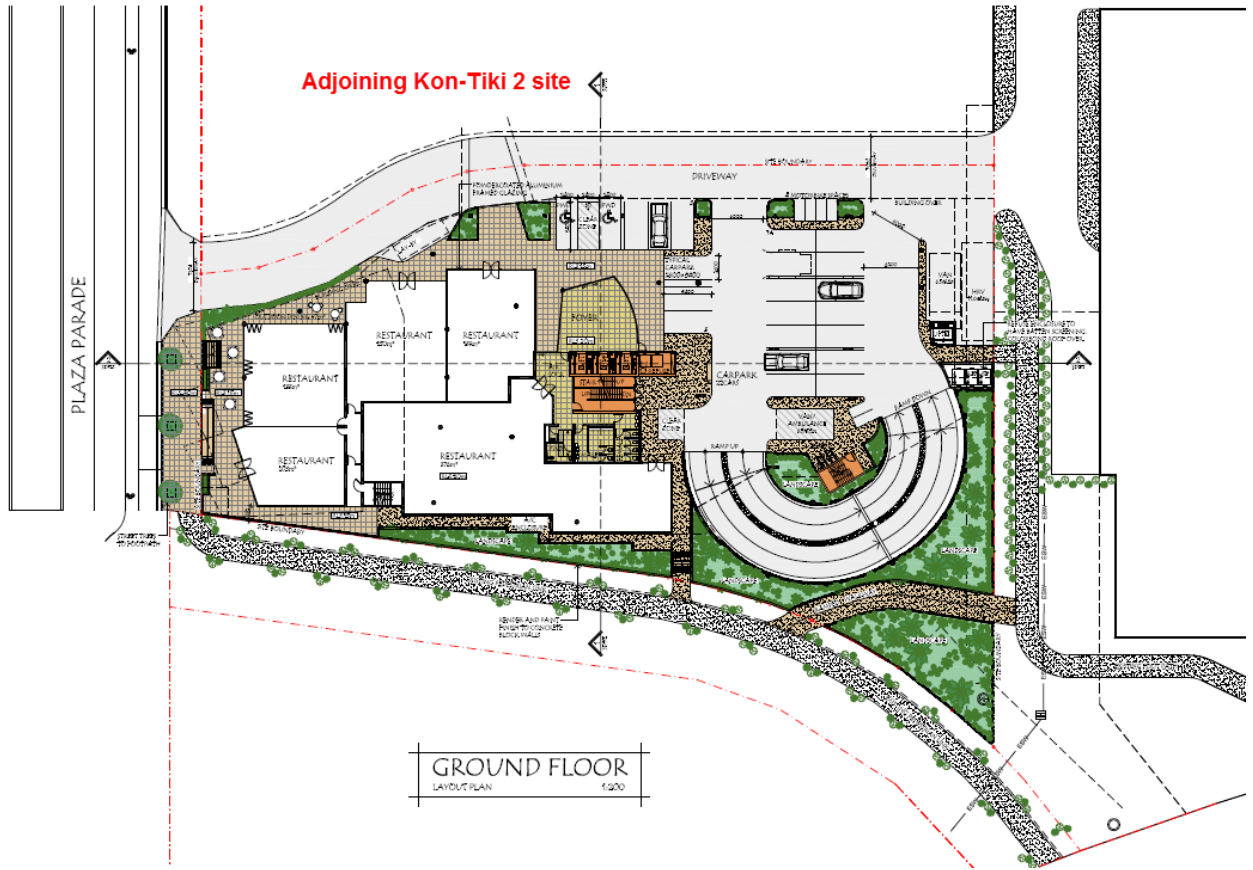


*Artist's Impression - view south-west from Plaza Pde*

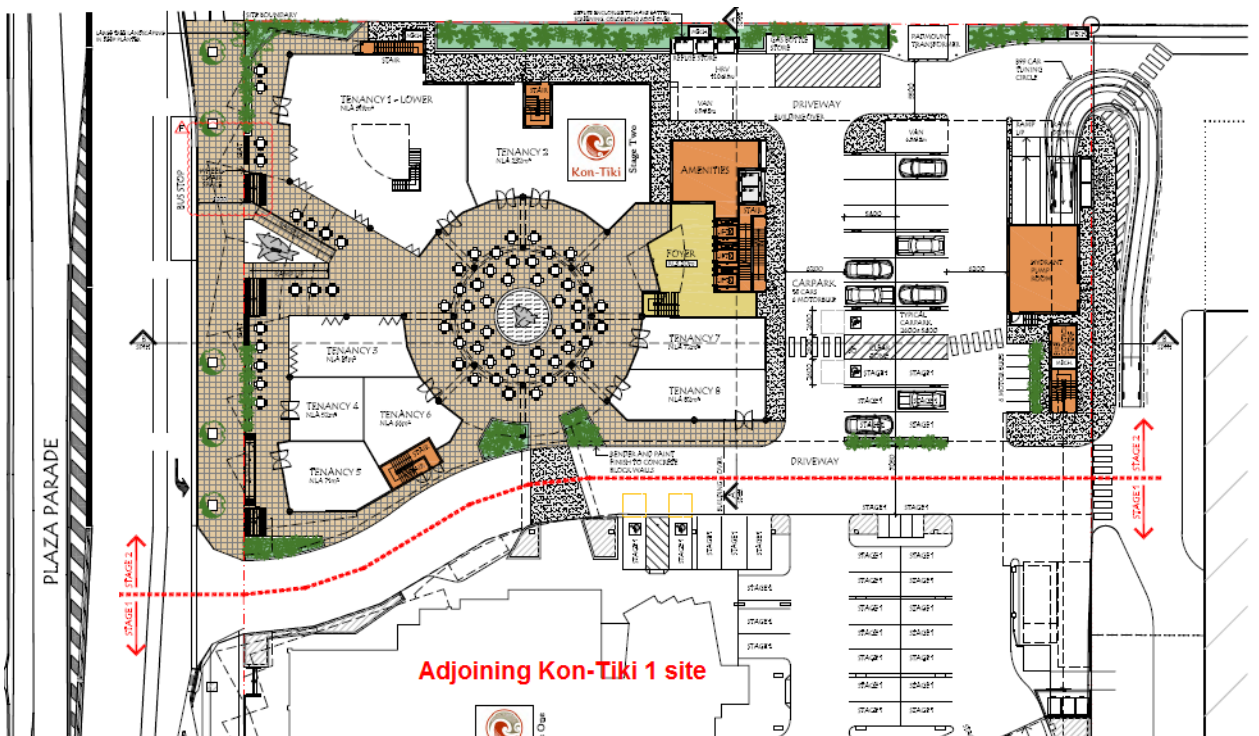


*Kon-Tiki 1 Approved Ground Floor Plan*





Kon-Tiki 2 Approved Ground Floor Plan





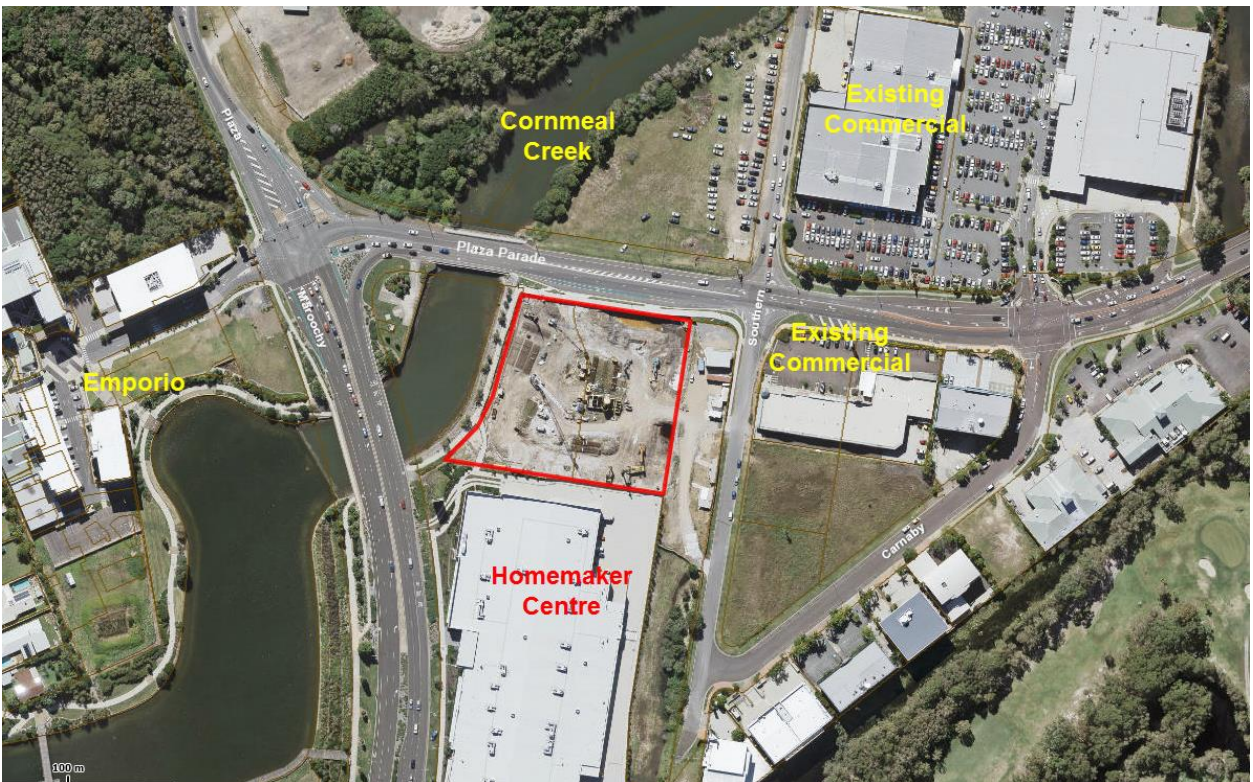
**Site Description**

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

*Aerial – distant view*



*Aerial – closer view*



## Surrounding Land Uses

The subject site is located on the southern side of Plaza Parade and between Maroochy Boulevard and Southern Drive. The site immediately adjoins the Maroochy HomeMaker Centre showroom development to the south, and is located to the west of existing commercial developments along Plaza Parade.

## ASSESSMENT

### Framework for Assessment

#### Instruments for Statutory Assessment

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

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

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

### Statutory Instruments – State and Other

#### State Planning Policies

The State Planning Policy has been deemed by the Minister for State Development, Infrastructure and Planning as being appropriately reflected in Council's planning scheme and, therefore, does not warrant a separate assessment.

#### South East Queensland Regional Plan

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

### Statutory Instruments – Sunshine Coast Planning Scheme 2014

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

#### Strategic Framework

The Strategic Framework considers the following matters:

- Settlement Pattern
- Economic Development
- Transport
- Infrastructure and Services



- Natural Environment
- Community Identity, Character and Social Inclusion
- Natural Resources
- Natural Hazards

The application has been assessed against each of the matters above and found to be generally consistent with each matter.

#### Overlay Codes

The following overlay codes are applicable to this application:

- Acid Sulfate Soils Overlay Code
- Airport Environs Overlay Code
- Biodiversity, Waterways and Wetlands Overlay Code

As previously mentioned, the application is not proposing to change the form and layout of the approved Kon-Tiki development in any way. Overlay matters were addressed as part of the previous applications for material change of use. It was determined, during the assessment of these applications, that the proposed development met the relevant requirements of the Wisers Farm Preliminary Approval Document (WFPAD) and Maroochy Plan 2000 in relation to the mitigation of acid sulfate soils and the protection of airports and waterways, subject to the imposition of development conditions. As the development is progressing in accordance with the development approvals and conditions, a revisit of overlay matters as part of the current application is unwarranted.

#### Maroochyore Principal Activity Centre (PRAC) Structure Plan

The application is seeking to have the Sunshine Coast Planning Scheme 2014 apply to the land in lieu of the WFPAD. Within the current planning scheme, the Maroochyore Principal Activity Centre (PRAC) Structure Plan regulates development in the area surrounding the Maroochyore City Centre PDA Development Scheme.

Within the Structure Plan area, the subject site is located within the Maroochy Boulevard Precinct (Precinct 8). The intent for this precinct is that development predominantly provides medium intensity commercial/residential development including offices and smaller scale shops and showrooms and short term or permanent residential uses.

It is considered that the approved Kon-Tiki development meets the relevant overall outcomes and performance outcomes for the Maroochy Boulevard Precinct, including those relating to the maximum allowable building height and plot ratio for development in the precinct (25m and 2.5 respectively). The approved uses (offices, restaurants and gym) are all identified as consistent uses in the precinct.

It is also considered that the approved development meets the relevant performance outcomes that apply to the whole of the master planned area.

#### Transport and Parking Code

The number of on-site car parking spaces proposed to be provided for the Kon-Tiki development in accordance with the approved plans (519 spaces) exceeds the minimum required by the current planning scheme by 34 spaces. If the subject application for preliminary approval is granted, and a range of business uses establish within the buildings, there should be sufficient parking provided on-site to meet the needs of these uses.

## CONSULTATION

### IDAS Referral Agencies - Nil

### 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
- Infrastructure Planner & Analyst, Transport and Infrastructure Policy

### Public Notification

The application was publicly notified for 30 business days in accordance with the requirements of the *Sustainable Planning Act 2009*. No submissions were received.

## CONCLUSION

The application is seeking to have the Sunshine Coast Planning Scheme 2014 apply to the land in lieu of the Wisers Farm Preliminary Approval Document (WFPAD). The effect of this is that a broader range of business uses will be self-assessable within the approved Kon-Tiki buildings once complete, when compared with the WFPAD, and the provisions of the current planning scheme would apply instead of the WFPAD. The proposal will not have any adverse implications for the Maroochydore Principal Regional Activity Centre or the Sunshine Coast Activity Centre Network generally.

It is considered that the approved development complies with the relevant provisions of the current planning scheme, and in particular, the overall and performance outcomes of the Maroochydore PRAC Structure Plan. Furthermore, there should be sufficient car parking provided on-site to meet the needs of the business uses likely to establish within the Kon-Tiki buildings. The application is recommended for approval subject to reasonable and relevant conditions.



**8.1.2 APPLICATION TO AMEND MASTER PLAN NO. 5 (DETAILED PLANNING AREA PLAN - BUSINESS VILLAGE) 2004 AND MASTER PLAN NO. 9 (SITE DEVELOPMENT PLANS 1-8 - BUSINESS VILLAGE) 2004**

<b>File No:</b>	<b>MPC15/0007</b>
<b>Author:</b>	<b>Senior Development Planner Regional Strategy &amp; Planning Department</b>
<b>Appendices:</b>	<b>App A - Detailed Planning Area Plan Conditions of Approval App B - Site Development Plan Conditions of Approval</b>
<b>Attachments:</b>	<b>Att 1 - Detailed Planning Area Plan (Track Changes) (<i>Under Separate Cover</i>) Att 2 - Site Development Plan (Track Changes) (<i>Under Separate Cover</i>)</b>

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**PURPOSE**

The purpose of this report is to seek Council's determination of an application within the Kawana Waters Development Area pertaining to Precinct 7 of the Kawana Business Village.

The land subject to the application is land within Development Lease No.2. Pursuant to the Kawana Waters Development Agreement, the Minister for the Department of Natural Resources and Mines is the approving authority for the Detailed Planning Area Plan. Council must therefore make a recommendation to the Minister in respect to that application. Council is however the approving authority for the Site Development Plan.

**EXECUTIVE SUMMARY**

The Master Developer is seeking to make a two amendments to the master plan documents pertaining to the Kawana Business Village, being Master Plan No. 5 (Detailed Planning Area Plan – Business Village) 2004 and Master Plan No. 9 (Site Development Plans 1-8 – Business Village) 2004. The proposed amendments relate to Precinct 7 of the Business Village, and involve:

- A proposed increase to the maximum residential density for Precinct 7, from 155 dwelling units per hectare to 273 dwelling units per hectare. This equates to increasing the potential number of units to be developed on the site from 139 dwellings to 245 dwellings.
- The removal a 'Hotel' from being a permitted use within Precinct 7.

The proposed changes to the Detailed Planning Area Plan are provided as Attachment A, and the proposed changes to the Site Development Plan are provided as Attachment B.

The subject site is intended to act as a higher density residential precinct to accommodate persons close to activities within the Business Village and the Town Centre. The proposed amendments are also intended to further facilitate the intent for the Precinct 7, while also allowing the future development of the site to take advantage of the locational attributes of the land with respect to access to services, facilities and employment generators within the future Kawana Town Centre which is located immediately to the south.

Council officers have consulted within Unitywater and the Department of Transport and Main Roads on the proposed amendments, who have indicated that they have no objections to the proposal. Unitywater has indicated that the increase in dwelling density will require an upgrade to the sewerage infrastructure servicing the site, to be at the developer's cost.

Any amendments to the Detailed Planning Area Plan and Site Development Plan are required to maintain consistency with the intent of Development Control Plan 1 – Kawana Waters and the Kawana Waters Structure Plan. An assessment has determined that the amendments are consistent with the Development Control Plan and Structure Plan intents.

The proposed amendments have been assessed and are considered acceptable. The proposed amendments are recommended for approval subject to conditions.

## OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Application to Amend Master Plan No. 5 (Detailed Planning Area Plan - Business Village) 2004 and Master Plan No. 9 (Site Developments Plan 1-8 - Business Village) 2004”
- (b) for land included in Development Lease No. 2 recommend to the Minister for the Department of Natural Resources and Mines that an amendment to Master Plan No. 5 (Detailed Planning Area Plan – Business Village) 2004 pertaining to an increase in dwelling density and removal of the ‘Hotel’ land use in Precinct 7 be approved, subject to conditions contained in Appendix A and
- (c) subject to (b) above, approve an amendment to Master Plan No.9 (Site Development Plans 1-8 – Business Village) 2004 subject to conditions contained in Appendix B.

## FINANCE AND RESOURCING

The proposal to increase the residential density of the site will require additional infrastructure contributions for water and sewer headworks. Payment of these contributions will be required with a subsequent development application for a Material Change of Use. No further contributions are required at this stage.

## CORPORATE PLAN

<b>Corporate Plan Goal:</b>	<b><i>A new economy</i></b>
<b>Outcome:</b>	1.2 - New capital investment in the region
<b>Operational Activity:</b>	1.2.3.3 - Continue to progress planning, infrastructure delivery solutions and service integration for key development areas at Kawana, Palmview and Caloundra South

## CONSULTATION

### Internal Consultation

The application was forwarded to the following internal specialists:

- Principal Engineer, Major Urban Developments Branch

Their assessment forms part of this report.

### External Consultation

Unitywater were consulted on the application. Unitywater have recommended conditions of approval.



The Department of Transport and Main Roads were also consulted on the application. The department confirmed that they had no objection to the proposal.

### **Community Engagement**

Public notification was not required for this master plan application.

### **BACKGROUND**

#### Application History

The site has been subject to a previous application relating to an increase in dwelling density and maximum building height. At Council's Ordinary Meeting on February 2011, Council approved an increase to the permitted building height for the site, from six storeys to eight storeys. Council also approved an increase in the maximum residential density, from 100 to 155 dwelling units per hectare. The application before Council looks to further increase the permitted residential dwelling yield on the subject site.

#### Master Planned Community Development Process

Pursuant to the Sunshine Coast Planning Scheme 2014 the subject land is located in a precinct identified as "Land within Development Control Plan 1 – Kawana Waters" being also subject to the Kawana Waters Development Agreement.

The Sunshine Coast Planning Scheme 2014 identifies that Section 86 (Planning schemes for particular local governments) and Section 857 (Development control plans under repealed Local Government, Planning and Environment Act 1990) of the Sustainable Planning Act 2009 provides that the repealed Act, the transitional planning scheme and any transitional planning scheme policies continue to apply to the extent necessary to administer Development Control Plan 1 – Kawana Waters.

The Sunshine Coast Planning Scheme 2014 therefore requires that all land included within the Development Control Plan 1 designation to default to the provisions of Development Control Plan 1, as contained within the Caloundra City Planning Scheme 1996.

Section 7 of Development Control Plan 1 sets out the Master Planned Community Development Process applicable to the Detailed Planning Area, as shown in Figure 1.

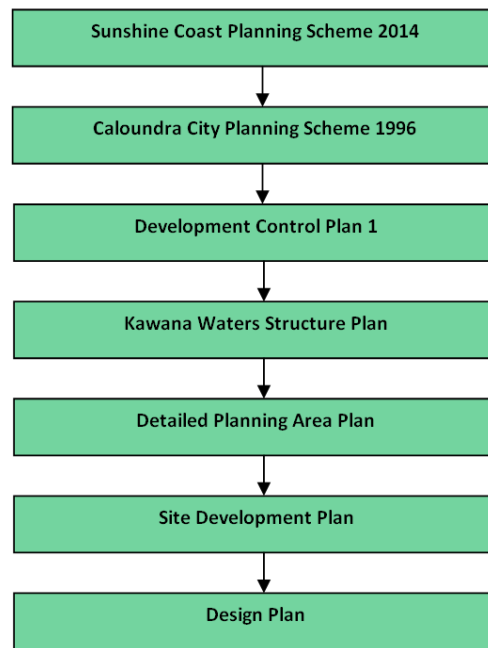


Figure 1: Kawana Waters Master Planned Community Development Process

A Detailed Planning Area Plan and Site Development Plan have already been prepared for the Kawana Business Village in accordance with the Master Planned Community Development Process. The subject application is to amend the allowable dwelling yield and permitted uses as specified with the Detailed Planning Area Plan and Site Development Plan.

Under the provisions of Development Control Plan 1, an application for approval of any Master Plan must comply with the Development Documents. The Development Documents are defined as:

- Development Lease No. 2 and
- Development Control Plan No. 1 and the Caloundra City Planning Scheme 1996 and
- The Transport Infrastructure Agreement and
- The Development Agreement and
- The Hospital Infrastructure Agreement and
- The Community Development Strategy.

