

Agenda

Ordinary Meeting

Thursday, 15 September 2016

commencing at 9:00am

Council Chambers, 1 Omrah Avenue, Caloundra

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1 DECLARATION OF OPENING

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

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

That the Minutes of the Special Meeting (SunCentral & Sunshine Coast Airport Quarterly Update) held on 18 August 2016 and the Ordinary Meeting held on 18 August 2016 be received and confirmed.

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

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

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

5.2 DECLARATION OF CONFLICT OF INTEREST ON ANY ITEM OF BUSINESS

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

6 MAYORAL MINUTE**7 PRESENTATIONS / COUNCILLOR REPORTS**

8 REPORTS DIRECT TO COUNCIL**8.1 PLANNING AND ENVIRONMENT****8.1.1 DEVELOPMENT APPLICATION - MATERIAL CHANGE OF USE OF PREMISES (VEHICLE DEPOT, WAREHOUSE & EXTRACTIVE INDUSTRY), 10 FOCUS LANE, YANDINA**

File No: MCU15/0145

Author/Presenter: Development Planner
Planning and Environment Department

Appendices: App A - Conditions of Approval35

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Link to PD Online:

<http://pdonline.sunshinecoast.qld.gov.au/MasterView/Modules/Applicationmaster/default.aspx?page=wrapper&key=1669494>

SUMMARY SHEET	
APPLICATION DETAILS	
Applicant:	Maudsley Excavations Pty Ltd
Proposal:	Development Permit for Material Change of Use of Premises (Vehicle Depot, Warehouse & Extractive Industry – screening and crushing purposes and Warehouse)
Properly Made Date:	30/07/15
Information Request Date:	25/08/15
Information Response Received Date:	21/01/16
Decision Due Date	15/09/16
Number of Submissions	35 properly made submissions against the proposal
PROPERTY DETAILS	
Division:	9
Property Address:	10 Focus Lane, Yandina
RP Description:	Lot 828 CG4277
Land Area:	5.526 ha
Existing Use of Land:	Sewage Treatment (non-operational)
STATUTORY DETAILS	
Planning Scheme:	Maroochy Plan 2000 (16 September 2013)
SEQRP Designation:	Urban Footprint
Strategic Plan Designation:	Industrial, Water Pollution Control Works and Rural or Valued Habitat
Planning Area / Locality:	16. Yandina Planning Area

Planning Precinct / Zone:	5. Core Industry
Assessment Type:	Impact Assessable

PURPOSE

The purpose of this report is to seek council's determination of an application for a Development Permit for Material Change of Use of Premises to establish a Vehicle Depot, Warehouse and Extractive Industry (screening and crushing) at 10 Focus Lane, Yandina. The application is before council as it is Impact Assessable and received 35 properly made submission against the proposed development.

EXECUTIVE SUMMARY

The application seeks approval for a Vehicle Depot, Warehouse (dry storage, goods and equipment storage and cold food storage) and ancillary Extractive Industry (limited to screening and crushing purposes). The applicant proposes to establish a use area of approximately 2,071m² to be located within cleared areas at the southern part of the site. The site was previously operated as a sewage treatment plant which has now ceased.

The application is assessed against the *Maroochy Plan 2000*. The site is located in the Core Industry Precinct (5) of the Yandina Planning Area (16). The site and surrounding area, which is located to the east of the Bruce Highway, is characterised by a range of industrial development, including several food based industries.

The key issues presented by the application are that of the nature and extent of the proposal, which involves ancillary crushing and screening activities, land use compatibility and management and mitigation of emissions. The submissions were primarily concerned with the potential impacts that could affect existing food manufacturing operators in the industrial estate.

Assessment of the development proposal has determined that the proposed operations are consistent with the intended use of land in the Core Industry designation and achieve the outcomes of the Strategic Plan. This includes the proposed Extractive Industry (crushing and screening only) which is ancillary to the other operations and the off-site emissions would be prevented and mitigated by implementing a range of measures detailed in the submitted Environmental Management Plan.

Having consideration to potential uses on adjoining industrial land, the proposed scale of crushing and screening plant is likely to result in similar or lower environmental emissions compared to those generated by a range of potential industrial uses (i.e. concrete batching, metal foundry, abrasive blasting, scrap metal yard, sawmilling, wooden product manufacturing etc.) which would be consistent with the current zoning in the industrial estate.

The proposal has addressed the potential impacts of the development and is recommended for approval.

OFFICER RECOMMENDATION

That Council APPROVE With Conditions Application No. MCU15/0145 and grant a Development Permit for a Material Change of Use of Premises (Transport Depot, Warehouse and Extractive Industry) situated at 10 Focus Lane, Yandina in accordance with Appendix A.

FINANCE AND RESOURCING

If council were to approve this development, the applicant would be required to pay infrastructure charges for trunk infrastructure. Council’s Transport and Infrastructure Policy Branch has provided the following estimate of the infrastructure charges required by this development:

INFRASTRUCTURE CHARGE AMOUNT BREAKDOWN	
Allocation of infrastructure charge to trunk infrastructure networks	
Transport	\$3,657
Parks	\$645
Stormwater	\$3,808
	\$8,111

PROPOSAL

The application seeks approval for a Material Change of Use to establish a Vehicle Depot, Warehouse (dry storage, goods and equipment storage and cold food storage) and Extractive Industry (limited to screening and crushing purposes only) at 10 Focus Lane, Yandina. The subject site is located to the east of the Bruce Highway, approximately 25 km north-west of Maroochydore (refer to Figure 1 below).

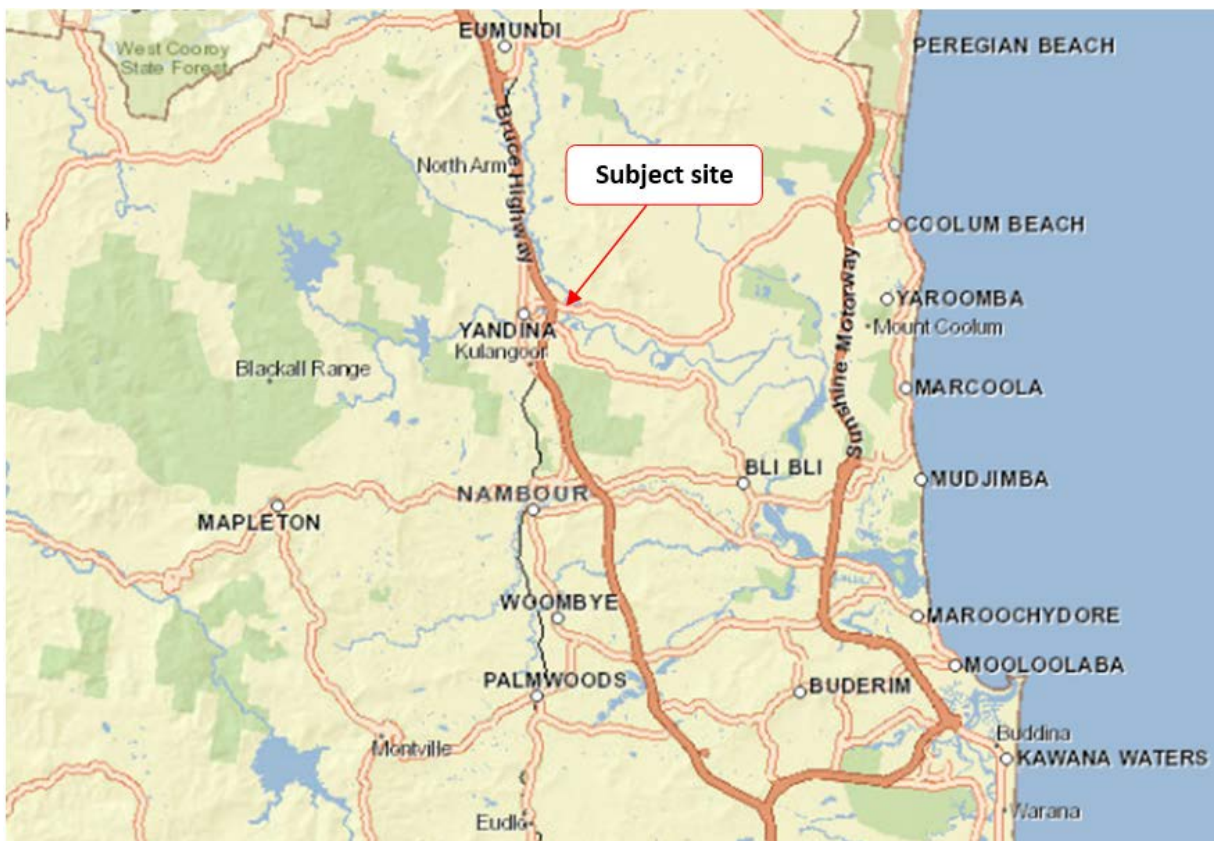


Figure 1 Location Map

The application is made under the superseded *Maroochy Plan 2000* and requires Impact Assessment on the basis that the screening and crushing operations are best defined as Extractive Industry. The registered land owner is the Northern South East Queensland Retailer Authority (Unitywater) as trustee for the Department of Natural Resources and Mines. The site was previously operated by Unitywater as a sewage treatment plant and has ceased operations. The proposed development is proposed to be located within the southern part of the subject site, which has been previously cleared during operation as a sewage treatment plant.

The application was changed on 30 May 2016 to include the Warehouse component, comprised of 6 shipping containers, for the purposes of equipment storage and dry/cold food storage operated by Suncare Community Services.

The proposed Vehicle Depot would provide for the storage of vehicles and machinery owned and operated by the applicant, specifically 9 trucks, 7 excavators and 2 posi tracks (i.e. rubber tyred bobcats). Vehicles would have a maximum trip generation of 1-2 per day and, in some cases, vehicles remain off-site until returning to the depot upon completion of works or contract.

The applicant also proposes to operate a mobile crusher and screening plant, front end loader and posi track loader within the stockpile area. The ancillary crushing and screening activities are to process materials obtained in association with the business operations. It is proposed that the crusher be used to break down concrete and rocks to create a smaller bi-product (e.g. gravel). The crushed material would be stored in stock piles of a maximum 15 metre round and having a maximum height of 4 metres.

The proposal does not involve excavation or extraction of materials on the subject site. The maximum expected output for the crushing and screening activities is proposed to be approximately 1,200-2,000 tonnes per annum, less than the minimum 5,000 tonnes per annum required before an Environmental Authority from the State Government is triggered.

An Environmental Management Plan (EMP) has been submitted by the applicant in support of the proposed development. The EMP includes management plans and mitigation measures with the purpose to prevent, reduce or minimise the impact that the proposal would have on the surrounding environment and to maintain a high standard of environmental compliance. The environmental management measures are detailed further in the assessment section of this report.

In addition to the proposed Transport Depot, a small demountable office building and temporary amenities building is proposed to be located south of the depot. The development is proposed to be located in the southern portion of the site (refer to development site plan shown in **Figure 2** below).