Pursuant to the Master Planned Community Development Process set out in Section 7 of Development Control Plan 1, each Master Plan in addition to the Development Documents must also comply with any higher order Master Plan, including the Conditions of Approval.

With respect to a proposed amendments, Council must in accordance with both Development Control Plan 1 and the Development Agreement, determine whether to approve the proposed amendments, approve the amendments subject to conditions, or refuse the proposed amendments.

As mentioned previously, Council can only make a recommendation to the Minister for the Department of Natural Resources and Mines for the Detailed Planning Area Plan. Council is however the approving authority for the Site Development Plan.

### Site Description

The land subject to the proposed amendments is the southern most land parcel of the Kawana Business Village and is adjacent to the future Kawana Town Centre. The subject site is identified as Precinct 7 and has frontage to Kawana Way, Central Boulevard and Innovation Parkway (as shown in Figure 1).

The Kawana Business Village comprises an area of approximately 37 hectares and provides a range of commercial and business uses, showrooms, residential uses, warehouses, a call centre, indoor entertainment and a private hospital. The Business Village is bound by Main Drive to the north, the future Multi Modal Transport Corridor (MMTC) on the west, Lake Kawana on the east and the Town Centre to the south.

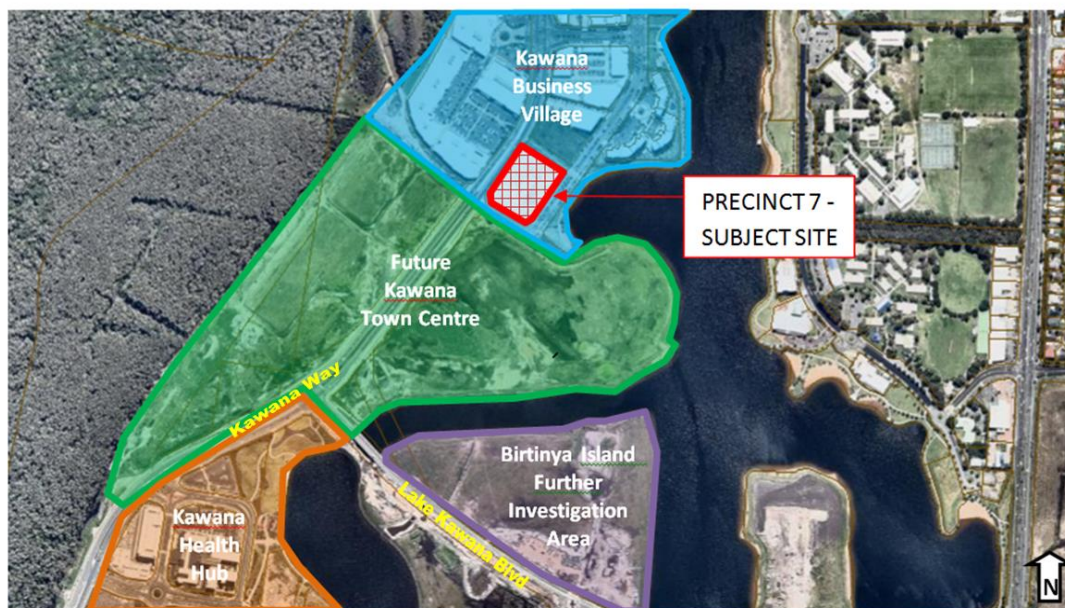


Figure 1: Site context

## PROPOSAL

The proposal relates to an increase in the allowable maximum dwelling density for Precinct 7 of the Kawana Business Village from 155 dwelling units per hectare to 273 dwelling units per hectare. This would increase the potential dwelling yield of the site from 139 dwellings to 245 dwellings, equating to a potential increase of 106 dwelling units on the subject site.

The proposal also seeks to remove a 'Hotel' from being a permitted use on the subject site. By removing 'Hotel' as a permitted use, the applicant is seeking to transfer the infrastructure impacts that would be caused by development of the hotel use, into increased residential density for the site.

The proposed changes to the yield and permitted land uses of the site have been requested by the applicant in order to maximise the potential yield of the site, and to take advantage of the locational attributes of the land (with respect to access to services, facilities and employment generators within the future Kawana Town Centre). The proposal also facilitates development of the site that furthers the precinct intent statements outlined with Development Control Plan 1 and the Detailed Planned Area Plan. The intent for Precinct 7 is that:

*"This precinct is to act as a predominantly higher density residential area to accommodate persons engaged in activities within DPA9 (the Kawana Business Village) and the Town Centre."*

As part of the application material, the applicant provided concept plans of how the site could be potentially developed with 245 dwelling units. This was in response to a council request that the applicant demonstrate that the proposal was achievable and realistic considering the development controls which apply to Precinct 7 (in terms of setbacks, required car parking provision, communal open space requirements etc). The submitted plans demonstrated that 245 dwelling units could be delivered within the development parameters set by the Detailed Planning Area Plan and Site Development Plan.

The proposal will require the following amendments to the Detailed Planning Area Plan:

- Amendment to the 'Defined Uses' column of Table 1, Precinct 7 to remove 'Hotel' as a Defined Use
- Amendment to the 'Density of Development' column of Table 1 to amend the permitted yield for residential uses to 'Maximum density of 273 dwelling units per hectare', and to remove the plot ratio requirement for Community/Commercial uses.

The proposal will require the following amendments to the Site Development Plan:

- Amendment to Column 2 of Table 1, Precinct 7 to remove 'Hotel' as a Defined Use
- Amendment to the Material Change of Use Compliance Statement Check List to amend the permitted yield for Precinct 7 to 'Res Uses 273 du/ha', and to remove the plot ratio requirement for Community/Commercial uses.

The proposed changes to the Detailed Planning Area Plan are provided as Attachment A, and the proposed changes to the Site Development Plan are provided as Attachment B.

Provisions which will guide future built form on the site (including building height, site cover and setbacks) are proposed to remain unchanged. This means the 'development footprint' of the site remains unaffected by the proposed changes. Rather it is the residential density / yield allowed within this existing footprint that is proposed to be varied.

## **KEY ISSUES**

### Dwelling Yield

The subject land forms part of Precinct 3 under Development Control Plan 1, which includes Birtinya Island, Birtinya Peninsula, Kawana Health Hub, Kawana Business Village, Eastbank and the future Kawana Town Centre. Section 6.7 of Development Control Plan 1 states that, notwithstanding anything contained within the Planning Scheme, no development or subdivision shall be carried out within Precinct 3 where the population threshold exceeds 9,025 persons.

When considering constructed, approved and proposed/future developments within Precinct 3, density monitoring calculations have concluded that the proposed increase in residential density for the subject site may contribute towards the maximum population threshold of Precinct 3 being exceeded. The density monitoring calculation indicates that approximately 9,592 persons would ultimately reside within Precinct 3.

Development Control Plan 1 does allow the population of Precinct 3 be exceeded by 10%, only when the total population for Precincts 1 – 5 identified in Development Control Plan does not exceed 22,410 people. Analysis of Precincts 1 – 5 indicates that the population threshold is not projected to exceed 22,410 people. As such, exceeding the population threshold for Precinct 3 (by approximately 6%) is considered acceptable, and complies with the requirements of Development Control Plan 1.

### Relationship with future Kawana Town Centre

The increase in dwelling density is considered to maintain consistency with the intent of the Precinct 7 as provided for by Development Control Plan 1, as it provides an increased

opportunity for residential dwellings to be located within the frame of the future Kawana Town Centre.

Increased residential densities in and around the Town Centre contribute to the creation of an active and vibrant Town Centre, provide increased support for local retail and commercial businesses, reduce the need for reliance on workers to travel to their place of employment by private vehicle, support the intended high frequency public transport network (future light rail and heavy rail) and provide a greater number of residents with convenient and direct access to the Town Centre.

In consideration of the above, the proposed increase in residential density is considered appropriate.

#### Traffic considerations

The nominated vehicular access to the site from Innovation Parkway is proposed to remain unchanged. The nominated access point is considered acceptable to meet the traffic demands generated by the proposed increase in dwelling yield.

The proposal to increase dwelling yield to 245 units, and the removal of a Hotel as a permitted use for the site, will result in changed distribution of traffic flows into and out of the site during peak hours. The Kawana Waters Structure Plan contains conditions of approval from the Department of Transport and Main Roads which seek to limit development to that which has been used in the approved traffic model ("Stockland Kawana Master Planning 2031 Micro-Simulation Modelling – November 2012") for the Kawana development.

As the site fronts a State-controlled road (Kawana Way) and is in close proximity to the Kawana Way/Central Boulevard intersection, it was considered appropriate that the applicant sought approval from Department of Transport and Main Roads. The Department of Transport and Main Roads since provided a response and indicated they had no objection to the proposal.

#### Infrastructure Capacity

Upon request of Unitywater, the applicant undertook an analysis on the capacity of the sewerage network. The analysis concluded that under the current guidelines the maximum density scenario of 245 attached dwellings (units) can adequately be accommodated with the following augmentations of the existing sewer network:

- Upgrade the existing gravity sewer from DN150 to DN225 between Precinct 7 and the sewerage pump station located to the north beyond Capital Place (SPS-KAW106). Upgrading the gravity sewer main will result in the required increase in the emergency storage capacity within the pump station catchment.
- Upgrade the capacity of the pump station located to the north (SPS-KAW106).

Relevant conditions are recommended and are included as part of Attachment A and Attachment B.

#### **Legal**

There are no legal implications with respect to this report. Council does however have a legal obligation pursuant to the Development Agreement to make a determination with respect to the Master Plan applications within the specified timeframes.

#### **Policy**

There are no policy implications arising from this report.

**Risk**

There are no risks identified with the development proposal.

**Previous Council Resolution**

On 2 February 2011, council resolved (OM11/19):

*“That Council recommend to the Minister for the Department of Environment and Resource Management that, with regard to land indicated in Development Lease No.2, the proposed amendment to Master Plan No. 5 (Detailed Planning Area Plan – Business Village) 2004 be approved, subject to conditions contained within Appendix A and regard being given to the capacity of the development to deliver on the outcomes identified in council’s Affordable Living Strategy, Energy Transition Strategy and Integrated Transport Strategy.”*

**Related Documentation**

- Development Lease No. 2
- Development Control Plan No. 1 and the Caloundra City Planning Scheme 1996
- The Kawana Waters Development Agreement
- The Transport Infrastructure Agreement
- The Hospital Infrastructure Agreement
- The Community Development Strategy

**Critical Dates**

With respect to the Detailed Planning Area Plan, the application was lodged on 26 May 2015. A Request for Further Particulars was sent to the applicant on 9 June 2015. The applicant responded to the majority of the Request for Further Particulars on 22 June 2015.

Additional matters were raised by Unitywater on 8 July 2015 which required the applicant to undertake a sewerage network analysis. The applicant responded to all of Unitywater’s concerns on 9 October 2015. Unitywater’s concerns were resolved on 22 October 2015 upon their recommended approval of the proposed amendments subject to conditions.

Pursuant to Section 7.6.4(b) of Development Control Plan 1, the Council must make a determination to the Minister for the Department of Natural Resources and Mines within 60 calendar days of the Master Developer responding to the Request for Further Particulars.

Council must therefore determine this application by 21 December 2015.

**Implementation**

Council is required to issue both the Master Developer and the Minister for the Department of Natural and Mines a Notice of Determination within ten (10) working days of Council making its determination.

Following approval of the Detailed Planning Area Plan and Site Development Plan, a Development Permit for Material Change of Use and Operational Works will be required.

## 8.2 CORPORATE SERVICES

### 8.2.1 OCTOBER 2015 FINANCIAL PERFORMANCE REPORT

**File No:** Financial Reports  
**Author:** Coordinator Financial Services  
 Corporate Services Department  
**Attachments:** Att 1 - October 2015 Financial Performance Report

#### 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 October 2015 of \$51.6 million shows a positive variance of \$8.2 million compared to the forecast position.

**Table 1: Operating Result as at 31 October 2015**

October 2015	Current Budget \$000	YTD Current Budget \$000	YTD Actual \$000	YTD Variance \$000	Variance %
Operating Revenue	386,259	162,144	167,361	5,217	3.2
Operating Expenses	368,838	118,769	115,783	(2,986)	2.5
<b>Operating Result</b>	<b>17,421</b>	<b>43,375</b>	<b>51,578</b>	<b>8,203</b>	<b>18.9</b>

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

#### Capital Performance

As at 31 October 2015, \$37.2 million (16.2%) of Council's \$229.4 million 2015/16 Capital Works Program was financially expended. The year to date anticipated spend was \$44.1 million, with financial expenditure 15.6% behind schedule.

Budget Review 2 2015/16 will assess the delivery capacity of the current program.

#### Investment Performance & Cash holdings

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

For the month ending 31 October 2015 Council had \$324 million in investment cash (excluding Trust Fund) with an average interest rate of 2.79%, being 0.52% above benchmark.

Council's financial ledger shows a cash balance of \$322.5 million, the difference to the investment cash being timing differences in revenue received on 31 October 2015.

**OFFICER RECOMMENDATION**

That Council receive and note the report titled “October 2015 Financial Performance Report”.

**FINANCE AND RESOURCING**

There are no finance and resourcing implications from this report.

**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 October 2015 of \$51.6 million shows a positive variance of \$8.2 million compared to the forecast position.

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

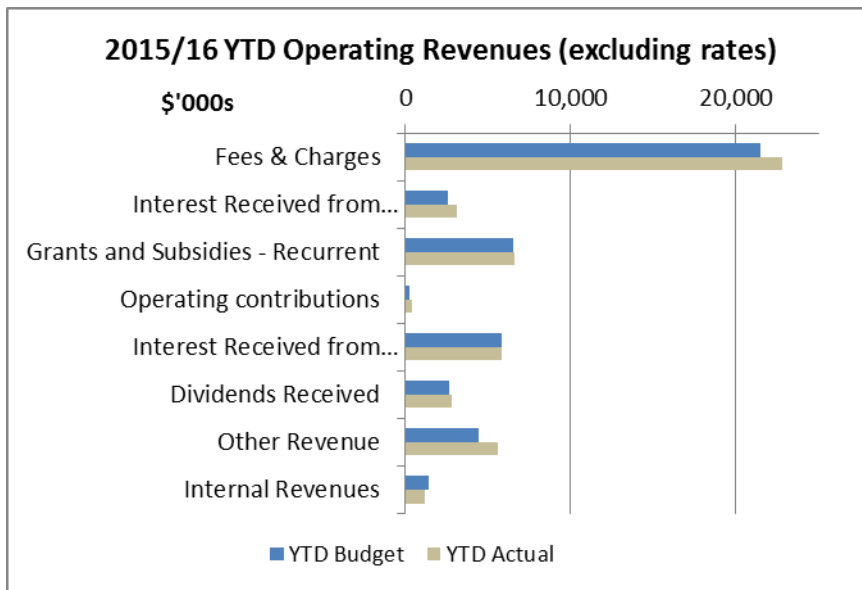
**Operating Revenue**

Year to Date (YTD) actual revenues as at 31 October 2015 of \$167.3 million shows a positive variance of \$5.2 million.

**Table 2: Substantial Revenue variances as at 31 October 2015**

Operating Revenue Large Variances	YTD Current Budget \$000	YTD Actual \$000	YTD Variance \$000	Variance %
Net Rates and Utility Charges	116,940	118,948	2,008	1.7
Fees and Charges	21,517	22,811	1,294	6.0
Other Revenue	4,442	5,562	1,120	25.2
Interest Received from Investments	2,567	3,143	576	22.4





### Net Rates and Utility Charges

Of the \$2 million favourable variance, \$840,000 is due to higher than anticipated cleansing charges. This variance is currently being analysed to determine if revenue is to be increased during Budget Review 2.

Additionally \$1.1 million of the favourable variance is being generated through prepaid rates adjustments. This is expected to be a timing variance, however will continue to be monitored.

### Fees and Charges

Fees & charges have a favourable variance of \$1.3 million, of which \$630,000 relates to development application fees. Activity continues to be strong in this area, with revenue 12.5% ahead of year to date budget.

### Other Revenue

Other revenue has exceeded the year to date budget by \$1.1 million, which mainly relates to the following unbudgeted items:

- Increased revenue for various areas in Infrastructure Services of \$391,000, relating to grants, revegetation offsets and other revenues. Generally these revenues have offsetting expenses required, and will be identified during Budget Review 2.
- \$264,000 received due to cost recovery action following legal proceedings – to be recognised in Budget Review 2.
- \$110,000 payroll tax refund, this revenue will be recognised in Budget Review 2 to offset the federal assistance grant being lower than budget.

### Interest from Investments

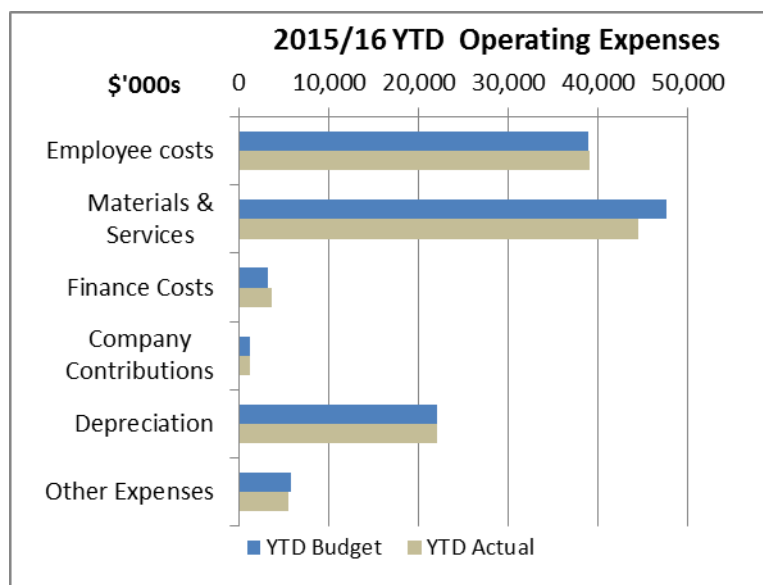
Interest from investments has exceeded the year to date budget by \$576,000 (22.4%) due to higher than budgeted cash balances. There is potential for a favourable adjustment in Budget Review 2 2015/16, taking into consideration any changes to the forecasted operating and capital budgets.

### Operating Expenses

Year to Date (YTD) actual expenditure as at 31 October 2015 of \$115.8 million shows a positive variance of \$3 million.

**Table 3: Substantial Expenditure variances as at 31 October 2015**

Operating Expenditure Large Variances	YTD Current Budget \$000	YTD Actual \$000	YTD Variance \$000	Variance %
Materials and Services	47,642	44,403	(3,239)	(6.8)
Other Expenses	5,728	5,436	(292)	(5.1)
Finance Costs	3,228	3,572	344	10.7



**Materials and Services**

As at 31 October 2015, materials and services costs of \$34.4 million were below budget by \$3.2 million (6.8%). The year to date variance was maintained, showing that for the month of October actual spend matched budget.

\$1.8 million of this favourable variance relates to operating or levy funded projects. At this stage these variances continue to be monitored and have been identified as timing differences.

**Finance Costs**

The unfavourable variance on interest expense of \$250,000 is due to profiling and internal allocations variances. This will be corrected in November 2015.

**Capital Revenue**

Capital revenues, at \$30.9 million, are above the year to date budget by \$17.8 million (19.2%).

**Table 4: Capital revenue variances as at 31 October 2015**

Capital Revenue Large Variances	YTD Current Budget \$000	YTD Actual \$000	YTD Variance \$000	Variance %
Capital Grants and Subsidies	866	1,129	262	30.3
Capital Contributions - Cash	4,018	12,912	8,894	221.3
Contributed Assets	8,208	16,904	8,696	105.9

- Capital grants are expected to increase by at least \$2.5 million in Budget Review 2. Majority of the grants require matched additional expenditure from Council, so will increase the capital works program.
- Capital contributions, at \$12.9 million, are \$8.9 million ahead of year to date budget, and \$884,000 ahead of full year budget. Analysis is currently being undertaken on revised full year expected revenue, with the additional revenue will being recognised at Budget Review 2.
- Contributed assets for the first quarter were recognised during the month of October. Early trends suggest that 2015/16 will be another significant year for contributed asset transfers to Council.

### **Capital Expenditure**

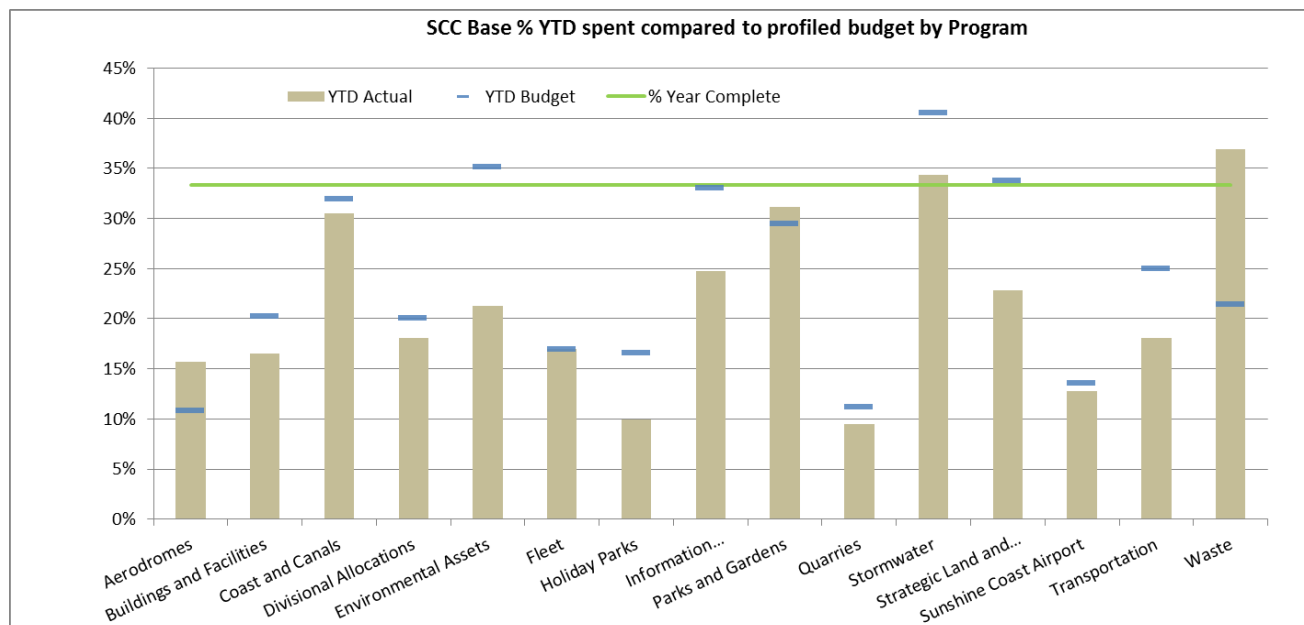
As at 31 October 2015, \$37.2 million (16.2%) of Council's \$229.4 million 2015/16 Capital Works Program was financially expended. The year to date anticipated spend was \$44.1 million, with financial expenditure 15.6% behind schedule.

The capital program for 2015/16 contains core Sunshine Coast Council projects as well as significant region making projects.

The core Sunshine Coast capital program has expended \$31.5 million against a target of \$37.1 million (-15.1%). The region making projects have expended \$5.7 million against a target of \$7 million (-15.6%).

**Table 5: Capital expenditure variances by program as at 31 October 2015**

<b>Capital Works Program</b>	<b>Current Budget \$'000</b>	<b>YTD Budget \$'000</b>	<b>YTD Actual \$'000</b>	<b>% Variance on YTD budget</b>
Aerodromes	533	58	84	45.0
Buildings and Facilities	9,250	1,871	1,526	(18.5)
Coast and Canals	2,007	641	612	(4.5)
Divisional Allocations	3,821	765	692	(9.5)
Environmental Assets	1,438	504	306	(39.4)
Fleet	3,935	665	667	0.3
Holiday Parks	1,260	209	125	(40.1)
Information Technology	4,592	1,517	1,135	(25.2)
Parks and Gardens	14,210	4,190	4,423	5.5
Quarries	809	90	77	(15.1)
Stormwater	7,014	2,840	2,408	(15.2)
Strategic Land and Commercial Properties	5,481	1,852	1,254	(32.3)
Sunshine Coast Airport	7,534	1,019	962	(5.6)
Transportation	75,339	18,799	13,633	(27.5)
Waste	9,876	2,120	3,644	71.9
<b>Total SCC Base Capital Program</b>	<b>147,099</b>	<b>37,140</b>	<b>31,547</b>	<b>(15.1)</b>
Maroochydore City Centre	34,060	6,664	5,072	(23.9)
Palmview	5,000	-	-	-
Solar Farm	43,328	323	646	99.7
<b>Total Region Making Capital Program</b>	<b>82,388</b>	<b>6,987</b>	<b>5,717</b>	<b>(18.2)</b>
<b>TOTAL</b>	<b>229,487</b>	<b>44,127</b>	<b>37,265</b>	<b>(15.6)</b>



**Transportation**

Currently the transportation program is \$5.1 million behind year to date (YTD) budget. \$4.9 million of this variance relates to the reseal & rehabilitation sub program:

- \$1 million for rehabilitation - work is on track for the patching program; however the financial spend is behind due to the contractor not meeting their required documentation for invoices to be paid.
- \$3.9 million on reseals – there was a 2 week delay to starting the reseal program due to programming issues. Work has commenced as per agreed plan with the contractor in October, financial profiling had the program incorrectly starting in August. It is still anticipated that the year to date program will be fully delivered by year end.

**Waste**

A strategic land purchase was settled during the month of October that had been scheduled for February 2016. This has resulted in the waste program being \$1.5 million ahead of schedule.

**Buildings & Facilities**

At the end of October \$1.9 million or 16.5% of the program was budgeted to be completed, with an actual spend of \$1.5 million. 44% of this program is currently profiled in the last quarter of the year, with the largest project being for the new animal pound. The projected spend for this program will be updated during Budget Review 2.

**Table 6: Capital job quantities and budgeted value by status as at 31 October 2015 (excluding region making projects)**

Project summary by Job status (SCC Core only)	Number of Capital Jobs	%	Current Budget \$000	%
Not Started	398	34.9%	29,419	20.0%
Works in Progress	548	48.1%	102,996	70.0%
Complete	167	14.6%	10,921	7.4%
On Hold	27	2.4%	3,733	2.5%
<b>Total</b>	<b>1,140</b>		<b>147,069</b>	

The number of projects not started reduced from 513 at the end of September to 398 at the end of October.

Budget Review 2 2015/16 will assess the delivery capacity of the current program.

### **Investment Performance & Cash Holdings**

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

For the month ending 31 October 2015 Council had \$324 million in investment cash (excluding Trust Fund) with an average interest rate of 2.79%, being 0.52% above benchmark.

Comparing these results to the same period last year, Council held \$253 million in cash (excluding Trust Fund) and the average interest rate was 3.43%, being 0.71% 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.

Council's financial ledger shows a cash balance of \$322.5 million, the difference to the investment cash being timing differences in revenue received on 31 October 2015.

**Table 7: Cash Flow variances as at 31 October 2015**

Net Cash Flows	YTD Current Budget \$000	YTD Actual \$000	YTD Variance \$000	Variance %
Operating Activities	70,807	75,119	4,312	0.1
Investing Activities	(48,962)	(33,118)	15,844	(0.3)
Financing Activities	(6,873)	(6,873)	-	-
<b>Closing Cash Balance</b>	<b>302,358</b>	<b>322,514</b>	<b>20,156</b>	<b>0.1</b>

This higher cash holding is made up of:

- Higher than anticipated cash from operating activities of \$4.3 million, this reflects the higher income and lower expenditure highlighted in this report. These favourable variances were offset due to a payment to the State Government for pensioner remissions in October.
- Lower than anticipated cash spent on investing activities \$15.8 million, which highlights that the capital expenditure is lower than budget and income from capital contributions and grants is higher than budget.

### **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.*

**Related Documentation**

There is no related documentation for this report.

**Critical Dates**

There are no critical dates for this report.

**Implementation**

There are no implementation details to include in this report.

**8.2.2 2014/15 FINANCIAL STATEMENTS**

**File No:** Audit External  
**Author:** Coordinator Financial Accounting  
Corporate Services Department  
**Attachments:** Att 1 - Independent Auditors Report and Certified General  
Purpose Financial Statements 2014/15

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**PURPOSE**

The purpose of this report is to present to Council the audited Financial Statements for the financial year ended 30 June 2015 in accordance with the requirements of the *Local Government Act 2009*.

**EXECUTIVE SUMMARY**

The 2014/15 Financial Statements have been audited by our external auditors, the Queensland Audit Office (QAO) to ensure accounting and legislative compliance.

Queensland Audit Office have issued an unqualified audit report as contained in their "Independent Auditor's Report and Certified General Purpose Financial Statements" attached (Attachment 1).

Council derived an operating surplus of \$33.188 million for the year.

**OFFICER RECOMMENDATION**

**That Council receive and note the report titled "2014/15 Financial Statements".**

**FINANCE AND RESOURCING**

As per Section 176 and 183 of the *Local Government Regulation 2012*, it is required that the Financial Statements for the year ending must be audited by the Queensland Audit Office or their contracted representative, to ensure accounting and legislative compliance.

**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**

Internal consultation involved the following departments, branches and controlled entities:

- Legal Services
- Audit and Assurance

- Finance
- Infrastructure Services
- Human Resources
- Corporate Governance
- Sunshine Coast Events Centre Pty Ltd
- SunCentral Maroochydore Pty Ltd

**External Consultation**

External auditors, Queensland Audit Office have audited the draft 2014/15 Financial Statements.

**Community Engagement**

No community engagement was required for this report.

**PROPOSAL**

The statutory financial statements for the year ended 30 June 2015, along with comparative figures for 2014, are attached (Attachment 1).

**Council v Consolidated Statements**

Council's financial statements are presented in consolidation format, with 2 columns representing Council's stand-alone position, and a second column where Council's interest in its subsidiaries are disclosed.

On consolidation, Council's interest in its wholly owned subsidiaries (SunCentral Maroochydore Pty Ltd and the Sunshine Coast Events Centre Pty Ltd), and its associate (UnityWater), are included.

In the table below, Council's stand-alone results are highlighted as they are more directly comparable to Council's Budget and Monthly Performance Statements. In addition the operating result and cash flows for Council are considered to be a better reflection of Council's position. The consolidated statements include accounting entries to recognise a share of the profits of Council's subsidiaries and associated entities. In the case of UnityWater this share of profit is not directly available to Council until received in the form of dividends in future years.

**Significant Accounting Issues**

During the independent audit of Council's Financial Statements, there was one material adjustment required to the statements previously presented to the Audit Committee.

During the review of the accounting provision for future closure and rehabilitation of Council's Landfills, it was noted that following a change to the external contracts for waste collection and management, a further one-off increase to the amount of the provision was required.

This adjustment resulted in an overall increase of \$ 8.2 million for the current year. Council's total provision is now \$ 29.9 million being the net present value of the estimated funds required for post closure monitoring and rehabilitation over the next 30 years.



Council's key financial outcomes for 2014/2015 are included in Table 1 below.

**Table 1**

	2014/15 (\$'000)	2013/14 (\$'000)
Operating (Recurrent) Revenue	380,254	361,579
Operating (Recurrent) Expenditure	347,066	348,340
<b>Operating Surplus</b>	<b>33,188</b>	<b>13,239</b>
<b>Net Result</b>	<b>160,396</b>	<b>65,019*</b>
<b>Cash</b>	287,386	223,871
<b>Debt (QTC)</b>	267,169	224,223
<b>Net Assets</b>	4,471,172	4,106,075
<b>Key Indicators</b>	%	%
Operating Surplus(1)	8.7	3.5
Asset Sustainability(2)	70.4	70.0
Net Liabilities(3)	11.8	14.8

\*After adjustment for the one-off write down of Council's land assets following a change in valuation methodology.

- (1) Operating Surplus Ratio – This indicator measures the extent to which our operating revenue exceeds our expenditure.
- (2) Asset Sustainability Ratio – Measures the extent to which our infrastructure assets are managed, with an orderly renewal regime in place.
- (3) Net Liabilities (Financial) Ratio – The indicator measures the extent to which the net liabilities of Council can be repaid from our operating revenue streams.

### Legal

Section 182 of the *Local Government Regulation 2012*, states that the Financial Statements must be presented to council within one month of receiving the signed Auditor's report.

### Policy

There are relevant policies related to this report.

### Risk

Council has a statutory obligation to prepare annual general purpose financial statements that are subject to audit by the Auditor-General or their contracted representative.

### Previous Council Resolution

There are no previous council resolutions that relate to this report.

### Related Documentation

There is no related documentation for this report.

**Critical Dates**

The 2014/15 Financial Statements must be presented to council within one month of receiving the certificate of audit from the external auditors.

**Implementation**

There are no implementation details to include in this report.

**8.2.3 DISPOSAL OF LAND - DAVID LOW WAY, MARCOOLA PART OF LOT 101 ON CG 6395**

**File No:** Disp 0040  
**Author:** Senior Property Officer  
Corporate Services Department  
**Appendices:** App A - Preliminary drawing - Job 263/133/401  
**Attachments:** Att 1 - Locality Map

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**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 registration of a survey plan which will dedicate road.

**EXECUTIVE SUMMARY**

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 exemption if the disposal is to a government agency.

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

The Department of Transport and Main Roads (DTMR) requested approximately 737m<sup>2</sup> of freehold land from the Sunshine Coast Airport for road widening of David Low Way at Marcoola. The acquisition will not impact on the current or future operation of the airport or the proposed submarine telecommunication in the area. As shown on the locality map provided as **Attachment 1** the land is situated at the northern end of the Sunshine Coast Airport.

**OFFICER RECOMMENDATION**

**That Council:**

- (a) receive and note the report titled “Disposal of Land - David Low Way, Marcoola part of Lot 101 on CG 6395”
- (b) resolve, pursuant to the *Local Government Regulation 2012*, that an exception to dispose of part of the land described as Lot 101 on CG 6395 other by tender or auction applies, as the disposal is, pursuant to section 236(1)(b)(i), to a government agency and
- (c) note the disposal is for road as shown on the attached preliminary drawing - Job 263/133/401 (Appendix A).

**FINANCE AND RESOURCING**

The impact on Council’s freehold land was valued at \$5,000 with the cost of the valuation being \$1,650. Should Council resolve that an exception applies, Council will invoice the DTMR for the value of the land to be dedicated as road and the valuation costs.

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

## CORPORATE PLAN

**Corporate Plan Goal:** *Service excellence*  
**Outcome:** We serve our community by providing this great service  
**Operational Service:** 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

A request for comments was circulated on the proposed road dedication from Sunshine Coast Airport. No objection was received and approval was given to progress the road dedication, subject to approval 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 a Solicitor from Legal Services.

Council officers from Property Management have liaised with Sunshine Coast Airport.

### External Consultation

Property Management have liaised with the DTMR in relation to this request.

### Community Engagement

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

## PROPOSAL

The DTMR is proposing road widening at the intersection of David Low Way at Marcoola. In order to provide a road corridor which will allow the construction of a footpath, a culvert beneath the footpath and the relocation of the batter toe, DTMR require approximately 737m<sup>2</sup> of freehold land from the Sunshine Coast Airport for road widening of David Low Way at Marcoola. The land is situated at the northern end of the Sunshine Coast Airport.

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. 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 a survey plan to be executed dedicating the land as road without the need to engage in a tender or auction process.

### Legal

Legal Services has been consulted on the 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 is no previous resolution 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 this road dedication, it is incumbent on Council to finalise the dedication expeditiously so that DTMR are provided with an acceptable level of service.

**Implementation**

Should Council resolve that an exception apply, DTMR will be invoiced for the land and valuation costs. Upon payment, Council will execute the related survey plan.



**8.2.4 DISPOSAL OF AN EASEMENT FOR SEWERAGE MAIN - 23 PETRIE CREEK RD ROSEMOUNT - PART OF LOT 107 ON SP 218848**

**File No:** DISP0032  
**Author:** Senior Property Officer  
Corporate Services Department  
**Appendices:** App A - Survey Plan  
**Attachments:** Att 1 - Location Map

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**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 registration of an easement for sewerage over Council freehold land.

**EXECUTIVE SUMMARY**

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 exemption if the disposal is to a government agency.

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

Council was requested by Tod Consulting on behalf of Rosemount Rise Pty Ltd as Trustee for Rosemount Rise Development Trust, to consider a sewerage main in Lot 107 on SP 218848 which will facilitate a residential subdivision at 23 Petrie Creek Road Nambour. A locality map is provided as **Attachment 1**.

The easement is for sewerage and the requested area is 604 m<sup>2</sup>. The easement will be in favour of Northern SEQ Distributor-Retailer Authority (Unitywater).

**OFFICER RECOMMENDATION**

**That Council:**

- (a) receive and note the report titled “Disposal of an Easement for Sewerage Main - 23 Petrie Creek Rd Rosemount - Part of Lot 107 on SP 218848”**
- (b) resolve, pursuant to section 236 (2) of the *Local Government Regulation 2012*, that an exception to dispose of an easement in Lot 107 on SP 218848 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 interest is a sewerage easement as shown on SP 284480 (Appendix A).**

**FINANCE AND RESOURCING**

The impact on Council’s freehold land was valued at \$2,500 with the cost of the valuation cost being \$1,815. Should Council resolve that an exception applies, Council will invoice the applicant for the value of the easement and the valuation costs.

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

## CORPORATE PLAN

**Corporate Plan Goal:** *Service excellence*  
**Outcome:** We serve our community by providing this great service  
**Operational Service:** 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

Request for Comments were circulated on the proposed sewerage main to all relevant stakeholders, including the local Councillor. No objections were received and approval was given to the easement, subject to nominated conditions and approval 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 a Solicitor from Legal Services.

### External Consultation

Council officer from Property Management has liaised with Tod Consulting Pty Ltd.

### Community Engagement

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

## PROPOSAL

The applicant is proposing the reconfiguration of a lot, REC08/0141 and OPW14/0613, a subdivision of 44 lots at 21 to 25 Petrie Creek Road Rosemount. The development will require one easement, Easement "Z" for sewerage containing an area of 604m<sup>2</sup>, through Council's freehold property described as Lot 107 on SP 218848. The easement will be in favour of Unitywater.

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 exemption 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 an easement to be entered into without the need to engage in a tender or auction process.

### Legal

Legal Services has been consulted on the 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 is no previous resolution 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 this easement, it is incumbent on Council to finalise the easement 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, the applicant will be invoiced for the land and valuation costs. Upon payment, Council will execute the easement document and the related survey plan.



**8.2.5 DISPOSAL OF AN EASEMENT - 13 BOOMBA PLACE PACIFIC  
PARADISE PART OF LOT 66 ON RP 92686**

**File No:** Eas 0031  
**Author:** Senior Property Officer  
Corporate Services Department  
**Appendices:** App A - Easement Plan  
**Attachments:** Att 1 - Location Map

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**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 registration of a water main easement over Council freehold land.

**EXECUTIVE SUMMARY**

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 exemption if the disposal is to a government agency.

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

Unitywater upgraded and relocated a water main through a freehold park at Pacific Paradise which required an easement of 676m<sup>2</sup>. A locality map is provided as **Attachment 1**.

**OFFICER RECOMMENDATION**

That Council:

- (a) receive and note the report titled "Disposal of an Easement - 13 Boomba Place Pacific Paradise Part of Lot 66 ON RP 92686"
- (b) resolve, pursuant to section 236 (2) of *the Local Government Regulation 2012*, that an exception to dispose of an easement in Lot 66 on RP 92686 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 that the interests are for a water main easement as shown on SP 282535 (Appendix A).

**FINANCE AND RESOURCING**

The impact on Council's freehold land was valued at \$13,000 with the cost of the valuation being \$1,760. Should Council resolve that an exception applies, Council will invoice the applicant for the value of the easement and the valuation costs.

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

## CORPORATE PLAN

**Corporate Plan Goal:** *Service excellence*  
**Outcome:** We serve our community by providing this great service  
**Operational Service:** 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

A Request for Comments on a proposed water main upgrade and relocation on Council's freehold land was circulated to all relevant stakeholders, including the divisional Councillor. No objections were received from internal stakeholders, subject to nominated conditions and approval 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 a Solicitor from Legal Services.

### External Consultation

Council officers from Property Management have liaised with Unitywater in relation to this matter.

### Community Engagement

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

## PROPOSAL

In 2014 Unitywater upgraded and relocated the water main in Council's freehold park at 13 Boomba Place Pacific Paradise, the property is described as Lot 66 on RP 92686. An easement over the water main was a Council condition of approval. After constructing the works Unitywater were of the view that the upgrade did not require an easement. In July 2015 Unitywater conceded that an easement was required and have agreed to compensate Council for the easement.

### Legal

Legal Services have been consulted on the 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**

There are no specific critical dates for this easement, as Unitywater have already constructed the water main.

**Implementation**

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



**8.2.6 EXCEPTION UNDER THE LOCAL GOVERNMENT REGULATION 2012 -  
DISPOSAL OF AN EASEMENT FOR SEWERAGE IN LOT 9 SP229467  
MILIEU PLACE, BIRTINYA**

**File No:** EAS0034  
**Author:** Senior Property Officer  
Corporate Services Department  
**Appendices:** App A - Survey Plan  
**Attachments:** Att 1 - Location Map

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**PURPOSE**

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

**EXECUTIVE SUMMARY**

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.

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

On 23 April 2012, Council was requested by Unitywater to consider an approval for a sewerage easement on Council's land described as Lot 9 SP229467 located across from the Kawana Sports Precinct known as the Western Fields. A Locality Map is provided as **Attachment 1**.

The easement is for a sewerage main and the requested area is 1,492m<sup>2</sup>. The easement will be in favour of Northern SEQ Distributor-Retailer Authority (Unitywater).

**OFFICER RECOMMENDATION**

**That Council:**

- (a) receive and note the report titled "Exception under the Local Government Regulation 2012 - Disposal of an Easement for sewerage in Lot 9 SP229467 Milieu Place, Birtinya"**
- (b) resolve, pursuant to section 236(2) of the *Local Government Regulation 2012*, that an exception to dispose of an easement in Lot 9 on SP229467 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 interest is for a sewerage easement as shown on SP261174 (Appendix A).**

## FINANCE AND RESOURCING

The impact of the easement on Council land was valued at \$10,000 inclusive of 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 easement 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 Service:** 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 were circulated on 27 April 2012 for the proposed sewerage easement on Council's freehold land to all relevant stakeholders, including the divisional Councillor. No objections were received from internal stakeholders, subject to nominated conditions and approval by Council.

### 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 sought approval for a sewerage easement over Council's freehold land described as Lot 9 on SP229467. The land forms part of the Kawana Sports Precinct known as the Western Fields. The sewerage easement facilitated the installation of the sewer main.

A condition of approval was that Unitywater would compensate Council based on an independent valuation undertaken by 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 an easement 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.

The Manager, Legal Services has met with the Executive Director of Legal, Legislation and Policy Services at the Department of Infrastructure, Local Government and Planning regarding the administrative burden that the *Local Government Regulation 2012* is placing on Council for a resolution to dispose of an interest in land.

The Executive Director has agreed to make a formal submission to the Minister regarding the amendments to be made to the *Local Government Regulation 2012*.