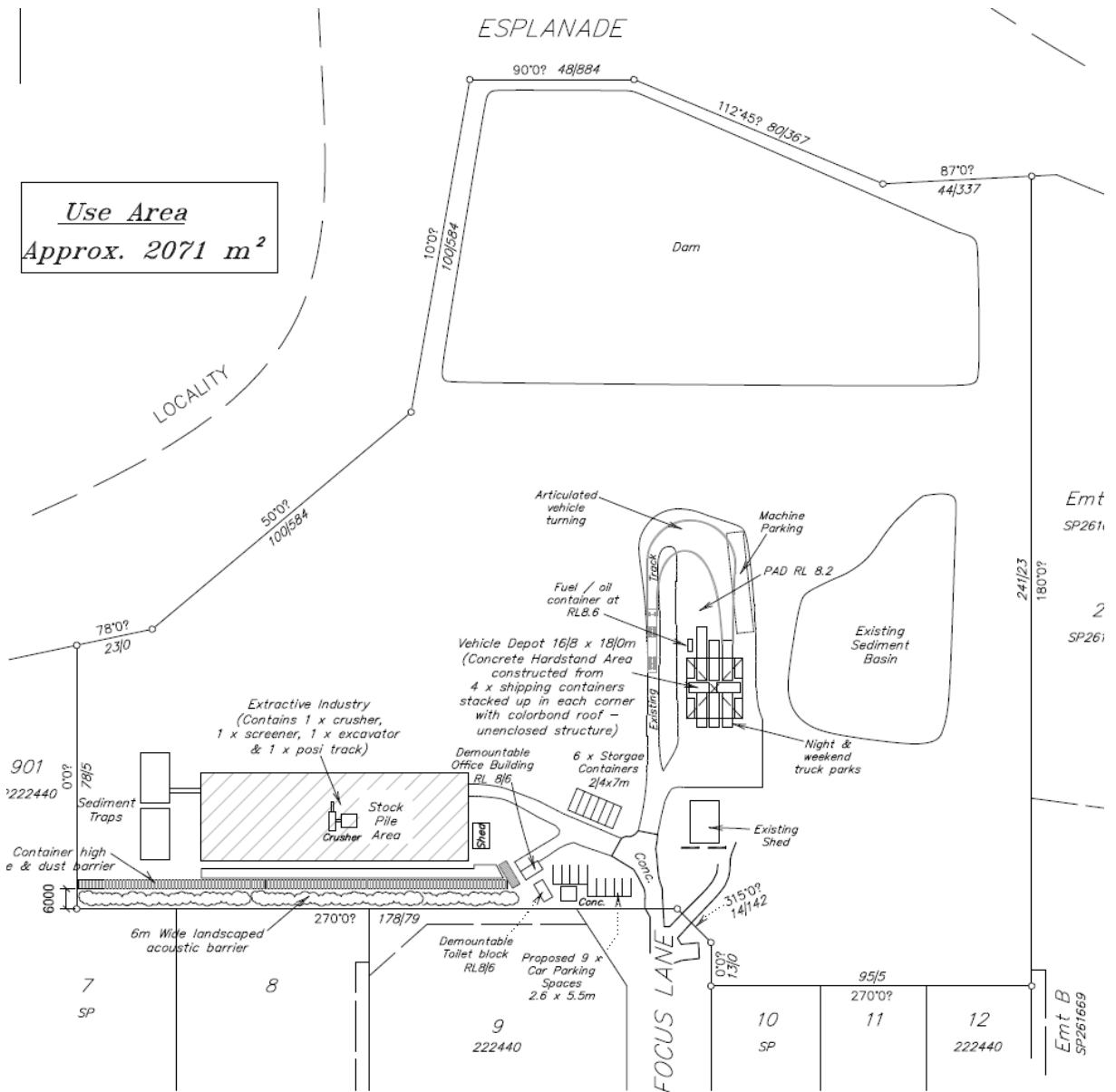


Figure 2 Proposed Site Plan

The proposed Vehicle Depot would have an area of approx. 304m² and would be constructed of 4 shipping containers and colorbond roof (refer to Figure 3 below).

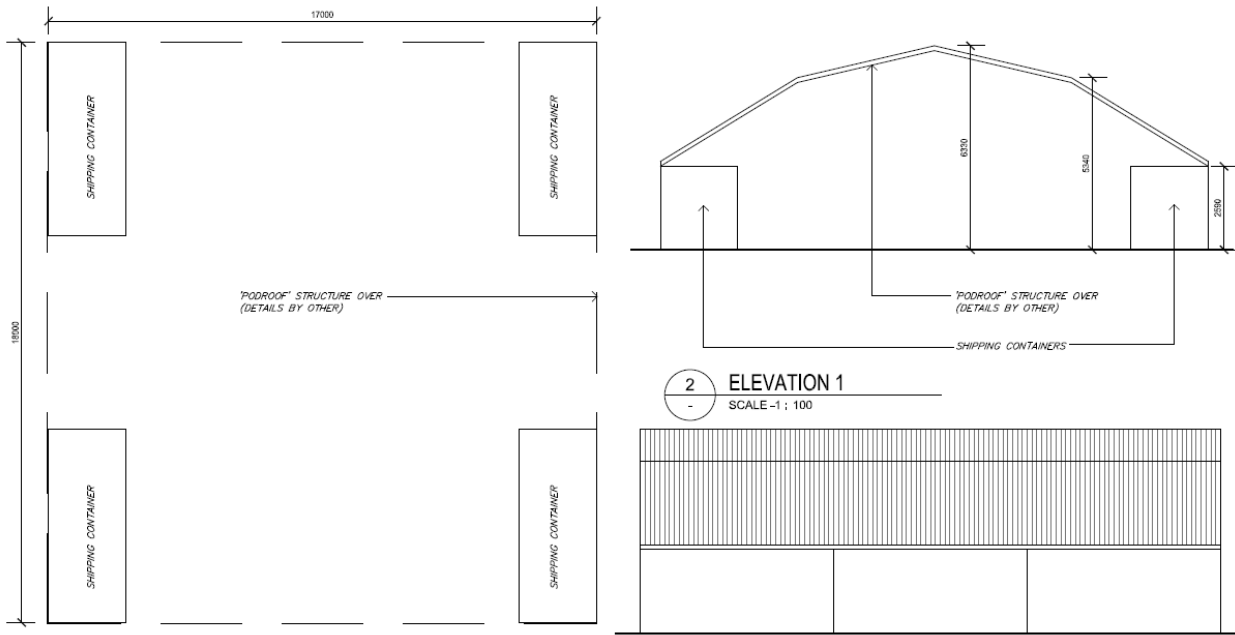


Figure 3 Proposed Vehicle Depot

An Information Request was issued by council on 25 August 2015 which requested further information in relation to equipment details, access and vehicle manoeuvring, flood hazard and stormwater management. The response to council’s Information Request included revised design plans which responded to the above matters and provided for a revised layout. The response included an Integrated Water Management Plan prepared by Covey and Associates, and a revised Flood Emergency Management Plan prepared by Applied Safework Management Systems.

SITE DETAILS

Background/Site History

On 9 June 2015, council approved a superseded planning scheme request to allow for the proposed development to be assessed and decided under the superseded *Maroochy Plan 2000*. Therefore, council cannot have regard to the provisions of the new Sunshine Coast Planning Scheme 2014. There are no other approvals relevant to this development proposal.

Application No.	Decision and Date
SPS15/0059	Assess and decide the proposed development application under the superseded <i>Maroochy Plan 2000</i> that was in effect from 16 September 2013 to 20 May 2014. The decision was made 9 June 2015.

Site Description

Site & Locality Description	
Road Frontage:	Focus Lane (approx. 57 metres)
Existing Significant Vegetation:	Native vegetation and vegetated bank to North Maroochy river
Topography:	Gentle slope towards the North Maroochy River
Surrounding Land Uses:	Vacant industrial land, industrial premises, freeze drying facility and warehouse & offices

The site is situated south of the North Maroochy River, east of the Bruce Highway and north-east of the Yandina township. The location of the subject site in relation to its surrounds is shown in Figure 4 below.



Figure 4 Aerial imagery

Surrounding Land Uses

The surrounding area is primarily characterised by industrial development and rural uses (north of the river). Industrial land uses within the immediate surrounds are as follows:

- Vacant industrial land zoned as Medium Impact Industry at 4, 9-11, 12-16, 18-20, 22-24 Industrial Place
- Medium Impact Industry (Freeze Drying Facility) at 10 Industrial Place
- Warehouse at 6-8 Industrial Place
- Landscape Supplies Yard and Vehicle Depot at 2 Industrial Place
- Medium Impact Industry (bottling of food products) at 13-19 Industrial Place
- Warehouse & General Industry (Wooden Product Manufacturing) at 5-7 Industrial Place
- Warehouse and Manufacturing at 1-3 Industrial Place and
- General Industry at 46 Paulger Flat Road.

The closest noise sensitive use is located approximately 300 metres from the proposed transport depot and 400 metres from the proposed screening and crushing area.

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 Policy
- The South East Queensland Regional Plan 2009-2031
- State Planning Regulatory Provisions and
- Maroochy Plan 2000.

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

Statutory Instruments – State and Other

State Planning Policy

The State Planning Policy (SPP) took effect in December 2013 and is applicable to this application. The proposed development must be assessed against the following State Interests:

- Biodiversity (MSES - High Ecological Significance Wetlands)
- Water Quality (Climatic Regions - Stormwater Management Design Objectives)
- Emissions and Hazardous Activities (Management Area) and
- Natural Hazards Risk and Resilience (Flood Hazard Area* - Local Government Flood Mapping Area, Bushfire Hazard Area (Bushfire Prone Area) & Coastal Hazard Area - Erosion Prone Area).

The State interests identified in the SPP raise interests that are also reflected in the provisions of the *Maroochy Plan 2000* and, therefore, are addressed in more detail in this report. However, for completeness, comments in relation to each of the identified State Interests are stated briefly below.

Biodiversity

The northern boundary of the subject site is affected by Matters of State Environmental Significance, being High Ecological Significance Wetlands. Having consideration to outcomes sought by the SPP, the development is proposed be located on the southern part of the site to avoid environmental values associated with the North Maroochy River. The submitted Environmental Management Report provides measures to prevent, reduce and minimise impacts from the proposed development. In addition, the Integrated Water Management Plan confirms that the proposal complies with the requirements of the SPP where all recommendations of the report are implemented. On this basis, it is recommended that any development permit be appropriately conditioned to ensure environmental management practices are maintained.

Water Quality

The subject site is located within Climatic Regions under the SPP mapping. The Integrated Water Management Plan confirms that the proposal would comply with the requirements of the State Planning Policy and would not result in adverse impacts upon receiving waters.

Emissions and Hazardous Activities

The development site is located within a Management Area. The industrial nature and scale of the proposal would not compromise the viability of the nearby industrial land associated with the management area and is consistent with the nature and scale of land uses which are expected for the current zoning of Medium Impact Industry. Conditions are recommended to be imposed upon any Development Permit to prohibit off-site impacts such as noise and dust emissions.

Natural Hazards Risk and Resilience

The subject site is identified as being affected by Flood Hazard, Bushfire Hazard (Medium Potential Bushfire Intensity and Potential Impact Buffer) and Coastal Hazard (Erosion Prone Area). The proposal would comply with the SPP on the following basis:

- the submitted Flood Emergency Management Plan would be implemented to minimise the impacts of a flood event, provide procedures to respond to varied levels of flood risk and ensure effective recovery from a flood event
- the development does not propose bulk storage of hazardous or dangerous goods
- it is proposed that the development be undertaken in accordance with the recommendations of the Integrated Stormwater Management Plan and any future permit would be conditioned accordingly and
- the development is not proposed to be sited within a mapped Erosion Prone Area or the Coastal Management District.

South East Queensland Regional Plan

The site is located within the Urban Footprint of the South East Queensland Regional Plan 2009-2031. The proposal is for urban use and is, therefore, consistent with the land use intent and desired regional outcomes for the Urban Footprint.

State Planning Regulatory Provisions

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

- South East Queensland Regional Plan 2009-2031 SPRPs
- SPRPs (Adopted Charges).

The application has been found to comply with the above SPRPs.

Statutory Instruments – Maroochy Plan 2000

The applicable planning scheme for the application is the *Maroochy Plan 2000* (16 September 2013). The following sections relate to the provisions of the Planning Scheme.

Strategic Plan

The subject site is designated for primarily for industrial purposes and water pollution control works under the Strategic Plan (refer to **Figure 5** below). A partial area along the north-eastern boundary is also identified as Rural or Valued Habitat, which is reflective of proximity to the North Maroochy River esplanade.