As this is not a priority for the State, no timeframe has been provided.

**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**

There are no specific critical dates for this easement, as Unitywater have already constructed the sewerage main.

**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.



**8.2.7 EXCEPTION UNDER LOCAL GOVERNMENT REGULATION 2012 -  
PROPOSED LEASE TO A COMMUNITY ORGANISATION**

**File No:** Leasing Out

**Authors:** Senior Property Officer  
Corporate Services Department  
Development Officer  
Community Services Department

**Attachments:** Att 1 - Confirmation of appropriate not for profit status  
Att 2 - Additional Considerations (*Under Separate Cover*) -  
*Confidential*

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**PURPOSE**

The purpose of this report is to seek an exception from Council, in accordance with *Local Government Regulation 2012*, from the tender/auction process to allow Integrated Family and Youth Services Ltd. to lease, manage and further activate the Coolum Civic Centre facility.

**EXECUTIVE SUMMARY**

The *Local Government Regulation 2012* provides that a local government may only dispose of an interest in land (including leases to a community organisation) other than by tender/auction, if an exception applies. Disposal to a community organisation is considered an exception under section 236 (1)(b)(ii).

The endorsed Jack Morgan Park Coolum Landscape Plan recommends the relocation of the Coolum Community Centre facility; this facility is currently managed by a community organisation, Integrated Family and Youth Services Ltd. This decision has in turn, created an opportunity to invigorate the Coolum Civic Centre; it is therefore proposed that Integrated Family and Youth Services Ltd., whose services are integral to the Coolum community, lease, manage and further activate the Coolum Civic Centre. The relocation to a larger facility, will accommodate and enhance the current services and users of Integrated Family and Youth Services Ltd., and will also accommodate the existing users of the Civic Centre.

Integrated Family and Youth Services Ltd. have a proven track record at successfully managing, operating and activating facilities and this proposal aims to increase the utilisation of the Coolum Civic Centre from 42 hours per week to 83 hours per week immediately. Then, following the addition of a small meeting room and office space, scheduled for construction in July 2016, the overall utilisation of the Coolum Civic Centre will increase to over 105 hours per week. This outcome will generate far greater use of the Coolum Civic Centre and potentially Jack Morgan Park, thus providing a vibrant community hub for Coolum.

The proposed lease will be for a period of ten years and will be in accordance with the *Community Groups Occupying Council Owned or Council Controlled Land and/or Infrastructure Policy*.

Section 236(2) from the *Local Government Regulation 2012* provides that a local government must decide by resolution that an exception applies. A resolution that an exception applies, will allow allocation of a lease without the need to engage in a tender or auction process.

**OFFICER RECOMMENDATION**

**That Council:**

- (a) receive and note the report titled "Exception Under Local Government Regulation 2012 - Proposed Lease to a Community Organisation"**
- (b) resolve, pursuant to section 236(2) *Local Government Regulation 2012*, that an exception to dispose of an interest (lease) in the Coolum Civic Centre, other than by tender or auction applies, as the disposal is pursuant to section 236(1)(b)(ii) to a community organisation and**
- (c) note that the Integrated Family and Youth Services Ltd is a community organisation as it is a not for profit entity.**

**FINANCE AND RESOURCING**

Pending resolution and a lease being granted, Integrated Family and Youth Services Ltd. have agreed to cover all expenses associated with managing the Coolum Civic Centre (as per Council's *Community Groups Occupying Council Owned or Council Controlled Land and/or Infrastructure Policy*).

It is the intention that Integrated Family and Youth Services Ltd. will be responsible for paying all outgoings however will also retain all revenue generated from the hire of the facility.

Based on the current proposal Integrated Family and Youth Services Ltd. will be charged one (1) unit of rent for the term of their lease which is \$250 per annum, as per Council's Fees and Charges for 2015/2016 Financial Year and is in accordance with the *Community Groups Occupying Council Owned or Council Controlled Land and/or Infrastructure Policy*.

Based on the 2014/2015 financial results for the Coolum Civic Centre, this proposal would have minimal impact on Council's financial position as the centre returned a small operating loss of \$191 (excluding depreciation).

Subject to Council endorsing this report, Integrated Family and Youth Services Ltd. has also requested Council's permission to undertake minor facility renovations aimed at improving the functionality of the Coolum Civic Centre. This work would include small internal modifications to enable the construction of an additional meeting room and small office for Integrated Family and Youth Services Ltd. staff to operate from the facility (totaling approximately \$50,000). This reconfiguration of space would enable a further 22 hours of weekly utilisation of the facility immediately.

Should Council endorse this report, Integrated Family and Youth Services Ltd. will develop certified plans of the proposed work, which they would lodge with Council staff for approval prior to development. Integrated Family and Youth Services Ltd. are seeking Council's permission to manage this development themselves ensuring that all works are carried out in accordance with Council instructions through a qualified builder and are certified to ensure compliance with Council policy and statutory obligations. These proposed modifications combined with recent Council funded capital works of approximately \$484,000 will ensure that the venue can be optimised by Integrated Family and Youth Services Ltd. and community groups over the ensuing ten year period.

These conditions will be documented within the proposed lease.

**CORPORATE PLAN**

**Corporate Plan Goal:** *A strong community*

**Outcome:** We serve our community by providing this great service

**Operational Service:** S5 - Community venues - providing, managing and administering the hiring and leasing of community and cultural venues and other performance venues

**CONSULTATION**

- Division 9 Councillor
- Director Community Services
- Manager Community Planning and Facilities
- Manager Property Management
- Manager Parks and Gardens
- Manager Procurement and Contracts
- Community Planning and Strategy Team
- Portfolio Management Team
- Major Venues Team
- Regional Planning and Advocacy Team
- Social Policy Team
- Planning Assessment Team
- Property Projects and Development Team
- Library Services Team
- Legal Services Team
- Users of the Coolum Civic Centre
- Integrated Family and Youth Services Ltd.

Internal consultation was conducted with relative departments to ensure that this proposal considered all aspects from Council's procurement, legal and development branches, as well as through Council's land, asset and service managers for the facility.

External consultation was undertaken to ensure that the needs and demands of all existing users of the Coolum Civic Centre were well understood, and could be accommodated through the new proposed management arrangements with Integrated Family and Youth Services Ltd.

**Internal Consultation**

The Divisional Councillor has been consulted about the proposed lease and has no objections.

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

Advice in relation to any land, asset and service considerations was sought and has been incorporated into the final proposal presented within this report.

**External Consultation**

External consultation has occurred with existing users of the Coolum Civic Centre to ensure that their needs have been fully considered within the proposal. All groups see the benefits of this proposal, and are willing to make small concessions where possible to ensure that every group can continue to operate within the Coolum Civic Centre under new management arrangements.

## Community Engagement

Community engagement was conducted and evaluated as part of the Jack Morgan Park, Coolum Landscape Plan development. This Plan was endorsed on 17 September, 2015. A primary action within this Plan was the relocation of the Coolum Community Centre facility from Jack Morgan Park. This report aims to ensure that the Coolum community continues to receive the same or better service provision as a result of the removal of the Coolum Community Centre facility in 2015/16.

## PROPOSAL

The *Local Government Regulation 2012* provides the process by which a local government may dispose of valuable non-current assets, which include land or an interest in land (e.g. leasing of land and/or buildings). It provides that a disposal, other than by tender or auction, may only occur if an exception applies.

A disposal to a community organisation is considered an exception under s.236 (1)(b)(ii). A community organisation is defined in the *Local Government Regulation 2012* as:

- (a) *an entity that carries on activities for a public purpose; or*
- (b) *another entity whose primary object is not directed at making a profit.*

Integrated Family and Youth Services Ltd. are an Australian Public Company, Limited by Guarantee, Unlisted Public Company – Non-Profit Company. Refer to Attachment 1 – Confirmation of appropriate not for profit status.

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

The Coolum Civic Centre is currently managed by Council and is co-located with the Coolum Library, Coolum Community Centre, Coolum Community Child Care Centre and the Coolum Bowls Club, in Jack Morgan Park, Coolum Beach – considered the ‘Civic Heart of the Town’.

The endorsed Jack Morgan Park, Coolum Landscape Plan recommends the relocation of the Coolum Community Centre facility, which is currently managed by a community organisation, Integrated Family and Youth Services Ltd.

Acknowledging that the services provided by Integrated Family and Youth Services Ltd. are integral to the Coolum community, the proposed site for relocating the group at Banksia Avenue, Coolum was explored and considered not appropriate for these services due to the close proximity of residents and a Kindergarten/Preschool; hence Integrated Family and Youth Services Ltd. will be displaced.

Integrated Family and Youth Services Ltd. require a central location for their services to the Coolum community, in particular disengaged youth, and it is therefore proposed that Integrated Family and Youth Services Ltd. lease and manage the Coolum Civic Centre, accommodating their current services and users, and the users of the Civic Centre. Integrated Family and Youth Services Ltd. have a proven track record at successfully managing and operating facilities, and this proposal will increase the utilisation of the Coolum Civic Centre from 42 hours per week to 83 hours per week. With an additional meeting room and office space due for construction in July 2016, utilisation of the facility will increase to 109 hours per week.

Currently the Coolum Civic Centre does not have full-time onsite staff (there is a casual caretaker/cleaner), and is relatively under-utilised. With Integrated Family and Youth Services Ltd. leasing the facility, as onsite managers they would not only be responsible for all bookings, facility management and associated costs, they would increase activation of the space, thus providing a vibrant community hub for Coolum.

A resolution that an exception applies to Integrated Family and Youth Services Ltd. Ltd. will enable Council to enter into a community lease with Integrated Family and Youth Services Ltd. Ltd. for a period of ten years. This lease period is in accordance with the *Community Groups Occupying Council Owned or Council Controlled Land and/or Infrastructure Policy*.

### Legal

Legal Services has been consulted on this process to ensure Council complies with s.236 of the *Local Government Regulation 2012*.

### Policy

This request is in accordance with the following Council policies:

1. "Procurement Policy"
2. "Community Groups Occupying Council Owned or Council Controlled Land and/or Infrastructure"

### Risk

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

### Previous Council Resolution

#### Ordinary Meeting 17 September 2015 - Council Resolution (OM15/156)

*That Council:*

- (a) receive and note the report titled "Jack Morgan Park Coolum Landscape Plan" and
- (b) endorse the Jack Morgan Park Coolum Landscape Plan (Appendix A), to guide the future development of Jack Morgan Park, subject to funding being available in future annual budgets, as outlined in Council's adopted 10 year Capital Works Program, or as sourced through external State or Federal grant programs.

#### Ordinary Meeting 11 December 2014 – Council Resolution (OM 14/175).

*That Council:*

- (a) receive and note the report titled "Community Groups Occupying Council Owned or Council Controlled Land and/or Infrastructure Policy";
- (b) adopt the Strategic Policy – Community Groups Occupying Council Owned or Council Controlled Land and/or Infrastructure Policy (Appendix A);
- (c) note that adoption of this policy will formalise the existing interim policy principles and tenure arrangements for community groups; and
- (d) note the draft Community Leaseholder Toolkit.

### Related Documentation

Jack Morgan Park Coolum Landscape Plan – endorsed by Council on 17 September 2015.

**Critical Dates**

Integrated Family and Youth Services Ltd. have requested a Council resolution on this matter urgently to ensure they have security of tenure in Coolum in 2016.

**Implementation**

Should Council resolve that an exception apply, a lease will be issued to Integrated Family and Youth Services Ltd. for a period of ten years.



**8.2.8 DISPOSAL OF PROPERTY - KENILWORTH**

**File No:** Statutory Meetings  
**Author:** Project and Development Officer  
Corporate Services Department  
**Attachments:** Att 1 - Location Plan and Site Plan  
Att 2 - Additional Property Information (*Under Separate Cover*) -  
*Confidential*

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**PURPOSE**

The purpose of this report is to present for consideration a property that has been identified by the Feasibility Analysis Project as being potentially surplus to Council requirements. The property is recommended for disposal to a government agency. The report seeks Council resolutions to proceed with disposal of the property as detailed herein.

**EXECUTIVE SUMMARY**

The Feasibility Analysis Project provides a Corporate Land Asset (CLA) database for Council land assets and identifies the Highest and Best Use of Council owned and controlled property.

This report presents a property identified in the first phase of the project (property held by Council in freehold) which has been identified as potentially surplus to requirements, and which is recommended for disposal.

The property is located at 11 Margaret Street, Kenilworth and is further described as Lot 12 RP149101. **Refer to Attachment 1 - Location Plan and Site Plan.** The property has a land area of 642 square metres and is zoned Low Density Residential under the 2014 Planning Scheme. The site is traversed by a Council owned storm water pipe, and also serves as a major overland flow path for a significant catchment area.

Council has been approached by Queensland Ambulance Service regarding the purchase of the property to provide access to land which adjoins to the west, which is currently owned by Kenilworth Village Units Incorporated. As the proposal involves relatively low impact improvements, it is considered to be a suitable use for this site. The provision of a permanent ambulance station at Kenilworth is considered to be a good community outcome.

Disposal of the land to a government agency in accordance with *Local Government Regulation 2012* is recommended. Section 236(1)(b)(i) of *Local Government Regulation 2012* provides an exception to the disposal of a valuable non-current asset other than by tender or auction, where the asset is disposed of to a government agency. An exception under this subsection may be applied with the resolution of Council.

## OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Disposal of Property - Kenilworth"
- (b) delegate authority to the Chief Executive Officer to dispose of the property as discussed in the confidential session in relation to Disposal of Property – Kenilworth in accordance with *Local Government Regulation 2012* and
- (c) resolve that an exception under Section 236 (1)(b)(i) of *Local Government Regulation 2012* applies to the disposal of Lot 12 RP149101 to government agency.

## FINANCE AND RESOURCING

As the proposed sale of the property is to be negotiated and completed internally with a government agency (Queensland Ambulance Service) the costs of sale will be significantly reduced due to the absence of costs associated with marketing or agent commissions. Costs are expected to be limited to legal and valuation fees of approximately \$2,500.

The sale price of the property will be equal to or more than market value determined by independent market valuation. **Refer: Confidential Attachment 2 - Additional Property Information.**

## CORPORATE PLAN

<b>Corporate Plan Goal:</b>	<b><i>A public sector leader</i></b>
<b>Outcome:</b>	5.2 - A financially sustainable organisation
<b>Operational Activity:</b>	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

Properties which have been identified as potentially surplus to requirements during the Feasibility Analysis Project have undergone a comprehensive internal consultation process.

The property has been circulated via the 'Request for Comments' process conducted by the Property Management Branch to the following areas of Council:

- Regional Strategy and Planning:
  - Co-ordinator, Regulatory Planning and Advocacy
- Infrastructure Services:
  - Manager, Transport and Infrastructure Management
  - Co-ordinator, Design Services
  - Co-ordinator, Asset Management
  - Co-ordinator, Traffic and Transportation
  - Co-ordinator, Water Management and Drainage Services
  - Senior Capital Works Program Officer
  - Co-ordinator, Maintenance and Construction Services
  - Manager, Parks and Gardens
  - Environmental Operations Project Officer

- Property Management:
  - Co-ordinator, Land Management
  - Co-ordinator, Property Projects and Development
- Community Services:
  - Co-ordinator, Community Land Permits and Parking
  - Co-ordinator, Community Planning and Strategy
  - Co-ordinator, Response Services
- Divisional Councillor

The property has also been presented to the Integrated Property Management Team which consists of:

- Manager, Property Management
- Manager, Environmental Operations
- Manager, Transport and Infrastructure Policy
- Manager, Community Facilities and Planning
- Manager, Environment and Sustainability Policy
- Manager, Community Response
- Manager, Transport and Infrastructure Management
- Co-ordinator, Property Projects and Development
- Co-ordinator, Portfolio Management
- Co-ordinator, Land Management
- Co-ordinator, Open Space and Social Policy

In addition, the property has been presented to the Executive Leadership Team.

Issues in relation to stormwater management have been referred to the Co-ordinator, Water Management and Drainage Services within Infrastructure Services.

The Divisional Councillor has been working with the Property Projects and Development Unit to facilitate consideration of this proposal.

### **External Consultation**

No external consultation has been undertaken in relation to this proposal.

### **Community Engagement**

No community engagement has been undertaken in relation to this proposal.

### **PROPOSAL**

This report presents a property identified in the first phase of the project (property held by Council in freehold) as potentially surplus to requirements and which is recommended for disposal.

The property is located at 11 Margaret Street, Kenilworth and is further described as Lot 12 RP149101. **Refer to Attachment 1 - Location Plan and Site Plan.** The property has a land area of 642 square metres and is zoned Low Density Residential under the 2014 Planning Scheme. The site is traversed by Council owned storm water pipe, and also serves as a major overland flow path for a significant catchment area. **Refer: Confidential Attachment 2 - Additional Property Information.**

The property is currently maintained by Parks and Gardens and is classified as an amenity reserve in the Open Space Strategy. The property is not classified as a recreation park network. It is considered that the property currently provides the greatest level of amenity to adjoining owners, or residents in the immediate vicinity. Parks and Gardens note that there are some significant trees located on the site.

Council has been approached by Queensland Ambulance Service regarding the purchase of the property to provide access to land adjoining to the west which is owned by Kenilworth Village Units Inc. The combined parcel will provide a site for a new ambulance station at Kenilworth. There is currently no ambulance station provided in the township of Kenilworth. The nearest ambulance station is located at Maleny. The establishment of a permanent ambulance station at Kenilworth is considered to be a good community outcome for Kenilworth and the surrounding areas.

As the proposal involves relatively low impact improvements over the Council owned land, it is considered a good outcome for this site should the sale proceed. It should be noted that the sale of the property will require a suitable easement to be registered over the site to preserve Council rights over the existing storm water network infrastructure. Provided that the use of the site is limited to access and other low impact improvements, there should be no need for relocation of the storm water pipe. Over land flow paths should also be able to be incorporated into the site design with minimal impact.

As the proposal involves the purchase of adjoining land as well as the subject property, it is expected that any contract of sale will be subject to conditions that provide some certainty to desired outcomes required by the Queensland Ambulance Service.

The plan below identifies the subject property and existing storm water infrastructure, as well as the land identified as the potential site for the new ambulance station.



Disposal of the land to a government agency in accordance with *Local Government Regulation 2012* is recommended. Section 236(1)(b)(i) of *Local Government Regulation 2012* provides for an exception to the disposal of a valuable non-current asset other than by tender or auction, where the asset is disposed of to a government agency. An exception under this subsection may be applied with the resolution of Council.

### Legal

Council's Legal Services Branch will be engaged in the review and or preparation of any contractual or easement documentation required to facilitate the proposed sale.

### Policy

There are no known policy implications in relation to this report.

### Risk

There are no significant risks associated with this proposal.

It is reasonable to assume that the neighbours adjoining to the south and north as well as other nearby residents may be concerned over some loss of local amenity.

**Previous Council Resolution**

There are no known previous resolutions in relation to this property.

**Related Documentation**

There is no related documentation relevant to this report.

**Critical Dates**

There are no critical dates relevant to this report.

**Implementation**

Property Management Branch via the Property Projects and Development Unit would be responsible for the implementation of the recommendations of this report in consultation with the Legal Services Branch.

It should be noted that the sale of the property will require a suitable easement to be registered over the site to preserve Council rights over the existing storm water network infrastructure. Registration of the easement will be required prior to disposal of the property.

The Legal Services Branch will be engaged for the preparation of contracts and conveyancing as well as registration of any easements necessitated by the proposed disposal.

## 8.3 COMMUNITY SERVICES

### 8.3.1 SUNSHINE COAST STADIUM - FACILITY DEVELOPMENT PLAN 2015-2030

**File No:** ECM 10 December 2015

**Author:** Sport and Recreation Officer  
Community Services Department

**Appendices:** App A - Sunshine Coast Stadium Facility Development Plan 2015-2030

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#### PURPOSE

The purpose of this report is to present to Council for its consideration and adoption of the Sunshine Coast Stadium – Facility Development Plan 2015-2030.

#### EXECUTIVE SUMMARY

The Sunshine Coast Stadium (the Stadium) is a regional level sporting and community facility located in Bokarina, adjacent to the Kawana Lake precinct and in close proximity to the future Kawana Town Centre and Sunshine Coast University Hospital development. The Stadium caters for local, state, regional, national and international events and services a number of functions, including:

- a sporting and community hub
- flexible events and entertainment facility
- informal recreational opportunities.

The Stadium is well established and accommodates a diverse range of functions. In addition to the Stadium, the Eastern Fields Precinct is comprised of seven playing fields and other ancillary infrastructure to support its current role and function (including clubhouses, car parking areas, pathways etc.).

The Stadium has high social and economic value. Socially, the Stadium facilitates significant sport and active recreation opportunities. It is home to 14 formal user groups across the sports of football (soccer), rugby league, gridiron, rugby union and touch football. The Stadium also encourages community health and social wellbeing, and contributes strongly to the development of the social fabric, identity and values of the Sunshine Coast community.

Economically, the strategic location and unique features make the Stadium an attractive outdoor events venue. The event attraction capabilities of the Stadium make a distinct positive contribution to the region's economy. A Social and Economic Benefits Review of the Stadium analysed typical events held within a year, and found that the estimated economic impact on the region's Gross Regional Product was \$12.6 million. These events also generated an estimated 159 FTE jobs within the region.

The Review also identified that there is significant future potential of the Sunshine Coast Stadium and that further investment into expanding the capacity and capability of the facility to host larger-scale events has the potential to significantly increase the economic benefits generated, particularly where visitation is generated from outside the Sunshine Coast. The Review also found that further exploration into expanding the Stadium and other infrastructure, with the intent to maximise on the social and economic return on investment, has valid justification and has the potential to reap significant benefits for the Sunshine Coast region.