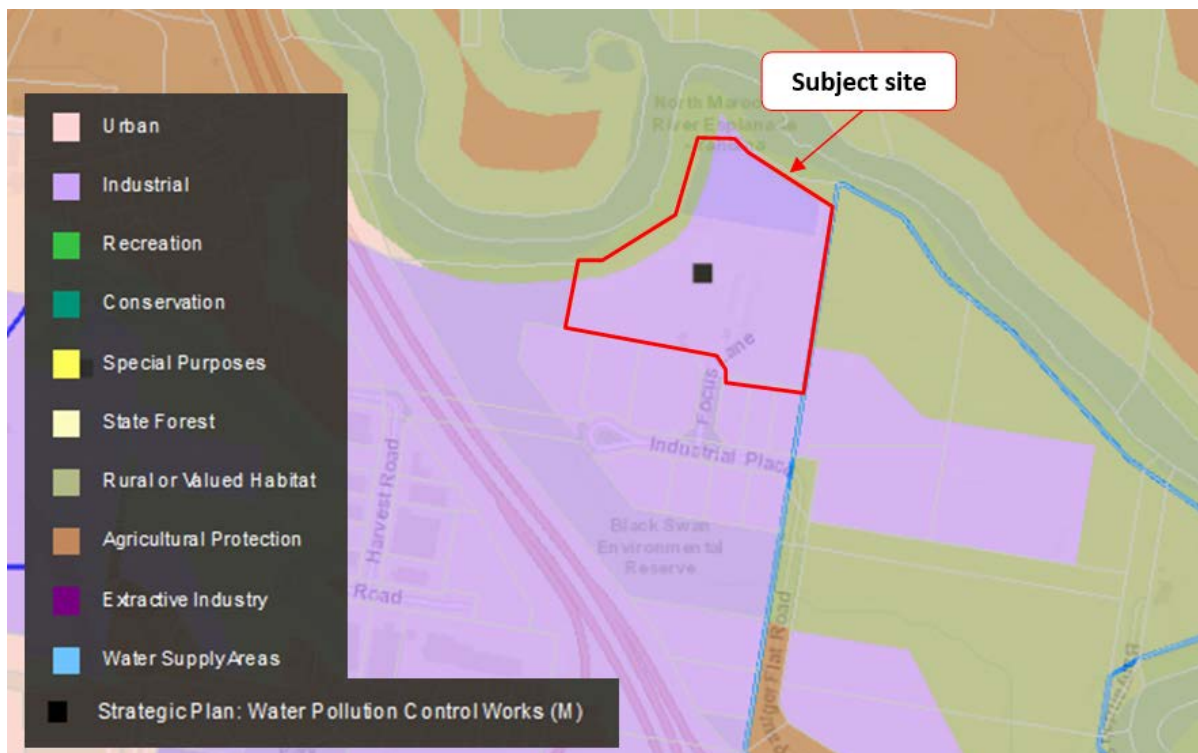


Figure 5 Strategic Plan mapping

The Strategic Plan includes broad strategic statements or statements of general principle, which are to be read in conjunction with the specific planning intents identified for the localities.

The intent for the site is for development to provide for complementary and compatible activities and consolidate industrial uses. In particular, the Preferred Dominant Land Use for the industrial designation on the Strategic Plan Map is for industrial development and ancillary activities which are complementary and compatible with industry. Further, section 5.3.7 of the Strategic Plan states:

'development in all industrial areas and of all industry is to be cognisant of its aesthetic, environmental and amenity impacts and is to meet best environmental management practice.'

The Strategic Plan recognises that industrial areas are intended to accommodate activities which have a lower than typical urban standard of amenity, yet must be compatible with other development activities intended in the same precinct. Moreover, section 5.3.4 of the Strategic Plan states that the incidence of development for non-industrial uses in identified industrial areas is to be minimised to ensure the efficient use of limited industrial zoned land. In this respect, the proposed operations are consistent with the intended use of land in the Core Industry designation and achieve the outcomes of the Strategic Plan on the following basis:

- the proposed development is reflective of the expected aesthetic, environmental and amenity of the site as it is located within, but on the fringe of, industrial zoned land that is set back from the highly visible frontage of Industrial Place
- surrounding development comprises a range of industrial activities including manufacturing, food processing, warehouses, landscape supplies and storage yards. The proposal is consistent with the industrial land use designation and surrounding land uses, on the proviso that the development achieves best practice environmental management and does not result in off-site impacts
- the development footprint is proposed to be confined to the southern portion of the site in order to respond to topography and environmental constraints of the site, including flooding

- the existing access is able to cater for the type and number of vehicles proposed to access the site
- industrial traffic will not pass through urban or residential areas as the site is less than 1 km driving distance to the Bruce Highway and Yandina-Coolum Road. The site is also accessible via these major transport networks to cater for associated operations and workforce access
- the site is demonstrated to be suitably distanced from residential development and other non-industrial development as it is located in an industrial estate and adjoins the esplanade of the North Maroochy River. Further, the site is not highly visible as it is situated behind mature vegetation and vacant industrial lots, which once developed will further obscure the site from Industrial Place
- existing vegetation is proposed to be retained and additional plantings would enhance amenity and provide landscaped screening to the proposed activities and
- where no off-site impacts occur, the proposal would be compatible with existing industrial development.

Based on the above, the proposed development is consistent with the preferred land uses and outcomes sought by the Strategic Plan. In particular, the Strategic Plan designation of the site is identified to accommodate industrial land uses such as that proposed.

Planning Area Intent

The subject site is located in the Yandina Planning Area (16). The Planning Area of Yandina is intended to service the immediate population and hinterland with local services and facilities. The proposal complies with the vision for the Planning Area in that it would provide for industrial activities within a designated industrial precinct. Further, the proposed development would be supported by the surrounding transport network and complement the local economic base.

Precinct Intent

The subject site is located within the Core Industry Precinct Class (5). The Core Industry Precinct Class is the highest order industrial zoning contained within the *Maroochy Plan 2000*. It is identified in the Precinct Intent statements that the subject site was previously used to accommodate sewage treatment. As an alternative, the planning scheme indicates that the site is suitable for a range of industrial uses (e.g. concrete batching, manufacturing, landscape supplies, service station, warehouse and general industry etc.).

The proposed Transport Depot and Warehouse uses are preferred and acceptable uses within the Core Industry Precinct.

While the small scale mobile crushing and screening equipment is able to be relocated off-site for use, it is proposed to be utilised regularly on-site and is, therefore, best defined as Extractive Industry for screening and crushing purposes only. While best defined as an Extractive Industry for the purpose of the planning scheme, the proposed operations do not actually involve the type or scale of activities associated with a quarry or other use typically defined as Extractive Industry. Extractive Industry is not listed as a preferred within the Core Industry Precinct, but neither is the use identified in the planning scheme as a non-preferred use of the site.

The Precinct Intent states that, where impacts of development are prevented or otherwise appropriately managed, the proposed industrial activities are supported. Further, the cessation of the sewage treatment plant provides a reduction of land use conflicts with surrounding development and sewage treatment operations. Therefore, where off-site impacts can be managed, the proposed transport depot and ancillary screening and crushing activities and storage would be compatible with existing surrounding industrial uses and future development. The ancillary crushing and screening activities are likely to result in similar or lesser environmental emissions than the range of industrial uses that are identified as preferred and acceptable land uses under both the *Maroochy Plan 2000* and *Sunshine*

Coast Planning Scheme 2014 (e.g. concrete batching, metal foundry, abrasive blasting, scrap metal yard, sawmilling, wooden product manufacturing etc.).

The North Maroochy River, which delineates the northern boundary of the site, is also identified as an important resource in proximity to the Core Industry Precinct and, therefore, any new development must have regard to potential adverse impacts on the quality of water entering or likely to enter the river and any measures proposed to avoid or minimise such impacts. Flooding and the maintenance of the hydraulic and environmental capacity of the river, and its environmental values, must also be considered. Having regard to these outcomes, the Integrated Water Management Plan details recommendations to ensure that the proposed development maintains water quality and maintains erosion and sediment control. In addition, the submitted Environmental Management Plan and the Flood Emergency Management Plan could be implemented to prevent and minimise the potential impacts of operations and flood events, respectively.

Overall, the proposed land use and operations are consistent with the intended use of the land for industrial purposes, and would be compatible with other nearby industrial uses, subject to compliance with conditions that are recommended to prevent and minimise off-site impacts. As discussed further in this report, council's environmental and hydrology specialists are satisfied that the proposed crushing and screening activities can be managed to acceptable standards in accordance with the submitted technical reports, allowing the proposed use to remain well within the planned expectations for the use of industrial zoned land.

Special Management Area Codes

The following Special Management Area Codes are applicable to this application:

- Nature Conservation and Biodiversity Code (Nature Conservation Management Areas)
- Waterways and Wetlands Code (within 50 metres of a Waterway) and
- Development in the Vicinity of the Airport (Obstacle Limitation Surface & Airport Runway Separation Distances – 13 km).

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

Code	Discussion
Nature Conservation and Biodiversity Code	The proposed development has been designed to comply with the Code and proposes to utilise existing cleared areas of the site to ensure that existing vegetation is retained. More specifically, the proposed development has been sited on the southern boundary of the site, to ensure a suitable distance is retained between the proposed industrial use and the ecological characteristics of North Maroochy River. No mature vegetation is required to be cleared to accommodate the proposed development.
Waterways and Wetlands Code	The proposal complies with the Code on the following basis: <ul style="list-style-type: none"> • The proposal would be set back a minimum 50 metres to the North Maroochy River, which is identified as a level 5 stream; • On-site vegetation is proposed to be retained with the proposal being located in existing cleared areas; • The supporting Integrated Water Management Plan confirms that the proposal would maintain water quality and would not interfere with the hydrological regime of the North Maroochy River where in accordance with recommendations of this report (the specific details of water quality measures are discussed elsewhere in this report).
Development in the Vicinity of the Airport	The proposal complies with the Code as proposed buildings and structure would not exceed the airport's obstacle limitation surfaces and the use is sufficiently distanced from the airport and will not conflict with flight paths or aircraft operations.

Development Codes

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

- Code for Industrial Development and Use
- Code for Extractive Industry
- Design Code for Community Safety and Security
- Code for Landscaping Design
- Code for Transport, Traffic and Parking
- Operational Works Code and
- Code for Erosion and Sediment Control.

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

Code for Industrial Development and Use

Environmental Performance

An Environmental Management Plan (EMP) has been submitted by the applicant in support of the proposed development. The EMP is a site based management plan which details management plans and mitigation measures with the purpose to prevent, reduce or minimise the impact that the proposal would have on the surrounding environment. The EMP also sets out the parameters to maintain a high standard of environmental compliance with the planning scheme codes and State Government legislative requirements.

The EMP includes a range of mitigation measures, which include but are not limited to the following:

- Use of a misting/fogging system on the crushing and screening plant at dust generation points and also over stockpiling and particle handling area within the site will minimise airborne particles. The high pressure fine spray minimises water usage on-site, the water for these systems would be sourced from the sediment basins and treated before being released or alternatively, would source from the on-site dam or reticulated water supply.
- Prevailing winds have been considered for the layout. A windbreak has been designed in the form of a thick vegetation corridor around the site and a row of containers on the south side of the site. The containers are proposed to be stacked two high (4.8 metres high) along the southern border of the site.
- All trucks entering and exiting the site must travel through a drive through wheel wash to reduce the dust by vehicles.
- Regular inspections and testing of air and noise emissions, erosion and sediment control, stockpiles, soil and water quality would be undertaken.
- Open areas on the site are proposed to be minimised, with unused open areas revegetated using a grass variety that can withstand harsh conditions. Unused stockpiles are to be covered using a geotextile material to reduce the amount of dust generating sources.
- Recording of complaints and acting appropriately in response.

It is recommended that any Development Permit be conditioned to require review and continual improvement to the EMP to ensure that practices and procedures are regularly updated to maintain environmental compliance for the development.

Visual Amenity

The Code seeks to provide for buildings which are comprised of materials, finishes and architectural details of a high quality. In this respect, the development proposes to utilise shipping containers for storage as well as the construction of the Vehicle Depot and the acoustic/dust barrier to the crushing activities. The intent of the Code is to ensure that buildings are attractive when viewed from a public street and compatible with surrounding built form. It is noted that the design provides for a reduced impact on the floodplain by minimising the extent of buildings and structures within low lying areas of the site.

The acoustic buffering and visual screening is proposed to be constructed of shipping containers and situated at a lower ground level (approximately 7-8 metres AHD) than surrounding land. In addition, a landscape buffer is proposed along the southern boundary to screen the barrier. The proposed barrier would screen the internal stockpiling and screening and crushing activities, which would have a maximum height of 4 metres.