To help respond to growing demands and to effectively guide future development within the Stadium site, a Facility Development Plan has been developed. The Plan aims to:

- maximise the key points of difference for the Sunshine Coast Stadium
- further develop the site as a valuable sporting and community asset
- further enhance the Stadium's economic development potential.

This report seeks Council's adoption of the Sunshine Coast Stadium - Facility Development Plan 2015-2030 (Appendix A).

## **OFFICER RECOMMENDATION**

**That Council:**

- (a) receive and note the report titled "Sunshine Coast Stadium - Facility Development Plan 2015-2030"**
- (b) adopt the Sunshine Coast Stadium - Facility Development Plan 2015-2030 (Appendix A) and**
- (c) note that future stages of development for the Sunshine Coast Stadium will be determined in accordance with Council's 10 year Capital Works Program and successful applications for external funding as outlined within this report.**

## **FINANCE AND RESOURCING**

Allocations towards the implementation of the Facility Development Plan will be made through Council's 10 Year Capital Works Program. The Facility Development Plan will inform future budget bids within Council's Capital Works programs and applications toward external funding opportunities.

The costs of implementing all recommendations of the Facility Development Plan are recognised as being beyond the capacity of Council to self-fund. The adoption of the Facility Development Plan provides Council, user groups and stakeholders a sound base to lobby for external funding opportunities to implement recommended upgrades and improvements. It also provides Council and relevant stakeholders/community groups with a strategic direction to implement improvements in a clear and focused way, and provides a foundation for grant applications and future facilities planning.

The indicative-only capital cost of short, medium and long term recommendations within the Facility Development Plan are as follows. The specific elements within each term are outlined in table 14 (p.38-40) of attached Facility Development Plan:



Short Term (within 5 years)	\$ 3,525,000	Works undertaken to address priority areas, with focus on development of field mounding / seating to increase capacity and improved viewing opportunities on main field, upgrading of field lighting to meet current and expected standards and upgrading and provision of additional car parking areas and improved pedestrian movement.
Medium term (6 - 10 years)	\$ 2,320,000	Works undertaken to further address the upgrading and provision of additional car parking areas and improved pedestrian movement, conversion of field three to synthetic surface and roll out of improved field lighting to existing fields.
Long term (10 years +)	\$16,230,000	Consideration will need to be given to future growth of the region and potential for other large scale sporting facilities being developed on the Sunshine Coast. Long term actions will be subject to further investigations to determine the appropriateness of Sunshine Coast Stadium for this scale of development. These works could be prioritised to occur earlier than this ten year timeframe if deemed appropriate by Council.
<b>Sub-Total</b>	<b>\$22,075,000</b>	
Contingencies/Project Management	\$ 4,746,125	
<b>TOTAL</b>	<b>\$26,821,125</b>	

Project funding of \$1.365 million has been allocated for the implementation of the Sunshine Coast Stadium Facility Development Plan through Council's 10 Year Capital Works Program. Council's Capital Works Program (2015/16 – 2024/25 pending endorsement) includes:

#### Recreation Sports Facilities

- \$150,000 in 2015/16 for staged construction of Facility Development Plan initiatives
- \$200,000 in 2016/17 for staged construction of Facility Development Plan initiatives
- \$200,000 in 2017/18 for staged construction of Facility Development Plan initiatives

#### Community Facilities

- \$15,000 in 2016/17 for stadium lighting upgrade design
- \$300,000 in 2017/18 for stadium lighting implementation

#### Transport

- \$60,000 in 2015/16 for car park design
- \$440,000 in 2016/17 for car park construction

## CORPORATE PLAN

- Corporate Plan Goal:** *A strong community*  
**Outcome:** 2.1 - Safe and healthy communities  
**Operational Activity:** 2.1.3.2 - Implement prioritised projects from community facility master plans

## CONSULTATION

The Plan has been informed by a wide range of internal and external consultation activities. Consultation activities have assisted in informing the preparation, development and refinement of the Facility Development Plan.

### Internal Consultation

To inform the preparation of the Facility Development Plan, the following internal stakeholders were consulted:

- Division 3 Councillor
- Environment and Sustainability Policy
- Transport and Infrastructure Policy
- Development Services
- Property Management
- Project Delivery
- Parks and Gardens
- Community Facilities and Planning.

### External Consultation

Consultation has been undertaken with the following external stakeholders:

Existing Formal User Groups:

- Football (soccer) - Football Queensland
- Football (soccer) - Sunshine Coast Churches Soccer Association
- Football (soccer) - Sunshine Coast Football Club (The Fire)
- Football (soccer) - Kawana Soccer Club
- Rugby League - Queensland Rugby League
- Rugby League - Sunshine Coast Sea Eagles
- Rugby League - Kawana Junior Rugby League
- Rugby Union - Sunshine Coast Rugby Union
- Rugby Union - Brothers Junior Rugby Union
- Touch - Queensland Touch
- Touch - Kawana Touch.

Other Stakeholders:

- Melbourne Storm National Rugby League Club, Chief Executive Officer
- Department of National Parks, Sport and Racing
- Department of Transport and Main Roads
- Queensland Police Service
- Kawana Waters State College.

The information gathered from these consultation activities has informed the Sunshine Coast Stadium – Facility Development Plan 2015-2030.

## Community Engagement

User groups and stakeholders were provided an opportunity to make comment on the Stadium design options. Feedback received was reviewed, and assisted with informing the final version of the Facility Development Plan.

## PROPOSAL

### Sunshine Coast Stadium Overview

The Sunshine Coast Stadium (the Stadium) is a regional level sporting and community facility located in Bokarina, adjacent to the Kawana Lake precinct and in close proximity to the future Kawana Town Centre and Sunshine Coast University Hospital development. The Stadium caters for local, regional, state, national and international sporting and community events.

The scope of the study area for the purpose of the Facility Development Plan includes the Eastern Fields Precinct, which comprises of the Sunshine Coast Stadium, seven rectangular fields, two club houses and other supporting infrastructure.

The Sunshine Coast Stadium provides important social infrastructure for the community. Through its various functions, the Stadium meets the needs of a varied mix of user groups, encourages community health and social connectedness and wellbeing, and contributes strongly to the development of the social fabric, identity and values of the Sunshine Coast community.

The Sunshine Coast Stadium is home to 14 field based sporting groups including football (soccer), rugby league, gridiron, rugby union and touch football. These include high profile Sunshine Coast regional sporting teams, being the Sunshine Coast Falcons, Sunshine Coast FC (Fire) and the Sunshine Coast Spartans, as well as the Melbourne Storm NRL U20's Team and Academy. Across the different uses of the site, between 3,000 and 4,000 patrons frequent the site on an ongoing weekly basis.

In addition to regular sporting activities, the facility hosts an array of events including international, national, state and local games across different codes, training camps, travelling shows, community events, as well as music and entertainment events. Approximately 120,000 people attend large-scale events held in the Stadium each year, with approximately 63% of these attendees residing outside of the Sunshine Coast region. Larger-scale events which have been held at the Stadium in the past include:

- Sunshine Coast Home Show (held annually) attracting approximately 15,000 people per year
- Oztag Junior and Senior State Cups in 2015, attracting approximately 12,000 and 13,000 people respectively
- National Youth Touch Championships in 2014, attracting approximately 6,000 people
- Colour Run, attracting approximately 12,000 people in 2013, and 7,500 people in 2014
- Nitro Circus held in 2013, attracting approximately 8,500 people
- Cold Chisel Concert held in 2011, which attracted approximately 15,000 people
- Nationals sporting events, including Queensland Reds Super 15 Rugby game (approx. 5,000 people), Legends of League Match (approx. 1,500 people) and A-League Roar pre-season game (approx. 5,000 people).

A Social and Economic Benefits Review of the Sunshine Coast Stadium found that the facility makes a significant economic contribution to the region. An analysis of typical events held within one year was collectively estimated to have contributed to the Sunshine Coast Gross Regional Product (GRP):

- Approximately \$7.7 million towards GRP resulting from direct impacts (on-site expenditure during event)

- An additional \$4.9 million towards GRP through indirect impacts (off-site expenditure before or after the event).

Therefore, total estimated economic impact of expenditure associated with the selected events on the region's GRP was \$12.6 million.

The Social and Economic Benefits Review found that the Stadium has significant future potential. The Review advises that further investment into expanding the capacity and capability of the facility to host larger-scale events has the potential to significantly increase the economic benefits generated, particularly where it generates visitation from outside the Sunshine Coast. The Review also suggests that further exploration into expanding the Stadium and other infrastructure, with the intent to maximise on the social and economic return on investment, has valid justification and has the potential to reap significant benefits for the Sunshine Coast region.

#### Facility Development Plan Proposal

The Sunshine Coast Stadium – Facility Development Plan 2015-2030 considers and aligns to key Council strategies, community needs, population projections, statutory policies and regulations. In addition, the Plan considers the interrelationship between:

- Functionality, configuration, usage and capacity of the site
- Public expectations and needs
- Emerging issues and trends
- The realities of the economic, social, environmental and legislative context of the time.

Through site analysis, background research and consultation, the Facility Development Plan aims to balance issues and needs across a range of interests. The key issues which have emerged through the planning process include:

- The Stadium is heavily used and additional field capacity is needed to meet growing user demands
- Car parking provisions and parking management can become limited when training, competitions and multiple events occur at the same time (within the Eastern Fields Precinct and the wider area).

The result is a Facility Development Plan that aims to provide optimal and innovative use of the Stadium for sport and recreation groups, as well as the wider Sunshine Coast community.

The Facility Development Plan contains the following vision for the Sunshine Coast Stadium: *"To be the Sunshine Coast's premier venue for sport, recreation and events"*.

The key recommendations of the Facility Development Plan include:

Key Recommendation	Rationale
Eastern Fields Precinct	
Identification of future expansions and upgrades of the Sunshine Coast Stadium (to occur in stages)	Through increasing spectator seating capacity and upgrading field lighting, the Stadium has the potential to be the premier rectangular playing field site for the Sunshine Coast, being the home for football (soccer), rugby league, gridiron, rugby union and touch football, and attracting regular local, state, national and international-level training camps and matches.
Increased capacity of on-site car parking	To assist in alleviating current parking limitations within the Stadium, which can occur during training, competitions and when multiple or larger-scale events are held.
Enhancing infrastructure within the Eastern Fields Precinct, including improved signage, enhanced landscaping, formalised pathways and other functional elements	To improve everyday use of the Stadium, as well as enhance the Stadium's functionality and attractiveness for use by larger-scale events and the wider community.
Conversion of field 3 to a synthetic surface	Conversion to synthetic is considered appropriate as it can significantly increase the carrying capacity of the surface.

The above key recommendations are complemented by a series of other recommendations which assist in enhancing the functionality of the Sunshine Coast Stadium.

It is important to note that the intent of the Facility Development Plan is to inform the future development of the Sunshine Coast Stadium over an extended time period (15 years and beyond), so that ad-hoc improvements are avoided and community use and long-term viability are maximised.

It is inevitable that opportunities will arise or circumstances will change such that some elements of the design will assume a higher priority than others. It is also noted that the Facility Development Plan does not suggest that all elements of the design should proceed, nor should Council be responsible for all capital costs in respect of these items that are progressed.

#### Car parking and parking management

The Sunshine Coast Stadium is located amongst a broader range of community facilities including the Lake Kawana Community Centre, Kawana Aquatic Centre and the Kawana State College (primary and secondary). It is recognised that parking provision and traffic management can become limited when multiple events are being held.

The Facility Development Plan recognises that a "one size fits all" car parking management plan is not an effective solution, given the variability in the size of events and whether other events are occurring within the precinct. Rather, the Facility Development Plan confirms that a parking management plan will be developed on an event-by-event basis, in conjunction with relevant stakeholders, which considers cumulative impacts on parking and provides measures to be implemented to manage car parking and trailer parking effectively.

The Facility Development Plan identifies a number of measures to consider when preparing parking management plans for an event, including:

- The use of on-site parking where possible. The Facility Development Plan proposes a large expansion of on-site parking within the Eastern Fields Precinct, with provision anticipated to increase by an approximate 360 bays.
- The use of car parking within the Western Fields Precinct with possible shuttle bus runs to the Eastern Fields Precinct.
- The use of on-street car parking within surrounding industrial and business areas. The Facility Development Plan identifies that over 1,800 on-street car parks are potentially available within the vicinity of Sunshine Coast Stadium.
- Investigating the more effective use of public transport options. Route 600 bus presents large potential, operating on a 12 minute frequency along Nicklin Way during the week (and a 15 minute frequency on weekends). This equates to five buses travelling in each direction every hour, with 500 seats per hour heading towards the Stadium, and 500 seats per hour travelling away. Other bus routes also operate within the vicinity, which present additional capacity via public transport routes.
- The Facility Development Plan also recognises future potential options including light rail.

### **Legal**

There are no legal implications relevant to this report.

### **Policy**

The *Sunshine Coast Open Space Strategy 2011* and *Sunshine Coast Sport and Active Recreation Plan 2011-2026* form Council's policy position on sport and active recreation for the region, and provides direction for the future. These documents have been reviewed and used to guide the recommendations within the Facility Development Plan.

The Facility Development Plan also aligns with Council's *Sunshine Coast Major and Regional Events Strategy 2013-2017*, which seeks to retain and grow existing major events and protect them from being lost to the region, as well as securing new events. This is also consistent with the *Sunshine Coast Council Corporate Plan 2014-2019*.

### **Risk**

There is a risk that without progression of the Facility Development Plan, Council could fail to maintain an adequate level of service for sporting and community events, which may result in increased future costs and community dissatisfaction.

Furthermore, the competition between councils and regions for event attraction is increasing. Many of Sunshine Coast Council's competitors in the events space are flagging an intent to embellish their facilities which could put some events currently hosted at Sunshine Coast Stadium at risk.

Strategic planning also reduces the risk of short term, ad-hoc development, ensuring future improvements align with the longer term vision for the facility.

By endorsing the Sunshine Coast Stadium - Facility Development Plan 2015-2030, there is the risk of raising community expectations without adequate funding options available to implement recommendations. Clear communication will need to ensue with user groups and community stakeholders to ensure they are aware of the longer term nature of the Plan and the financial capabilities of Council and other funding streams.

### **Previous Council Resolution**

There is no previous Council resolution relevant to this report.

**Related Documentation**

- Sunshine Coast Council Corporate Plan 2014-2019
- Sunshine Coast Open Space Strategy 2011
- Sunshine Coast Sport and Active Recreation Plan 2011-2026
- Sunshine Coast Major and Regional Events Strategy 2013-2017
- Sunshine Coast Council - Capital Works Program Listing
- Kawana Waters Development Agreement 1996
- Sunshine Coast Planning Scheme 2014, and associated Development Control Plan 1 – Kawana Waters.
- Sunshine Coast Place Making Charter: People, Place and Partnerships (2012)
- Sunshine Coast Wellbeing Charter (2010).

**Critical Dates**

It is imperative that Council has a strategic framework and direction which has the capacity to respond to the needs of valuable community assets, such as the Sunshine Coast Stadium.

Council's adoption of the Sunshine Coast Stadium - Facility Development Plan 2015-2030 is a vital step towards ensuring that Council and the community have a strategic direction for the development of the Sunshine Coast Stadium and identified actions that can direct future staged works.

**Implementation**

The Capital Works Program includes funding allocations to contribute towards the staged detailed planning and construction of Facility Development Plan initiatives. Future stages of development will need to be prioritised in accordance with Council's 10 year Capital Works Program.

The Facility Development Plan will allow investigation of joint partnership and external funding opportunities alongside Council's Capital Works funding and Council's Community Grants Program. This will be conducted in consultation with the affiliate groups, the community and Council.

The adoption of the Facility Development Plan will also provide Council and stakeholders with a sound base to lobby state and federal governments for implementation funding assistance for the recommended upgrades and improvements to the Stadium, fields and associated infrastructure.





**8.3.2 COMMERCIAL USE OF COMMUNITY LAND**

<b>File No:</b>	<b>ECM 10 December 2015</b>
<b>Author:</b>	<b>Coordinator Community Land Permits and Parking Community Services Department</b>
<b>Appendices:</b>	<b>App A - Recommended applicants for approved activities and locations (<i>Under Separate Cover</i>) - Confidential</b>
<b>Attachments:</b>	<b>Att 1 - 2016 Approved activities and locations Att 2 - Statutory Obligations Att 3 - Community Land and Complementary Commercial Activity Policy Att 4 - Applicant Scores (<i>Under Separate Cover</i>) - Confidential Att 5 - Assessment scores and comments for 2.3, 2.5, 2.7, 3.2 (<i>Under Separate Cover</i>) - Confidential</b>

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**PURPOSE**

This report seeks Council's endorsement of assessment recommendations, from the 2016 High-use/High-impact Commercial Use of Community Land application process.

**EXECUTIVE SUMMARY**

The 2013 High-use/High-impact commercial use of community land permits are due to expire on 30 June, 2016. These permits allow businesses on the Sunshine Coast to conduct commercial activities on Council-controlled land. Such activities may include refreshment vans, learn to surf lessons and beach equipment hire businesses.

As per Council's *Community Land and Complementary Commercial Activity Policy*, it is a requirement that an application process and a review of existing activities and locations be conducted every three (3) years.

Councillor input was sought in June 2015 in relation to the activities and locations to be included in the 2016-2019 permit period. The activities and locations endorsed by Councillors are listed by Division in Attachment 1.

Both existing and new businesses were invited to submit an application to conduct commercial activities at approved locations and activities from Monday 7 September, 2015. Interested businesses had until 4.30 pm on Friday 2 October, 2015 to submit an application.

At the closing of the application process, Council had received a total of 44 applications for the 35 advertised locations and activities. Of the 35 advertised locations and activities, there were five locations and activities for which no application was received. A list of received applications is included in Attachment 1.

An assessment panel was formed in order to conduct the assessment of applications. Council also requested that the final recommendations of the assessment panel be presented to Council for their consideration following the assessment process.

The panel included three Council officers from the following departments and branches:

- Community Services (Community Response)
- Corporate Strategy and Delivery (Economic Development)
- Infrastructure Services (Environmental Operations).

As a minimum, applicants were required to meet the Mandatory Assessment Criteria, as outlined in the *Community Land and Complimentary Commercial Activity Policy*, and respond to each of the Evaluated Assessment Criteria (or Selection Criteria), which were developed based on the guiding principles of Council's policy.

Despite every effort made to ensure that prospective business operators understood Council's expectations in relation to the application responses, in some cases applicants, including existing permit holders, did not include the required level of detail within their applications. As a result, the application was scored accordingly.

Council officers recommend that permits be awarded to successful applicants, as outlined in Appendix A. As no applications were received for a number of approved locations and activities, it is recommended that these locations and activities remain vacant and are publicly listed on Council's website for the duration of the permit period (1 July 2016 to 30 June 2019), including periodic promotion and advertising to invite applicants to apply.

## OFFICER RECOMMENDATION

**That Council:**

- (a) receive and note the report titled "Commercial Use of Community Land"**
- (b) endorse the proposal to award permits to the recommended applicants for approved locations and activities as detailed in Appendix A and**
- (c) note that the Chief Executive Officer will make Appendix A publicly available.**

## FINANCE AND RESOURCING

The implementation of the 2016 High-use/High-impact commercial use of community land application process has been financed from the Community Services Department core budget 2015/16. All administration costs associated with the application process have been accommodated by the Community Response Branch and undertaken in conjunction with other role responsibilities.

Total expenditure and revenue received as a result of the \$515.00 application fee, is as follows:

<b>Description</b>	<b>Expenditure (\$)</b>
Materials and Services	
• <i>Advertising the application process</i>	\$ 3,905.00
Total Expenditure	\$ 3,905.00
Total Revenue ( <i>Application Fees</i> )	\$ 22,660.00

The assessment of the received applications was conducted by a panel of three Council officers over a 3 day period for 11 ½ hours. In addition, the panel was supported by one Project Officer who coordinated the administrative functions associated with the assessment.

All employee costs associated with the assessment of the applications has been accommodated in the relevant departmental core budgets 2015/16. The costs for the three day period, including all officers involved (2 x Level 7 Contract Officers, 1 x Level 6 Officer and 1 x Level 4 Officer), was approximately \$2,424.00.

Following Council endorsement of the assessment panel's recommendations and the awarding of permits for the period 1 July 2016 to 30 June 2019, it is recommended that permit compliance be managed by existing Community Response Officers, and employee costs be financed by the Community Services core budget 2015/16. The budget will be supported by the revenue collected from the annual fees paid by permit holders (\$95 per square metre of land used).

## CORPORATE PLAN

**Corporate Plan Goal:** *Service excellence*  
**Outcome:** We serve our community by providing this great service  
**Operational Service:** S23 - Local amenity and local laws - maintaining and regulating local amenity through local laws, regulated parking, community land permits and management of animals, overgrown land and abandoned vehicles

## CONSULTATION

The following information relates to the internal and external consultation associated with this report.

### Internal Consultation

#### Divisional Councillors

Councillor input was sought in June 2015 in relation to the activities and locations to be included in the 2016-2019 permit period.

#### Assessment Panel

In an effort to ensure that the assessment panel consisted of members with relevant professional knowledge and experience (including having current knowledge in business development, land and property management), Council officers from the following departments and branches were selected to conduct assessment of applications:

- Community Services (Community Response)
- Corporate Strategy and Delivery (Economic Development)
- Infrastructure Services Department (Environmental Operations).

#### Internal Stakeholder Consultation

In addition to the assessment of applications, further internal consultation took place with the following departments and branches:

- Community Services (Community Response)
- Corporate Services (Finance Branch)
- Corporate Strategy and Delivery (Communication Branch)
- Office of the Mayor and CEO (Legal Services).

### External Consultation

There has been no external consultation undertaken as part of this report. However, ongoing discussions have taken place with external agencies in relation to the permitting of commercial use activities that are adjacent to areas such as on-water activities on Pumicestone Passage and Maroochy River, where additional approvals are required.