The 6 storage containers for the purpose of Warehouse would also be situated behind a row of large mature trees. It is expected that the proposed Vehicle Depot is not out of character for industrial development, particularly given the on-site storage component of the development. Further, the mature on-site vegetation and tree line within the site and to the west result in the site not being visible from the Bruce Highway, nor the North Maroochy River.

Overall, the development would not dominate the public realm as the site is located on the fringe of the industrial estate and the proposal is consistent with expectations for lands that would be able to be established on surrounding land (e.g. concrete batching, bulk landscape supplies, scrap metal yard, sawmilling etc). Notably, the site is not prominent to the primary road frontage of Industrial Place, being located at the end of a 100 metre long access in Focus Lane. The site will ultimately become screened from the road network once development occurs on adjoining vacant industrial lots to the south and additional required on-site landscaping has reached mature growth.

Acoustic Amenity

The Code for Industrial Development and Use requires that noise emissions are in accordance with the *Environmental Protection (Noise) Policy* such that ambient sound levels for any nearby residential land and other noise sensitive places are maintained. Council officers inspected the proposed crushing and screening plant in operation in an existing industrial estate setting. The equipment was audible at a distance of 60 metres. At a distance of 120 metres and 260 metres it was not possible to hear the equipment among background and other industrial noises. The submitted Environmental Management Report provides measures for the prevention and mitigation of emissions and demonstrates compliance with the Code for Industrial Development and Use, which specifies that development must not cause unreasonable emissions.

Provided the activity is appropriately established and operated, the proposed development would be compatible with surrounding and future development within the industrial estate. It is recommended that conditions be imposed for any approval to ensure that the operator/s manage activities so as to minimise environmental emissions. In addition to this, it is recommended that operation times be restricted for crushing and screening to weekdays between the hours of 7am to 6pm to ensure that noise impacts are limited at the nearest residential receiver (being approx. 420 metres away) outside normal business hours.

Code for Extractive Industry

The proposed maximum output of crushing and screening is 2,000 tonnes per annum with the crushed material proposed to be stored in stock piles having a maximum height of 4 metres and volume of 3,000m³. The Code provides for the following outcomes:

- proposed operations do not conflict with incompatible surrounding development or sensitive uses
- processing must not be carried out within 10 metres of any boundary of the site or within 250 metres of any existing or approved noise sensitive place on surrounding land
- a densely vegetated buffer strip or mound be provided to all boundaries of the site having a minimum width of 10 metres.

Having consideration to the above outcomes, the proposed crushing and screening activity would be set back a minimum of 15 metres from the southern boundary and would be provided with a minimum 6 metre wide landscape buffer around the development site to screen the acoustic barrier and proposed activities. The closest noise sensitive use is located approximately 300 metres from the proposed transport depot and 400 metres from the proposed screening and crushing area. Neighboring land uses comprise a range of industrial uses, including manufacturing, food processing, warehouses and a storage yard. Where off-site impacts are prevented and managed, the proposal would be consistent with these surrounding land uses. The following measures would be required to ensure that off-site impacts are avoided:

- any permit should be conditioned to ensure that no particulate matter or visible contaminant, including dust, smoke, fumes and aerosols likely to cause environmental harm, are to emanate beyond the boundaries of the property
- dust suppression must be managed on-site with regular watering prior to vehicle movements and sprinkler system for stockpiles in accordance with the submitted Environmental Management Plan. In addition, the crushing & screening process should be required to utilise water within the process to suppress dust, as is proposed
- noise attenuation provided by way of an acoustic barrier, which is to also be screened by landscaping in order to maintain visual amenity between the acoustic barrier and the southern boundary
- the existing driveway crossover upgraded to cater for vehicle access and a wheel wash within the site to reduce dust from vehicles and prevent tracking of material from the site
- on-site vegetation retained with the development located in a cleared area
- maintain stormwater quality and utilise a lawful point of discharge in accordance with the submitted Integrated Water Management Plan
- general operations limited to the hours of 6am to 9pm Monday to Saturday and 9am to 3pm on Sundays. In addition, the crushing and screening activities should be limited to 7am to 6pm Monday to Friday and
- implementation of the submitted Environmental Management Plan to prevent, manage and monitor potential environmental impacts.

Code for Landscaping Design

The site is located at the end of Focus Lane, being approximately 100 metres from Industrial Place and bordered by North Maroochy River. Existing dense vegetation screens the site from the Bruce Highway and Industrial Place.

In accordance with the Code, existing vegetation is proposed to be retained and additional 6 metre wide vegetation screening proposed between the acoustic barrier and southern boundary to provide for visual amenity (refer to **Figure 6** below). It is proposed that landscaping would consist of a screening mid-storey plant such as Lilly-pilly, planted 1 metre apart, and a row of lower canopy trees such as Blackwood behind these.



Figure 6 Proposed vegetation buffer

It is recommended that the landscaping and barrier be extended to the east of the access driveway to provide additional noise mitigate and screening between neighbouring properties. Further, any Development Permit is recommended to be conditioned to provide for landscaping along the Focus Lane access driveway.

Code for Transport, Traffic and Parking

Council's engineering specialist assessed the access arrangement for the proposed development. It is proposed that 9 trucks would be stored and serviced on-site to facilitate transport of machinery and equipment with an expected trip generation of 1-2 maximum trips per vehicle per day on average. The storage component is expected to generate a maximum average of 1 trip per day. The type and number of vehicle movements would be consistent with that expected for an industrial access street (i.e. less than 5,000 vehicles per day) and would have a negligible impact upon the transport network.

The internal manoeuvring area would be required to be sealed and the access crossover would be required to be widened to accommodate vehicles entering and exiting onto Industrial Place. The balance of the existing access driveway has a minimum width of 3 metre and complies with council's standards.

Code for Integrated Water Management

Council's hydrology specialist assessed all matters relating to flood immunity and stormwater management of the proposed development. The site is subject to flooding from the North Maroochy River. The site is mapped as being Flood Prone Land. Site levels range from 2.2 metres AHD up to approximately 8 metres AHD. The portions of the site proposed to be utilised for the vehicle depot are around 8 metres AHD while the area for stockpiling and processing of materials is approximately 7.3 metres AHD based on 2014 LiDAR data (see **Figure 7** below). Areas in red have higher grading and darkest blue areas are lowest. The area identified by a red outline is the most appropriate for the proposed stockpile and crusher area.