### Community Engagement

There has been no community engagement undertaken as part of this report. However, community engagement did form part of the current permit period (2013-2016). In September 2012, Council conducted an online survey seeking input from the community and visitors to the region interested in having their say about businesses operating on Council-controlled

public land. In addition, face-to-face surveys were conducted at various locations across the region.

Council also conducted phone surveys at random in October 2012 to understand the general opinion of the Sunshine Coast community in relation to commercial businesses operating at their favourite beach or park.

The feedback received indicated that the Sunshine Coast community were mostly supportive of businesses operating from recommended locations and activities.

## PROPOSAL

The 2013 High-use/High-impact commercial use of community land permits are due to expire on 30 June, 2016. These permits allow businesses on the Sunshine Coast to conduct commercial activities on Council-controlled land. Such activities may include refreshment vans, learn to surf lessons and beach equipment hire businesses.

As per Council's *Community Land and Complementary Commercial Activity Policy*, it is a requirement that an application process and a review of existing activities and locations be conducted every three (3) years.

In 2013, the assessment of permits followed the below process:

1. February 2013 – Council endorsed 42 activities and locations across the Sunshine Coast and opened the application process
2. May 2013 – Applications closed and Council officers conducted an assessment of all applications
3. June 2013 – Council reviewed officer recommendations and awarded permits for 30 of the approved activities and locations.

### Approved locations and activities

Councillor input was sought in June 2015 in relation to the activities and locations to be included in the 2016-2019 permit period. The activities and locations endorsed by Councillors are listed by Division in Attachment 1.

Following consultation with Divisional Councillors, it was determined that there would be some activities and locations not included in the 2016 application process, due to the following reasons:

- The activity and location was endorsed by Council in 2013; however a prospective business operator had not taken up the opportunity
- Council did not support the inclusion of the activity in 2013, and therefore it is not supported for inclusion in 2016
- The activity is more suited to an alternative permit arrangement and requires further consideration.

### Application packs

To assist prospective business operators to understand the application process, Council officers developed an application pack for each of the Council endorsed locations and activities. These application packs provided prospective business operators with information such as:

- Useful contacts
- Related legislation
- Tips for submitting a permit application
- Location maps
- Special permit conditions
- Standard permit conditions
- Application forms

- Timeline for application process and permit approval
- Submission of application.

#### Application process opens

The application process was open for one month, from 7 September, 2015 and was heavily advertised using both internal and external communication tools. Existing permit holders were advised of the application process via direct mail. Interested businesses had until 4.30 pm on Friday 2 October, 2015 to submit an application.

Advertising was undertaken using the following communication tools.

#### Hardcopy/in-person:

- Media releases/liaison
- Fact sheets
- Direct mail to existing permit holders.

#### Online/electronic:

- Home page intranet
- Council website homepage and commercial use webpage
- Facebook.

#### Spotlight print advertising:

- APN Weeklies (Maroochy Weekly, Kawana Weekly, Nambour Weekly, The Range News, Caloundra Weekly, Buderim Chronicle and Coolum and North Shore Advertiser).

#### Additional paid print advertising:

- Sunshine Coast Daily
- APN Weeklies (Maroochy Weekly, Kawana Weekly, Nambour Weekly, The Range News, Caloundra Weekly, Buderim Chronicle and Coolum and North Shore Advertiser).

#### Spotlight radio advertising:

- Hot FM/Zinc FM
- Mix FM/Sea FM.

#### Additional paid radio advertising:

- Mix FM/Sea FM.

#### Assessment of Applications

At the closing of the application process on 2 October, 2015 Council had received a total of 44 applications for the 35 advertised locations and activities. Of the 35 advertised locations and activities, there were five locations and activities for which no application was received. A list of received applications is included in Attachment 1.

As no applications were received for a number of approved locations and activities, it is recommended that these locations and activities remain vacant and are publicly listed on Council's website for the duration of the permit period (1 July 2016 to 30 June 2019), including periodic promotion and advertising to invite applicants to apply. This will allow any interested prospective business operator to submit an application at a later date should they be interested in operating from one of these approved locations. Any interested operator will be required to submit an application and pay applicable fees, as per the application process conducted in September 2015. The application will then be assessed to determine its suitability, and a recommendation made in a report prepared for Council's consideration.

An assessment panel was formed in order to conduct the assessment of the 2016-2019 applications. In June 2015, Council also requested that the final recommendations of the assessment panel be presented to Council for their consideration following the assessment process.

The panel included three Council officers from the following departments and branches:

- Community Services (Community Response)
- Corporate Strategy and Delivery (Economic Development)
- Infrastructure Services (Environmental Operations).

The chosen assessment panel members were selected for their professional knowledge and experience, in business development, land and property management. Each panel member provided a level of expertise in relation to the assessing applications for each of the Council approved locations and activities for commercial business to operate on Council-controlled land.

As a minimum, applicants were required to meet the Mandatory Assessment Criteria, as outlined in the *Community Land and Complimentary Commercial Activity Policy*, before proceeding to the next stage of the assessment process:

- Commitment to giving priority to community use
- Commitment to non-exclusive use of community land
- Commitment to non-transferability of permits
- Providing and undertaking to meet industry safety standards
- Possessing the required level of public liability insurance
- Not competing with fixed local businesses
- Commitment to commence full operations within three months from permit being granted
- Commitment to operating regular days and hours
- Commitment to providing local employment
- Payment of required permit fees
- Adherence to all conditions of the permit.

Once an applicant met the Mandatory Assessment Criteria, applicants were further assessed on the following Evaluated Assessment Criteria (or Selection Criteria), which are based on the guiding principles of the *Community Land and Complementary Commercial Activity Policy*.

<b>Selection Criteria 1: Professionalism</b>
<ul style="list-style-type: none"> <li>Outline your professional track record, and any previous experience you have had operating a business.</li> </ul>
<ul style="list-style-type: none"> <li>What training and skills have you obtained over the last two years to contribute to the success of your business?</li> </ul>
<ul style="list-style-type: none"> <li>Outline your current qualifications, and any memberships you hold with affiliated associations, or peak bodies associated with your business.</li> </ul>
<ul style="list-style-type: none"> <li>Provide a time when you introduced an innovative idea into the operation of your business.</li> </ul>
<b>Selection Criteria 2: Quality of Equipment</b>
<ul style="list-style-type: none"> <li>Outline the current standard of the equipment you intend to use when operating your business on council-controlled land.</li> </ul>
<ul style="list-style-type: none"> <li>What will you do to ensure that your equipment is maintained at all times, and is in good working order? What will be your replacement cycle?</li> </ul>
<b>Selection Criteria 3: Safety</b>
<ul style="list-style-type: none"> <li>Outline your general management approach to the workplace, including the health and safety of your employees.</li> </ul>
<ul style="list-style-type: none"> <li>What will you do to ensure that your business is operating in line with, or above industry standards, taking into account local conditions, and/or changing weather?</li> </ul>
<b>Selection Criteria 4: Community</b>
<ul style="list-style-type: none"> <li>In the past, what has been your level of contribution to the local community? What will you do to contribute to the local community if your application is successful?</li> </ul>
<ul style="list-style-type: none"> <li>What is your involvement in industry associations?</li> </ul>
<ul style="list-style-type: none"> <li>How do you propose to promote tourism and ensure the Sunshine Coast is a great place to visit?</li> </ul>
<ul style="list-style-type: none"> <li>How do you propose to support local business and local employment on the Sunshine Coast?</li> </ul>

Each response to the above mentioned Evaluated Assessment Criteria (or Selection Criteria) was rated out of 10. For example, Selection Criteria 1: Professionalism had four sub-criteria, each worth a score of 10. The total maximum score for Selection Criteria 1: Professionalism was therefore out of 40. The total maximum score for the four criteria was 120 points.

Each member of the panel provided a score out of 120 for each of the applicants' responses to the selection criteria. The individual panel members' scores were then combined producing an overall score of 360, due to the three panel members per application. The final score out of 360 was averaged based on the number of assessment panel members. This then determined an overall final score for each of the applicants, and identified the successful applicants for each of the approved locations and activities.

The following scale was used to evaluate and then score each application response.

Score	Description
10	Excellent (exceeds industry expectations)
8	Fully competent (above industry expectations)
6	Competent (meets industry expectations)
4	Requires development (below industry expectations)
2	Unacceptable (not competent)

Despite every effort made to ensure that prospective business operators understood Council's expectations in relation to the application process, in some cases applicants, in particular existing permit holders, did not include the required level of detail within their applications, and this is reflected in the applicants score.

In order to evaluate the standard of each of the applications, the following scale was used to determine the panel's opinion based on the applications overall final score.

Score	Standard of application
90 – 100	Very high
80 – 90	High
70 – 80	Good
60 – 70	Satisfactory
50 – 60	Requires Development
0 – 50	Unacceptable

Council officers recommend that permits be awarded to successful applicants, as outlined in Appendix A. As no applications were received for a number of approved locations and activities, it is recommended that these locations and activities remain vacant and are publicly listed on Council's website for the duration of the permit period (1 July 2016 to 30 June 2019), including periodic promotion and advertising to invite applicants to apply.

### Legal

Council manages land that falls into four categories:

1. Freehold land owned by Council
2. Reserves under the control or management of Council as Trustee under the *Land Act 1994*
3. Roadways (formed and unformed) other than State controlled roads (*Local Government Act 2009* and the *Transport Operations (Road Use Management) Act 1995*)
4. Pathways, footpaths, bathing reserves and foreshores (Local Laws).

The holding of the land determines the legal framework that applies. Local laws can apply to Council freehold land and roads, foreshores and bathing reserves. The *Land Act 1994* applies to reserves under the Act that Council holds as trustee.

Details pertaining to relevant Acts of Parliament and Local Laws with regard to the granting of permits for commercial activity on community land can be found at Attachment 2.

It is noted that the requirements set out in the *Transport Infrastructure (Waterways Management) Regulation 2012*, along with advice received from Maritime Safety Queensland, necessitates that the granting of permits for the following activities be subject to the successful applicant obtaining approval from the State Government confirming that permission has been granted for a commercial operation to occur in this area:

- Kite Surfing Lessons, Bulcock Beach – Happy Valley
- Beach Equipment Hire (Kite Surf and Stand Up Paddle), Bulcock Beach – Happy Valley
- Learn to Surf Lessons, Bulcock Beach – Happy Valley.

More information pertaining to the legalities associated with the issuing of permits for the 2016 High-use/High-impact commercial use of community land application process is available in Attachment 2.

### Policy

The *Community Land and Complementary Commercial Activity Policy* (provided as Attachment 3) articulates Council's position on community land and commercial activity by balancing the needs of the community with the demand for commercial activity. The policy is consistent with the themes and objectives of the *Corporate Plan 2014-2019* and is in line with appropriate legislation.



The Policy has also been drafted so that it is consistent with Council's endorsed policy framework, as it is divided into strategic level policy and associated operational procedures. The implementation of these procedures is the primary responsibility of the Community Services Department.

### Risk

Possible risks associated with the implementation of the 2016 application process and mitigation strategies include the following:

Risk	Mitigation
Key stakeholders miss important communication and key messages regarding the project and the application process, resulting in significant media attention.	Detailed communication plan was developed, accommodating the multiple and diverse ways to receive and source information and ensuring key messages were delivered to appropriate audiences in a timely manner.
Assessment of applications results in incorrect recommendations being put forward.	Assessment criteria were clearly documented and adequate training provided to the assessment panel.
Existing permit holders dissatisfied with the process and implementation of the Policy.	Open and transparent communication is provided to key stakeholders to alleviate concerns, at all times.
Permits are not awarded prior to 30 June 2016.	Ensure commitment to proposed timeline and relevant stakeholders are advised of key dates, leading to new permits being awarded prior to the expiry of existing permits.
Applicants are not successful in obtaining a permit.	Ensure unsuccessful applicants are provided with feedback in relation to why their application was unsuccessful.

### Previous Council Resolution

#### Special Meeting, 5 February 2013 (SM13/1)

*That Council:*

- (a) receive and note the report titled "**Commercial Use of Council-Controlled Land**";
- (b) endorse the proposed locations and activities to be included in the 2013 High-use / High-impact Commercial Use of Community Land application process, as outlined in Appendix A (Proposed Locations and Activities), as amended, excluding Proposed Locations and Activities – Region Wide table;
- (c) endorse the proposed locations and activities to be included in the 2013 High-use / High-impact Commercial Use of Community Land application process, as outlined in the Region Wide Table as amended in Appendix A;
- (d) endorse the proposed fees and charges, including the non-refundable application fee, the permit fees, proposed discounts, pro-rata arrangements and payment options, as outlined in Appendix B (Proposed Fees and Charges), with the proposed permit fee to be amended to \$95.00 per square metre in all localities;
- (e) endorse in principle the use of the Noosa North Shore second cutting for a single commercial horse riding and/or camel riding activity subject to:
  - i. advice from the CEO indicating compliance with Council Policy, Planning and Local Laws and any associated issues; and
  - ii. any candidate business having appropriate approvals to utilise the beach and access;
- (f) endorse the proposed application process for any vacant high-use / high-impact commercial permit locations following the awarding of permits in June 2013;

- (g) endorse the proposed application process for any new requests for high-use / high-impact commercial activities on council-controlled land; and
- (h) support the funding of two permanent, level 3 Permit Monitoring Officers to monitor permit compliance for all community land permits, subject to future funding consideration via the annual budget process.

### Special Meeting, 4 June 2013 (SM13/8)

That Council note the discussion held in confidential session.

### Related Documentation

Related documentation to this report is as follows:

- Corporate Plan 2014-2019
- Sunshine Coast Council Local Laws
- *Land Act 1994*
- *Land Regulation 2009*
- *Local Government Act 2009*
- Sunshine Coast Open Space Strategy 2011
- Sunshine Coast Social Infrastructure Strategy 2011
- *Transport Infrastructure (Waterways Management) Regulation 2012*
- *Transport Operations (Marine Safety) Regulation 2004.*

### Critical Dates

Permits are to be awarded to successful applicants in May and June 2016, prior to the expiry of existing permits on 30 June 2016.

### Implementation

In order to implement the recommendations as outlined in this report, it is proposed that the following stages be implemented over the coming weeks and months:

Timeline	Stage
December 2015	<p><u>Stage 1: Notification to All Applicants (Successful and Unsuccessful)</u></p> <p>Following final recommendations made by the Assessment Panel being endorsed by Council, Council officers will notify all applicants of the application process outcomes. Where successful applicants choose not to accept Council's offer to conduct a business on Council controlled land, Council will make an offer based on the results of the assessment of applications, and make an offer to the next best ranked applicant, if appropriate.</p> <p>Given some permit approvals are subject to applicants providing Council with the appropriate documentation, in accordance with the relevant legislation requirements (local and state), permits will be issued to successful applicants for three (3) years – 1 July 2016 to 30 June 2019.</p> <p>Successful applicants for those areas that fall under the legal framework where the <i>Land Act 1994</i> applies will be registered with relevant external agencies.</p>
May and June 2016	<p><u>Stage 2: Issue permits to successful applicants</u></p> <p>Council officers will issue permits to successful applicants, subject to provision of appropriate documentation, in accordance with relevant legislation (local and state), prior to the expiry of current permits on 30 June 2016.</p>

Timeline	Stage
1 July 2016 and ongoing	<p><u>Stage 3: Compliance and Monitoring</u>            Compliance and monitoring of the High-use/High-impact commercial activities on community land will be in accordance with Council's <i>Compliance and Enforcement Policy</i>.            In the event that a successful business operator chooses not to continue operating their business during the permit period, or their permit is revoked due to continual breaches of their permit, and the remaining permit period is more than 12 months, the approved location and activity will remain vacant and be made available should a prospective business operator be interested in operating from this location in the future.</p>
1 July 2016 to 30 June 2019	<p><u>Stage 3: New Requests for High-use/High-impact Activities</u>            Should a request be received from a prospective business operator wishing to conduct a commercial activity on Council-controlled land following the awarding of permits in May and June 2016, and the proposed commercial activity is a new concept, Council will consider the application.            The application will need to include an Impact Assessment based on the proposed activity and location, and must be in line with the application process advertised in September 2015. Assessment of the application will be consistent with the process conducted in October 2015, along with consultation taking place with the relevant internal and external stakeholders, including the Divisional Councillor. The Assessment Panel's recommendations will be presented to Council for their consideration.            Any permits awarded for new requests will be valid for the duration of the remaining permit period.</p>
1 July 2016 to 30 June 2019	<p><u>Stage 4: Vacant Permit Locations and Activities</u>            Should Council not receive an application for an advertised activity, this will be treated as an available commercial permit location and will remain vacant. However, if at any time during the permit period (1 July 2016 to 30 June 2019) Council receives any interest in a vacant commercial permit location, the interested operator will be required to submit an application for Council's consideration and pay applicable fees. Upon receipt of the application, all relevant stakeholders will be notified, including the Divisional Councillor and the application will be assessed based on the criteria outlined in Council's policy. The Assessment Panel's recommendations will be presented to Council for their consideration.            Any permits awarded for vacant locations and activities will be valid for the duration of the remaining permit period.</p>



**8.4 INFRASTRUCTURE SERVICES****8.4.1 EXTENSION OF MEMORANDUM OF UNDERSTANDING FOR VEGETATION MANAGEMENT ON STATE CONTROLLED ROADS****File No:** ECM**Author:** Coordinator Parks Operations and Contracts  
Infrastructure Services Department**Attachments:** Att 1 - Memorandum of Understanding 2014 - 2015  
Att 2 - Extension Memorandum of Understanding ending 31 December 2015  
Att 3 - Updated Map Books - Memorandum of Understanding  
(Under Separate Cover)

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**PURPOSE**

The purpose of this report is to seek council's endorsement to extend the current *Memorandum of Understanding for Vegetation Management on State-Controlled Roads* that exists between Sunshine Coast Council and Transport and Main Roads (TMR) to provide a desirable service standard and cost effective arrangement.

**EXECUTIVE SUMMARY**

This report provides recommendations for council to consider the extension of the current Memorandum of Understanding (MOU) with Transport and Main Roads and provides a cost effective funding proposal.

Council endorsed the MOU with Transport and Main Roads at the Ordinary Meeting on 13 November 2014 (OM14/161). The agreement superseded an existing MOU which had been in place since 1 July 2013. The arrangement provides mowing and horticulture maintenance on a range of TMR controlled roads. The arrangement is reviewed annually and can be amended where both parties are in agreement.

Under the current MOU, Transport and Main Roads contribute \$225,000 (ex GST), with council funding the shortfall of \$51,705 which supports an increase to presentation standards. In the past, council fully funded the maintenance of vegetation without contribution from TMR.

As per the resolution from the November 2014 Ordinary Meeting, Parks and Gardens officers consulted with each councillor to determine if there were any additional linkage roads, signature points or high traffic areas/sites within state controlled roads that do not meet the presentation standard within their divisions. These sites were then mapped and associated costs were determined.

These additional sites and costings have been presented to TMR in an effort to extend the existing Transport and Main Roads and seek full cost recovery.

Transport and Main Roads have agreed to extend the current MOU and include and cover the cost of the additional sites until 31 December 2015. Transport and Main Roads also wish to extend and continue the arrangement beyond this date through the annual review process.

An annual amount of \$273,628 (ex GST) has been offered by Transport and Main Roads for the additional works. This would see a total annual contribution of \$498,628 (ex GST) from

Transport and Main Roads and the shortfall would remain at \$51,705 (ex GST) to be contributed by council. No additional funding would need to be contributed by council.

This report also recommends that council continue discussions and negotiations with TMR in an effort to meet the desired presentation standards of hardstand areas.

## OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “**Extension of Memorandum of Understanding for Vegetation Management on State Controlled Roads**”
- (b) authorise the Chief Executive Officer to accept the offer made by Transport and Main Roads for an additional \$273,628 towards the Memorandum of Understanding, subject to an annual review process
- (c) continue to provide maintenance to all sites listed within the extended Memorandum of Understanding
- (d) continue to engage with Transport and Main Roads to consider the extension of the Memorandum of Understanding for hardstand areas on state controlled roads which currently do not meet adequate presentation standards and
- (e) request Chief Executive Officer to write to the Minister for Main Roads, Road Safety and Ports to acknowledge the Department of Transport and Main Roads efforts and professional approach in continuing to support Council on these matters.

## FINANCE AND RESOURCING

The current MOU provides council with a financial contribution of \$225,000 (ex GST) from TMR. Council contributes \$51,705 (ex GST).

Meetings with councillors identified an additional 36 linkage roads, signature points, high traffic areas/sites (27.5 hectares in total), out of the 62 state controlled roads within the council area.

The financial implication for maintaining these additional sites is estimated at \$253,628 (ex GST) per annum.

A further \$20,000 (ex GST) per annum has been offered by Transport and Main Roads for rectification works to clean up these sites or tree pruning or planting work.

If accepted by council, the total contribution from TMR comes to \$498,628 (ex GST) per annum. Council’s contribution would remain at \$51,705 (ex GST). The financial contribution from TMR for the new works would see no additional cost to council and will be negotiated annually prior to any new or amended agreement being accepted.

The tables below provide an overall summary of current funding arrangements (*Table 1: Current funding arrangement*) and new arrangements (*Table 2: Proposed funding arrangement*) if accepted.

**Table 1: Current funding arrangement**

<b>Current position</b>	<b>\$ (ex GST)</b>
Council revenues received (TMR)	225,000
Expense	276,705
Shortfall – council funded	51,705

**Table 2: Proposed funding arrangement**

<b>Proposed position</b>	<b>\$ (ex GST)</b>
Council revenue to receive – existing sites (TMR)	225,000
Council revenue to receive – additional sites (TMR)	253,628
Council revenue to receive - tree/rectification works (TMR)	20,000
Council total revenue to receive (TMR)	498,628
Expense	550,333
Shortfall - cost to council	51,705

At present, council maintains the additional sites under a full cost recovery agreement from Transport and Main Roads which includes supervision and administration cost associated with delivering the services. This agreement is due to expire 31 December 2015 and would be extended if council adopts the agreement.

The additional maintenance for these works sit within a 'maintenance contract' arrangement and do not require additional staff resources or time.

## **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**

A range of both internal and external stakeholders were consulted as part of this proposal.

### **Internal Consultation**

Meetings with each councillor were conducted during March 2015: Cr Rick Baberowski, Cr Tim Dwyer, Cr Peter Cox, Cr Chris Thompson, Cr Jenny McKay, Cr Christian Dickson, Cr Ted Hungerford, Cr Jason O'Pray, Cr Steve Robinson and Cr Greg Rogerson.

### **External Consultation**

Transport and Main Roads: Routine Maintenance Manager, Andrew Cummings and Engineer, Alexander McCart.

### **Community Engagement**

No external community engagement was undertaken in relation to this report.

## PROPOSAL

Council currently provides mowing and horticulture maintenance across a number of state-controlled roads. Transport and Main Roads provide funding to support the cost of this service however council funds a portion.

Where council has initiated maintenance within state-controlled roads the purpose is to provide a core maintenance regime which achieves an enhanced landscape appearance. These are generally applied to:

- interchange points
- entry statements
- town centres and precincts
- major road networks and
- traffic treatments etc.

Many of these areas serve as “signature points” or “gateways” for the Sunshine Coast and often provide a sense of ownership to our residents, community members and tourists.

### Formal Arrangements

On 1 July 2013 council entered into a MOU with Transport and Main Roads for vegetation management on state-controlled roads whereby key sites were mapped, negotiated, and agreed upon (eg Nicklin Way and Caloundra Road). Council received a financial contribution of \$100,000 (ex GST) for managing the negotiated outcomes.

On 13 November 2014 council endorsed a revised MOU which had been in place since 1 July 2014. The arrangement provides mowing and horticulture maintenance on a range of state controlled roads and can be amended where both parties are in agreement. Council receives a financial contribution of \$225,000 (ex GST) for managing the necessary outcomes.

The *Road Maintenance Performance Contract (RMPC)* previously held by council for the old Maroochy Shire Council area is now being serviced by Downer Mouchel and largely focuses on road surfaces. This report and the associated MOU focuses on landscape management and presentation of key interchanges and gateways within the Sunshine Coast region.

### Negotiations

In early 2015 Parks and Gardens officers met with each of the councillors to review and identify additional sites within state-controlled roads that do not meet the desired presentation standards. These sites were mapped and the associated costs calculated.

Between April and July key staff from Parks and Gardens and Transport and Main Roads met on a number of occasions to negotiate on the additional sites and costs. Council's primary focus was to ensure Transport and Main Roads obtain a stronger understanding of the current service delivery shortfalls and that further funding be provided to support the services for these additional sites.

During negotiations TMR officers aimed to establish a joint position that met the priorities of both parties and were mindful of council's position. The Transport and Main Roads officers were also very supportive of continued negotiations in regard to presentation standards for sites that fall under their jurisdiction.

A positive and strong partnership between our organisations has been established which will create further opportunity to negotiate and deliver acceptable presentation standards to the key road networks across the region.



Hardstand areas, eg centre medians, have been identified for future negotiations because they often present as unsightly with weeds, debris, etc.

### **Transport and Main Roads Offer**

Transport and Main Roads have proposed to contribute a further \$273,628 (ex GST) towards an extension of the MOU. This would see a total contribution of \$498,628 (ex GST) per annum for maintenance services undertaken as part of an extended MOU.

**Table 3: Summary of new inclusions**

Electoral Division	Turf Maintenance Sites	Landscape Maintenance Sites	Slashing Sites	Total Number of Sites	Total square meters
Division 1	9	1	1	11	39,484
Division 2	0	0	0	0	0
Division 3	0	0	0	0	0
Division 4	1	1	0	2	2,049
Division 5	2	0	0	2	17,650
Division 6	5	0	1	6	28,428
Division 7	2	3	0	5	73,717
Division 8	0	3	1	4	9,095
Division 9	7	1	2	10	82,057
Division 10	6	0	0	6	26,425

Current resource levels utilised to deliver core vegetation maintenance services to the road network across our region will have the capacity to absorb the additional works proposed without detriment in delivering council's core business services. The MOU will be subject to an annual review allowing for changes to the scope of services and costs associated with delivering the services.

### **Legal**

The MOU is not legally binding and either party can terminate the arrangement as specified within the following clauses:

- *Section 4 MOU Period of the Memorandum of Understanding*  
This MOU shall commence on July 2104 and continue for a period of twelve (12) months to 30 June 2015 (renegotiated to 31 December 2015). During this period, this MOU may be reviewed and renegotiated, if necessary, as agreed between the parties.
- *Section 7 MOU Dispute Resolution*  
Within the bounds of budgetary constraints, both parties are committed to comply with all terms of the MOU.

### **Policy**

There are no foreseeable policy implications relating to this report.

### **Risk**

There is a portion of risk to operational staff and community members associated with council undertaking vegetation maintenance within state-controlled roads.

Many of these sites adjoin high traffic flow areas and in some cases speed limits are up to 100km per hour. The associated risk is managed through council's Safeplan processes

which incorporate stringent workplace methodologies and comply with the relevant workplace health and Safety legislation including the *Manual of Uniform Traffic Control Devices (MUTCD)*.

If council were to exit the current arrangements, it would effectively transfer responsibility back to Transport and Main Roads, therefore eliminating council's exposure to occupational health and safety risks. Service standards and presentation standards would decline and it is highly likely to create adverse community reaction. A communication strategy which provides a clear message promoting council's position and emphasises TMR responsibilities should be adopted if this were the outcome.

There is also a high probability of negative media coverage on a decision to exit or reduce current service intervention standards.

If Transport and Main Roads were to reduce funding in the future, Parks and Gardens would have to reduce the service levels. Council may then receive pressure or complaints from the community. To retain the same service levels with reduced Transport and Main Roads funding, additional funding would be required by council.

### **Previous Council Resolution**

Ordinary Meeting on 13 November 2014 - **Council Resolution** (OM14/161)

*That Council:*

- (a) *receive and note the report titled "Extension of Memorandum of Understanding for Vegetation Management on State Controlled Roads"*
- (b) *endorse and accept the offer made by Transport and Main Roads for an additional \$120,000.00 towards the current "Memorandum of Understanding for Vegetation Management on State-Controlled roads"*
- (c) *continue to provide maintenance to all sites listed within the extended Memorandum of Understanding*
- (d) *continue to engage with Transport and Main Roads to consider the extension of the Memorandum of Understanding for other sites such as linkage roads, signature points, high traffic areas and weed management of rural roads that currently do not meet presentation standards for our region at Transport and Main Roads cost*
- (e) *request Chief Executive Officer to write to the Minister for Transport and Main Roads and acknowledge Transport and Main Roads efforts and professional approach in supporting Council on these matters and*
- (f) *request the Chief Executive Officer to investigate opportunities to engage community groups and community members to assist with undertaking road side maintenance, subject to Transport and Main Roads approval.*

### **Related Documentation**

There is no related documentation relevant to this report.

### **Critical Dates**

There are no critical dates related to this report, however the current Memorandum of Understanding expires 31 December 2015.

**Implementation**

The following implementation points are recommended:

- the Memorandum of Understanding document shall be amended and prepared for sign off by the Chief Executive Officer
- Parks and Gardens will invoice Transport and Main Roads every 6 months equal to the annual amount of \$498,628 (ex GST)
- Parks and Gardens officers will continue to negotiate with Transport and Main Roads to establish higher services standards for hardstand areas and
- Parks and Gardens will review the MOU and the unit rates annually to ensure associated costs and expenses are accounted for.



**8.4.2 PLACE MAKING MOOLOOLABA MASTER PLAN**

<b>File No:</b>	<b>Statutory Meetings</b>
<b>Author:</b>	<b>Principal Place Project Officer Infrastructure Services Department</b>
<b>Appendices:</b>	<b>App A - Place Making Mooloolaba Master Plan (<i>Under Separate Cover</i>)</b>
<b>Attachments:</b>	<b>Att 1 - Place Making Mooloolaba - Community Engagement Feedback Report (<i>Under Separate Cover</i>) Att 2 - Mooloolaba Beachside Caravan Park Economic Impact Assessment (<i>Under Separate Cover</i>) Att 3 - Best Practice Analysis - Foreshore and Esplanade Redevelopments (<i>Under Separate Cover</i>)</b>

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**PURPOSE**

The purpose of this report is to advise council of the development of the Place Making Mooloolaba Master Plan, and seek council adoption of the Master Plan.

**EXECUTIVE SUMMARY**

The Place Making Mooloolaba Master Plan has been developed in conjunction with extensive community participation and provides a clear, compelling and unique vision for the future of Mooloolaba over the next 20 years. The Master Plan presents a transformative vision that involves place specific planning and design principles supported by a staging and implementation strategy proposing initiatives for short, medium and long term change.

The Master Plan consists of four main elements including the vision, principles, strategies and places; along with the implementation plan. It provides clarity on key catalyst projects that council can deliver, such as the Brisbane Road Development Site and Foreshore and Esplanade parkland and streetscape works.

The delivery of the Place Making Mooloolaba Master Plan outcomes will be undertaken by a variety of stakeholders including council, private developers, the local community, state and federal governments, and it should be noted that it is beyond council's capacity to fund all of these outcomes alone, but the Master Plan sets a vision for future planning, development and investment by council, other levels of government and the private sector.

**OFFICER RECOMMENDATION**

That Council:

- (a) receive and note the report titled “Place Making Mooloolaba Master Plan”
- (b) adopt the Place Making Mooloolaba Master Plan and its Key Actions and Recommendations (Appendix A)
- (c) take into consideration the vision and recommendations of the Place Making Mooloolaba Master Plan in relation to:
  - (i) future planning scheme amendments
  - (ii) the assessment of development applications and the imposition of reasonable and relevant conditions to achieve compliance with Performance Outcome PO2 and Acceptable Outcomes AO2.1 and AO2.2 of the Mooloolaba/Alexandra Headland local plan code relating to streetscape treatments and improvements
  - (iii) Local Area Parking Plan outcomes for Mooloolaba
- (d) delegate to the Chief Executive Officer to:
  - (i) progress the actions necessary to undertake an orderly closure of the Mooloolaba Esplanade (Northern) Beachside Caravan Park with consideration of the expiration of the current lease period on 30 June 2017
  - (ii) develop a detailed staged implementation plan for the catalyst projects, together with proposed capital and operational funding requirements with possible external funding contributions, for future reporting to Council
  - (iii) refer an amount of \$500,000 to the 2016/17 budget process for Council consideration, for development and implementation of the early priority actions and
  - (iv) refer a proposal of a Place Management Project Officer to the budget process for council consideration, to enable the development and implementation of an economic development and activation plan
  - (v) report to council on the opportunity to purchase any strategic land parcels that support the Master Plan intent and
- (e) note that the Place Making Mooloolaba Master Plan will inform:
  - (i) development of projects for consideration in future capital works budgets, noting specifically the foreshore redevelopment and
  - (ii) applications for external government funding.

**FINANCE AND RESOURCING**

Adoption of the Master Plan will create several opportunities for joint funding initiatives. The Master Plan vision and outcomes will be contributed by a variety of stakeholders including private developers, the local community, and state and federal governments. It is recognised that it is beyond council’s capacity to fund all of the outcomes alone.

The Master Plan creates a 20 year plus vision with a number of key catalyst projects that can be delivered over time; some of which can be undertaken using council capital works funds (e.g. road upgrades; footpath programs; etc. in future budgets, where these assets would otherwise be scheduled for upgrade or enhancement).

The two key catalyst projects that council can initially help deliver are redevelopment of the Brisbane Road Car Park site and the creation of a revitalised foreshore. The redevelopment of the Brisbane Road Car Park site may potentially have limited capital cost to council whilst it does provide significant community benefit along with the total foreshore development. At the same time, it does facilitate the removal of vehicle parking spaces from The Esplanade and allow the redevelopment of the foreshore.

An indicative investment figure associated with the foreshore redevelopment would be in the order of \$1-1.5 million per annum over the 20 year proposed development timeframe. This could be partially financed through state funding partnerships with council, and possible developer contributions (in kind). Attachment 3 shows examples of best practice projects of foreshore and esplanade redevelopments with their comparative budgets and funding sources.

Previously, the following projects have been included in the 10 year Capital Works Program that already support the future vision for Mooloolaba.

Brisbane Road Streetscape, 2015/16	\$ 300,000
Beach Terrace Seawall renewal, 2015/16	\$ 200,000
Revetment Wall, Mooloolaba Beach 2015/16	\$ 300,000
Minyama to Mooloolaba Cycleway 2015/16	\$ 2,650,000
Mooloolaba Foreshore Park Upgrade, 2017/18	\$ 160,000
Mooloolaba Esplanade Cycle Lanes/Shared Zone, 2017/19	\$ 742,000
Brisbane Road, LGIP Transportation 2017/19	\$ 4,000,000
	<b>\$ 8,352,000</b>

Adoption of this Master Plan will facilitate the development of a detailed implementation and staging plan, outlining the individual 'Priority Project' components (refer p68-71 of Appendix A) including likely cost, timing and funding sources.

To allow development of the implementation and staging plan, it is proposed to refer an amount of \$500,000 to the 2016/17 budget process for Council consideration. This funding will enable designs of priority projects to be "shovel ready" for any future government funding program, assist the development of the future 10 year Capital Works Program and allow the implementation of temporary activation opportunities to ignite the vision for Mooloolaba. The following table offers a breakdown of the proposed \$500,000 funding in 2016/17.

Detailed design of foreshore parkland: 1. Northern Parkland – To initiate parkland activation and sea wall renewal. 2. Central Parkland – To inform Beach Terrace sea wall renewal levels 3. Southern Parkland – To inform external funding opportunities	\$ 350,000
Further studies/investigations – Traffic	\$ 50,000
Pop-up Activation / infrastructure works	\$ 50,000
Minor works	\$ 50,000
	<b>\$ 500,000</b>

**Mooloolaba Esplanade (Northern) Beachside Caravan Park Economic Impacts**

At the request of the Project Taskforce, AEC Group Pty Ltd were engaged to identify the economic impact associated with the inclusion of the Mooloolaba Esplanade Beachside Caravan Park land (northern site) in the overall redeveloped foreshore. The 6,212 m<sup>2</sup> of the northern site, increases the total usable area of the foreshore, enabling larger and more significant events to be held in Mooloolaba. The Mooloolaba Beachside Caravan Park Economic Impact Assessment considers the current economic contribution that the existing caravan park makes, and compares it to the potential future economic contribution if the land of the existing caravan park were included in the foreshore redevelopment.

The Mooloolaba Esplanade (Northern) Beachside Caravan Park is estimated to generate visitor expenditure of \$1.40 million per annum. Redevelopment of the caravan park site to enable increased foreshore open space has the potential to support future visitor numbers and expenditure that wouldn't otherwise be achieved of \$12.54 million per annum. This is an estimated net increase in visitor expenditure of \$11.14 million per annum.

In consultation with the event organisers and Sunshine Coast Destinations Limited, the following opportunities have been identified if the additional land were available.

- IRONMAN 70.3 - This event could be extended by one day.
- Mooloolaba Triathlon Festival - This event could be extended by one day.
- Major Food and Wine Event: New potential events, similar to Margaret River Gourmet Escape, Barossa Gourmet Weekend.

The removal of the 34 caravan sites from the Mooloolaba Esplanade Beachside Caravan Park equates to a net revenue loss of \$258,681 for those sites. However, the future capital works funded upgrade of the Mudjimba Beach Caravan Park with 46 new sites will provide net revenue of \$226,655.

However, Council's balance sheet would experience a net gain in assets of \$5.7 million and the regional economy overall would experience significant additional economic activity and social benefit. (Refer Attachment 2, p10, Table 4.2).

A full copy of the 'Mooloolaba Beachside Caravan Park Economic Impact Assessment' prepared by AEC Group Pty Ltd is provided in Attachment 2.

Should council adopt the Master Plan, the renewal of the existing Mooloolaba Esplanade (northern) caravan park amenities block is not required this financial year. \$358,000 is currently allocated in the 2015/16 capital works program, which was rolled over from 2014/15 and put on hold pending the Master Plan outcome.

**Mooloolaba Place Management Project Officer**

The inclusion of a position for a Mooloolaba Project Officer (0.6FT, Level 5-6) is considered important to maintain the momentum of the Master Plan. The focus of the place management position is to develop and implement an economic activation plan and program for Mooloolaba, similar to the Nambour Project Officer role in activating the centre. It is proposed that the position be for an initial 24 month period, though it is quite likely that this role will be a long term commitment to Mooloolaba, subject to future council consideration.

**Government Partnerships**

The Master Plan provides the foundation to seek joint funding partnerships between council and the Queensland State and Federal Governments. Previously adopted Master Plans have assisted council in receiving considerable contributions from other government initiatives such as:



- South East Queensland Cycle Network Program (50/50 Contribution)
- Queensland Tourism Infrastructure Fund
- Local Government Grants and Subsidies Program

### **Government Approvals**

It should be noted that any works that may be carried out in the future by council on state owned land would require their approval and would be captured as an operational expense and not capital works, as council would not own the final asset.

### **Developer Contributed Assets**

With respect to the development process, the Mooloolaba local plan code in the Sunshine Coast Planning Scheme 2014 requires development adjacent to identified primary streetscape treatment areas to provide streetscape improvements to complement existing and proposed streetscape works in the local area.

The Place Making Mooloolaba Master Plan will be a key referral document upon which those open space and streetscape works may be designed and constructed, and will inform the conditions of approval for relevant development applications.

## **CORPORATE PLAN**

<b>Corporate Plan Goal:</b>	<b><i>An enviable lifestyle and environment</i></b>
<b>Outcome:</b>	3.4 - A region shaped by clever planning and design
<b>Operational Activity:</b>	3.4.1.3 - Progress Local Area Planning and place development for Mooloolaba

## **CONSULTATION**

Three phases of stakeholder and community engagement have been undertaken for the Place Making Mooloolaba project: Enquiry by Design Workshop (November 2012). Place Making Mooloolaba - Phase One Engagement (1 - 25 May 2015). Place Making Mooloolaba - Phase Two Engagement (4 - 30 Sep 2015).

At Council's Special Meeting held on 30 March 2015 it was resolved to undertake community engagement on a draft visioning plan, developed from the original Enquiry by Design Workshop. The Place Making Mooloolaba project then carried out an extensive community engagement process starting with phase one in May 2015, consulting with key stakeholders and the broader community. Feedback received from over 1000 participants highlighted core community values together with opportunities and challenges for the future growth of the area. This feedback then assisted the development of a draft master plan for Mooloolaba. This draft master plan was presented to the community during the second phase of engagement in September 2015, which included participation of approximately 1,850 people in providing feedback on these ideas.

The Master Plan is supported by the detailed Place Making Mooloolaba Community Engagement Feedback Report, refer to Attachment 1.

### **Internal Consultation**

A project taskforce was established in April 2015 to guide this process involving the following councillors and business/community members:

- The Deputy Mayor/Division 4 Councillor – Taskforce Chairman
- Division 1 Councillor

- Division 6 Councillor
- Division 10 Councillor
- Mooloolaba State School Principal
- Mooloolaba Business & Tourism President
- Sunshine Coast Destination Ltd representative
- Mooloolaba Surf Lifesavers Supporters Club Committee Member and
- Council officers

Additionally, the following portfolio councillors have also been consulted on previous council report findings and Enquiry by Design Workshop processes.

- Place Management and Delivery; Economic Development - Tourism, Sport and Major Events; Regional Projects; and Regional Planning.

Since late 2012, the following internal stakeholders have been involved throughout the development of the Master Plan:

Urban Design Advisory Panel (UDAP):

- Original ideas tested and refined by the UDAP in 2013. Panel was updated on ideas and progress in September 2014 and preparation of the Draft Master Plan, August 2015.

Infrastructure Services:

- Parks & Gardens; Environmental Operations; Project Delivery; and Transport Infrastructure Management.

Community Services:

- Community Facilities & Planning; and Community Relations.

Corporate Strategy & Delivery:

- Economic Development

Corporate Services:

- Property Management

Regional Strategy & Planning:

- Strategic Planning; Major Urban Developments; Development Services; Environment & Sustainability Policy; and Transport & Infrastructure Policy.

### **External Consultation**

Consultation meetings with state departments and agencies were held during February/ March 2015 to determine if any legislative/policy reasons or similar may preclude the key initiatives of the Master Plan to go forward, before engaging with the community. The following state departments and agencies were consulted.

- Department of State Development, Infrastructure and Planning including Economic Development Queensland.
- Department of Natural Resources and Mines regarding land along Beach Terrace and Mooloolaba Esplanade.
- Department of Transport & Main Roads as leaseholders of the Mooloolaba Wharf land.
- Department of Education, Training and Employment regarding the Mooloolaba State School site.
- Department of Housing and Public Works regarding land adjoining Smith Street and Brisbane Road.

These same state departments and agencies reviewed the Draft Master Plan proposals in August 2015, prior to the community providing feedback. At the request of the Department of Education, Training and Employment any proposals regarding the Mooloolaba State School site were removed from the proposals, except for possible temporary parking options.

### **Community Engagement**

The Place Making Mooloolaba project carried out an extensive community engagement process commencing with the Enquiry by Design process in 2012, Phase One in May 2015 and Phase Two in September 2015 consulting with key stakeholders and the broader community. All activities were well publicised in advance including adverts in the weekly newspapers, media release to media outlets, spotlight, radio, social media, (Facebook, Twitter) and direct emails to the project database linking back to council's project webpage.

#### Enquiry by Design process:

Previously, in November 2012 an Enquiry by Design workshop was held involving a range of stakeholders and community groups from Mooloolaba, together with council officers from internal departments. The workshop produced thought-provoking ideas and four visionary, 'Big Ideas' that formed the basis of a draft visioning plan to take to the community.

#### Phase One Engagement, May 2015 – Have Your Say:

Phase One of engagement was held over four weeks, from 1<sup>st</sup> – 25<sup>th</sup> May 2015 and introduced the Place Making Mooloolaba Master Plan project to the community. This phase sought feedback from a broad range of people including school children, local residents and local traders through to community groups, event organisers, visitors, the local tourism board, and state government agencies. The community were asked for feedback on a set of key questions - "what do you love about Mooloolaba, what would you improve, and what is your vision for the future of Mooloolaba?" and their responses informed the development of the Draft Master Plan.

Over 1000 participants were involved through a comprehensive engagement process:

- Information letter mailed out to 1800 Mooloolaba landowners.
- Letter hand delivered to over 300 local businesses.
- Major engagement activity - Chalk day event (Saturday 9<sup>th</sup> May), +1,000 estimated attendees.
- 2-day workshops with over 15 key local community/business groups and members (Wednesday 20<sup>th</sup> and Saturday 23<sup>rd</sup> May).
- 1-1 key stakeholder meetings (key local businesses and community groups).
- Online survey (161 respondents).
- Postcards from the Future, +150 student responses (3 x local schools).

#### Phase Two Engagement, September 2015 - Feedback on the Draft Master Plan:

The second phase of engagement sought feedback on the Draft Place Making Mooloolaba Master Plan for approximately four weeks, from the 4<sup>th</sup> – 30<sup>th</sup> September. Approximately 1,850 people provided feedback during public consultation events and via survey questions available on-line and through hard copy feedback forms. The following activities were undertaken:

- Email to project stakeholder database (163 addresses).
- 1-1 key stakeholder meetings, occurring Friday 25<sup>th</sup> and Tuesday 29<sup>th</sup> September (key local businesses and community groups).
- 2x Public Open Day Events - Draft Master Plan displays with 16 staff present over the two events (Thursday 17<sup>th</sup> and Saturday 19<sup>th</sup> May) with over 600 attendees.
- Contacted any affected property owners by phone.
- Project webpage with online feedback survey.

Draft Master Plan - Feedback Summary (Phase Two):

The survey consisted of 38 individual questions with 'yes', 'yes if...', or 'no' responses to a series of questions designed to gauge support and feedback for the key initiatives proposed by the Draft Master Plan. There were 1,086 validated responses received including 183 feedback forms and 903 online surveys.

The key findings to the survey questions are:

- 82% support for the intent of the Draft Master Plan, voting 'yes' (71%) or 'yes, I would support it if...' (11%).
- 87% support for Draft Master Plan vision voting 'yes' (80%) or 'yes, I would support it if...' (7%).
- There was 72% support for the relocation of the Mooloolaba Esplanade (Northern) Caravan Park sites to create increased public open space and provide for a future Great Ocean Walk around Alexandra Headland.
- The results for each question are presented in the Engagement Report as two separate pie charts to reflect:
  - Filtered responses (1,086 responses total). These results were filtered to remove any responses from IP addresses that had more than ten submissions per IP address.
  - Full summary of all responses received (1,358 responses total).
- All initiatives were strongly supported, achieving a significant majority in excess of 70%, with the exception of one initiative. The one-way pedestrian friendly, slow speed shared street at the southern end of The Esplanade, (between Brisbane Road and River Esplanade) where the result was not clear with a 50/50 result.
- The majority of survey respondents were from the Sunshine Coast community, being residents, workers or business owners of Mooloolaba (46%) or residents from elsewhere in the Sunshine Coast region that visit Mooloolaba (30%)

Therefore, the Master Plan retains the one-way pedestrian friendly, slow speed shared street, which is subject to further traffic movement and access investigations during the next stages of design.

In addition to the feedback received through council's survey and feedback forms, 153 other submissions were received including emails, letters, Facebook and Twitter comments, and an online petition objecting to relocation of the Mooloolaba Esplanade (Northern) Beachside Caravan Park with 3041 respondents.

Following the public notification period, the feedback was considered. The following table outlines a summary of the community feedback that resulted in amendments being incorporated into the final Place Making Mooloolaba Master Plan (Appendix A).

ITEM	FEEDBACK	AMENDMENTS TO DRAFT MASTER PLAN
1.0	Revise messaging to further support minimising the impact on the natural environment.	<ul style="list-style-type: none"> <li>Expand text/pages to support 'natural' outcomes.</li> <li>Reduce impact of hard landscaping around rock pools to be less intrusive to existing landscape.</li> <li>Expand on environmental concerns i.e. rising sea level, sand replenishment program, etc.</li> </ul>
2.0	Strengthen the link with the Mooloolaba Spit Futures Plan, 2009.	<ul style="list-style-type: none"> <li>Outline key directives of the Mooloolaba Spit Futures Plan regarding the vision &amp; guiding principles.</li> <li>Overview and comparison of Place Making Mooloolaba Master Plan relationship to key initiatives expressed in the Futures Plan.</li> <li>Overview and comparison of Implementation Plan recommendations.</li> </ul>
3.0	Maintain roadways as per Draft Master Plan along Foreshore/ Esplanade as two-way and one-way shared space, subject to further investigations.	<ul style="list-style-type: none"> <li>No amendments to drawings required.</li> <li>Additional commentary regarding that the design is subject to further traffic movement and access investigations during the next stages of design.</li> </ul>
4.0	Muraban Street to create larger park/open space offering/attraction through 'greening' of streetscape.	<ul style="list-style-type: none"> <li>Update graphics for streetscape.</li> </ul>
5.0	Include Priority Projects with Implementation and Staging Plan to be included in the final Master Plan.	<ul style="list-style-type: none"> <li>Add the priority projects, implementation and staging plan as additional section.</li> <li>Add a timeline showing the staging of works.</li> </ul>

## PROPOSAL

Mooloolaba has been the focus of numerous planning studies, investigations, and infrastructure works since the endorsement of the Maroochy Plan 2000 and the subsequent *Sunshine Coast Planning Scheme 2014*. Under the *Sunshine Coast Operational Plan 2014-2019*, Mooloolaba is identified as one of five priority towns within the region that is to undertake a comprehensive planning and design review. The Master Plan is intended to promote innovative urban design, place development, and place management outcomes that will set a strong strategic direction for the future of Mooloolaba, whilst maintaining natural assets and enhancing lifestyle.

The Master Plan demonstrates that balanced growth can be achieved by creating a sensible mix of public realm improvements supported by sustainable redevelopment opportunities harnessed by integrated transport solutions. The outcome seeks to enhance the simple, authentic qualities that typify Mooloolaba and preserve the essence of this place, whilst providing for year-round and long-term vitality over the next 20 years.

Drawing on previous Enquiry by Design workshops, and tying in existing and proposed projects and studies, key project opportunities were developed for stakeholder and community consultation.

The Master Plan has been developed by employing the principles and practices of a place making process. The fundamentals of place making aim to seek genuine and detailed feedback from the community, business traders, key stakeholders, and visitors through an interactive engagement process. This helps to establish a better understanding of the core values, needs, and hopes for the future as expressed by the local community. Community participation in the consultation process has been instrumental in generating key directions and outcomes of the Master Plan.

The feedback received provides a clear understanding of the highly valued qualities of this place and the community's aspirations for the future of the beachfront town. The Master Plan will guide the maturing of the town, drawing upon Mooloolaba's natural strengths (celebrating the ocean and river) and building upon its diverse qualities, such as its high amenity, coastal urbanity, and local, domestic and international leisure and tourism appeal. The Master Plan responds to community stakeholders requests to identify a series of catalyst projects to deliver positive social change and generate economic activity that could otherwise be lost from the Sunshine Coast.

The Master Plan vision and key initiatives were strongly supported through the community engagement process:

**Vision:**

"Immerse yourself in, on and under the water at Mooloolaba" - Mooloolaba is a world class beach front destination that embraces and sustains its outstanding natural beauty. It is a healthy and active place that celebrates its unique location, connecting ocean to river and headland to spit.

**Key Initiatives:**

Three key initiatives identified during the previous Enquiry by Design studies were augmented by the addition of a fourth, the Southern Gateway proposed during the community workshops of Phase One engagement. Collectively, these four precincts provide distinctive locations for positive change in Mooloolaba and the creation of new public realm, built form, access and movement enhancements.

- **Foreshore and Esplanade**  
A wide, continuous waterfront pedestrian and cycle promenade that takes in Mooloolaba's greatest natural assets via a string of community, cultural and event destinations.
- **The Mooloolaba Heart**  
North-south active pedestrian connections linking beach and canal waterfronts via a new coastal urban village and future light rail. An integrated, 'green' hub that supports and encourages sustainability and livability by offering a vibrant place to live, work, meet and connect.
- **The Wharf**  
A vibrant leisure and tourism focused precinct by day and by night celebrating Mooloolaba's enviable coastal lifestyle. Enriched by the connection to water – from canals to the river and out to the ocean.
- **Southern Gateway**  
The Southern Gateway provides a key opportunity to enhance the arrival experience into Mooloolaba through boulevard streetscape and bridge upgrades associated with the Brisbane Road widening.

**Key Outcomes of the Master Plan:**

- i) 40% increase in beach front public parkland incorporating:
  - o 3 new children's play zones - water play area, small children's play zone, and an adventure playground.
  - o An accessible tidal pool nested into the rocks.
  - o Increased lawn areas and barbecue facilities.
  - o Increased capacity and ability to cater for a range of events.
  - o Refurbished Loo with a View with potential for co-located Visitor and Interpretive Centre.
  - o Improved accessibility for all ages and abilities.
  - o Improved beach accesses.
- ii) 2.1 km of enhanced waterfront pathways including:
  - o A Great Ocean Walk that connects to and ultimately around Alexandra Headland as a key part of councils Coastal Pathway.
  - o Provision of a major regional cycleway completing a missing link in the coastal pathway network.
  - o 400m of new pedestrian laneway connections.
- iii) 1000 additional public car parking bays across Mooloolaba. (This number of additional car parks is a guide only, subject to further negotiation and design development outcomes).
- iv) Economic development and social strategies that provide a wider mix of leisure, retail and cultural land use, adaptive public realm for major sporting events and pop-up entertainment experiences.
- v) A revitalised, mixed use development core in the Mooloolaba Heart providing an alternative experience and destination to the waterfront.
- vi) Traffic and car parking improvements, marina and public space outcomes, and enhanced visitor experience should the Wharf site redevelop.
- vii) Enhanced southern entry arrival experience along Brisbane Road.
- viii) Integration with the proposed future light rail
- ix) Upgrades to the local street network for more efficient traffic flow.
- x) Short and long-term public transport initiatives such as Park 'n' Ride facilities and local tourist bus loops.
- xi) Planning scheme compliant building heights.
- xii) Governance model - Taskforce and Place Manager
- xiii) Opportunities for new community facilities.
- xiv) Public art program.

The focus of the Mooloolaba Place Management Project Officer is to develop, manage and implement an economic activation plan and program. The role would take a place management approach in working with the Taskforce and develop community capacity to deliver early change for Mooloolaba in achieving the Master Plan vision. During future construction works the Project Officer would prepare the community in managing through the transformation of Mooloolaba into a world class destination.

The role will work with the local businesses, community groups and Sunshine Coast Destinations Ltd to further develop and market Mooloolaba's sense of identity to the local and tourist market, regionally and internationally. The position is proposed for an initial 24 month period though it is quite likely that this role will become a long term commitment to Mooloolaba, subject to future council consideration.

The Master Plan has been developed following extensive community engagement and strengthens Mooloolaba as a place for locals and visitors alike, whilst retaining its natural qualities. As a result of the broad community input, the Master Plan has received overwhelming public support.

### **Legal**

There are no legal implications relevant to this report.

### **Policy**

The visioning for Mooloolaba has been developed using a place-based approach, in line with council's Place Making Policy 2012. It has also sought feedback from council's Urban Design Advisory Panel to ensure the ideas are consistent with council's Charter for Urban Places. The development of the Master Plan has involved extensive engagement with all of the relevant council departments to determine if the ideas are compatible with current council policy. The Master Plan whilst not a "planning instrument" (as defined by the Sustainable Planning Act 2009), will function as a key referral document upon which future streetscape works will be designed and constructed in Mooloolaba. It will also inform the assessment of any development applications which trigger consideration of Performance Outcome PO2 (and Acceptable Outcomes A02.1 and A02.2) of the Mooloolaba/Alexandra Headland local plan code.

The Master Plan will inform Council's discussions with local and state government stakeholders over the tenure and development of state owned assets in Mooloolaba.

There are no anticipated concerns regarding the Master Plan proposals against current state government legislation/policy.

### **Risk**

The development of a vision and Master Plan for the Mooloolaba precinct, including project priorities will minimise the risk of lost development opportunities, community dissatisfaction with the status quo and the development of short-term planning options.

Council is progressing a number of other initiatives in the Mooloolaba area. The adoption of this master plan provides further certainty to those projects and it is essential to integrate any proposals with the outcomes of these studies.

The removal of the 34 Mooloolaba Esplanade sites from the Beachside Caravan Park Mooloolaba may impact the viability of the business operating model of the management contract. Currently there are 74 sites at Parkyn Parade and 34 sites at Mooloolaba Esplanade.

Any works associated with the Master Plan that may be carried out in the future by council on state owned land, will require the approval of the relevant state government department.

### **Previous Council Resolution**

Ordinary Meeting - 11 December 2014

**Council Resolution** (OM14/187)



*That Council*

- (a) *develop a draft Place Making Visioning Plan for Mooloolaba that will include accessibility and parking initiatives for reporting to council and future public consultation and*
- (b) *authorise the Chief Executive Officer to undertake the actions as directed in confidential session.*

Special Meeting 30 March 2015

**Council Resolution** (SM15/2)

*That Council:*

- (a) *undertake community engagement to define a vision for Mooloolaba through a Place Making process*
- (b) *develop a draft Place Making Mooloolaba Master Plan including recommendations from the community engagement process, and a proposed implementation schedule of priority projects and related planning initiatives for consideration by Council and*
- (c) *authorise the Chief Executive Officer to establish a taskforce to facilitate the Place Making Mooloolaba Master Plan process with membership of the taskforce to include relevant councillors and business/community representatives.*

**Related Documentation**

- Sunshine Coast Planning Scheme 2014.
- Mooloolaba Spit Futures Plan 2009.

**Critical Dates**

The current management services contract to operate the two sites of the Beachside Caravan Park, (Mooloolaba Esplanade and Parkyn Parade) has recently been extended to expire 30 June 2017.

The 10 year commercial lease from State Government on Lot 1 SP 160679 (Mooloolaba Esplanade, Beachside Caravan Park Site) is due to expire on 30 June 2017. Once this commercial lease expires and no action has been taken, the land reverts to Road/Esplanade with no further application required.

**Implementation**

The Master Plan creates a 20 year plus vision and provides clarity on key catalyst projects that can be delivered over time, such as the Brisbane Road Development Site and Foreshore and Esplanade works.

Adoption of this Master Plan will enable the development of a detailed staged implementation plan for 'The Priority Projects' which can be further considered in the development of council's future capital works program, and will create several opportunities for joint funding initiatives.

An adopted Master Plan for Mooloolaba is essential for delivery of high quality streetscape and open space infrastructure. It will be a key referral document upon which streetscape works will be designed and constructed by council, and will inform the conditions of approval for relevant development applications.



**8.5 CORPORATE STRATEGY AND DELIVERY**

Nil



**8.6 OFFICE OF THE MAYOR AND THE CEO****8.6.1 INTEGRITY REVIEW - CEMETERY CHARGES****File No:** Governance**Author:** Manager Corporate Governance  
Corporate Services Department**Attachments:** Att 1 - Cemetery Charges (*Under Separate Cover*) - *Confidential*

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**PURPOSE**

This report presents to council the findings associated with Ordinary Meeting Resolution OM 15/161 – Cemetery Charges Review considered by Council on 17 September 2015.

**EXECUTIVE SUMMARY**

At the Ordinary Meeting held on Thursday, 17 September 2015 Council resolved that the Chief Executive Officer arrange an independent review of the information provided to Council in relation to Item 9.3.3 Notice of Motion – Cemetery Charges.

Following the passing of this resolution relevant procurement processes were followed and the IDS Group was appointed to undertake the review.

**OFFICER RECOMMENDATION****That Council**

- (a) receive and note the report titled "Integrity Review - Cemetery Charges"
- (b) note no evidence of misconduct or breach of the Council Code of Conduct by any Council staff member has been identified during the review and
- (c) note that there have been no systemic issues identified which warrant any further action.

**FINANCE AND RESOURCING**

The independent review was conducted by the IDS Group at a cost of \$3,000.00. The costs have been covered by the Corporate Governance Branch core budget allocation.

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

## CONSULTATION

### Internal Consultation

In order to undertake the review, consultation and interviews were held with relevant parties associated with the matter.

### External Consultation

External independent consultants from the IDS Group were employed to undertake the review of this matter.

### Community Engagement

Relevant external parties were consulted as part of the review and investigation of the matter.

## PROPOSAL

At the Ordinary Meeting held on Thursday, 17 September 2015 Council considered a notice of motion submitted by Councillor Greg Rogerson calling for Council to waive certain overtime charges for funeral services/cemetery fees.

Following consideration of the item Council resolved that the Chief Executive Officer arrange an independent review of the information provided to Council in relation to Item 9.3.3 Notice of Motion – Cemetery Charges.

Independent consultants the IDS Group was appointed to undertake the review.

### Legal

There are no direct legal issues relevant to this report, however the investigation report is considered to be confidential in nature.

### Policy

There are no direct policy implications relevant to this report.

### Risk

There are no direct policy implications relevant to this report.

### Previous Council Resolutions

#### Ordinary Meeting 17 September 2015 (OM15/159)

*That Council waive the overtime charges invoiced to Gregson and Weight Funeral Directors, for the funeral services/cemetery fees associated with the interment of Ms Diane Elworthy to the value of \$136 (at the Caloundra Lawn Cemetery, 14 August 2015) and Mr Allan Thomas Conwell to the value of \$218 (at the Caloundra Lawn Cemetery, 24 April 2015).*

**Ordinary Meeting 17 September 2015 (OM15/160)**

*That Council*

- (a) *request staff to present for council's consideration, draft modifications to the Schedule of Fees and Charges that addresses the current inequity in overtime charges applied to services conducted throughout the Region due to the centralisation of Council's cemetery services at the Kulangoor Cemetery and further and*
- (b) *present to council a communication strategy related to (a) above to ensure clarity for all funeral directors Region wide.*

**Ordinary Meeting 17 September 2015 (OM15/161)**

*That Council request the Chief Executive Officer to arrange an independent review of the information provided to council in relation to Item 9.2.2 Notice of Motion – Cemetery Charges.*

**Related Documentation**

There is no related documentation relevant to this report. All necessary information and documentation was considered as part of the investigation review.

**Critical Dates**

There are no critical dates relevant to this report.

**Implementation**

Following consideration by council any relevant implementation actions as necessary will be undertaken.





**9 NOTIFIED MOTIONS****10 TABLING OF PETITIONS**

Petitions only eligible for submission if:

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

**11 CONFIDENTIAL SESSION****11.1 REGIONAL STRATEGY AND PLANNING****11.1.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - PROPOSED LAND ACQUISITION, MALENY****File No:** Statutory Meeting**Author:** Manager Environment and Sustainability Policy  
Regional Strategy & Planning Department

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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.

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**11.1.2 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - PROPOSED LAND ACQUISITION, EUMUNDI****File No:** Statutory Meeting**Author:** Manager Environment and Sustainability Policy  
Regional Strategy & Planning Department

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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.

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**11.2 CORPORATE SERVICES****11.2.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - PROPERTY DISPOSALS**

**File No:** ECM  
**Author:** Coordinator Property, Projects and Development  
Corporate Services Department

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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.

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**11.2.2 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - MAUD STREET UPGRADE**

**File No:** Statutory Meetings  
**Authors:** Coordinator Property, Projects and Development  
Corporate Services Department  
Principal Property Officer  
Corporate Services Department

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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.

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**11.2.3 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - ACQUISITION OF LAND FOR ROAD PURPOSES - PART OF LOT 6 ON RP 26706 - 50 MOUNTAIN VIEW DRIVE MOUNT COOLUM**

**File No:** ACQ 0052  
**Author:** Coordinator Land Management  
Corporate Services Department

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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.

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**11.3 COMMUNITY SERVICES**

Nil

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**11.4 INFRASTRUCTURE SERVICES****11.4.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - AUTOMATIC WASTE COLLECTION SYSTEM**

**File No:** Statutory Meetings  
**Author:** Manager Waste and Resource Management  
Infrastructure Services Department

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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.

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**11.5 CORPORATE STRATEGY AND DELIVERY****11.5.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - MAJOR AND REGIONAL EVENTS SPONSORSHIP APPLICATIONS**

**File No:** Statutory Meetings  
**Author:** Senior Major Events Liaison Officer  
Corporate Strategy and Delivery Department

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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.

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**11.5.2 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - MAJOR EVENT - CHANGE OF PROMOTER**

**File No:** Statutory Meetings  
**Author:** Senior Major Events Liaison Officer  
Corporate Strategy and Delivery Department

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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.

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**11.6 OFFICE OF THE MAYOR AND THE CEO**

Nil

**12 NEXT MEETING**

The next Ordinary Meeting will be held on 28 January 2015 in the Caloundra Council Chambers, 1 Omrah Avenue, Caloundra.

**13 MEETING CLOSURE**