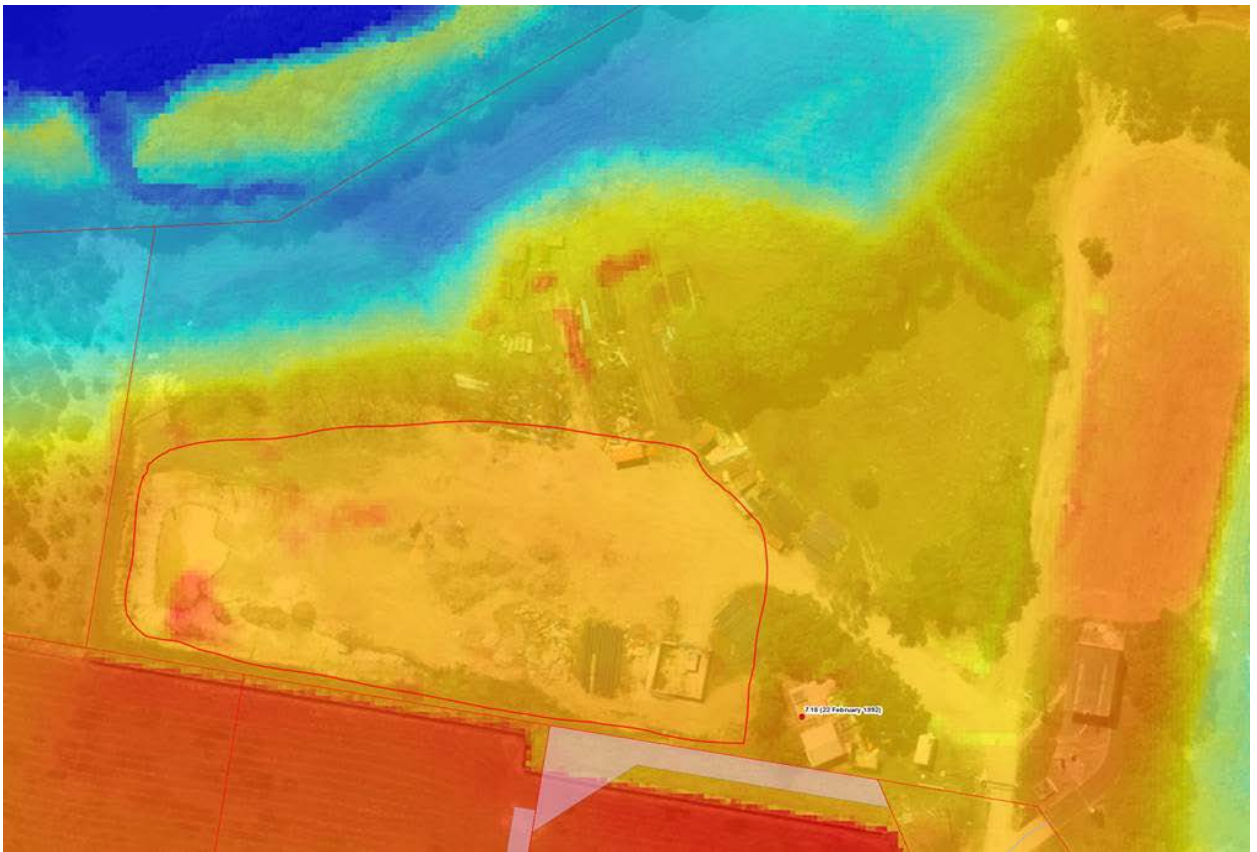


Figure 7 LiDAR

Flood levels on the site during the defined flood event (1% AEP at 2100) range from 8.3 metre AHD at the western extent of the site to 8.2 metres AHD at the eastern edge of the site. Note that due to changes in site levels following the flood mapping being completed the entire site is now below the defined flood event. Current climate 1% AEP flood levels range from 7.7 metres AHD at the western extent to 7.6 metres AHD at the eastern extent.

The proposed transport depot and storage location is 200mm below the 2100 1% AEP flood level but 400mm above the current climate (i.e. not at 2100) 1% AEP flood level. The stockpiling and processing area would be 900mm below the 2100 1% AEP flood level and 300mm below the current climate 1% AEP flood level.

Impacts

Rather than increasing the flood immunity of the site, it is proposed to manage the existing flood risk. This is council's preferred approach to development on flood affected land. A Flood Emergency Management Plan was provided to demonstrate how the flood hazard on the site would be managed so that the safety of people working on the site would be maintained, damage to buildings and equipment minimised and floodwaters not contaminated.

Minimal earthworks are proposed on the site although extensive earthworks have previously been undertaken on the site during operations as a sewerage treatment plant. These previous earthworks have changed the flooding characteristics of the area. Stockpiles within the designated stockpile area must be limited to 3,000m³ and a footprint of approximately 2,071m² to ensure the flood storage capacity of the site is not unduly compromised.

Flood Resilience

Damage to property is proposed to be managed through constructing the proposed structures out of flood resilient materials. Further the submitted Flood Emergency Management Plan proposes moving the mobile machinery to higher land in the event of a flood.

Based on the above, the proposed development would be able to be managed to reduce the level of risk to people and property to an acceptable level.

Stormwater Quantity and Lawful Point of Discharge

Stormwater from the site is proposed to be discharged to the North Maroochy River via the sediment basin on the site and through the property to the east. A drainage easement in favour of council is already in place over the portion of the property to the east where stormwater is discharged. This is also the location of the existing discharge from the site and constitutes a lawful point of discharge.

The proposed development will only marginally increase the peak discharge from the site with the increase in impervious area restricted to the roof area of the proposed vehicle depot. The slight increase in peak discharge is considered not to result in any worsening to the existing situation on the property to the east.

Stormwater Quality

The Integrated Water Management Plan acknowledges the industrial use and the site and the unsuitability of standard type water sensitive urban design (WSUD) devices. Standard WSUD devices are designed to treat stormwater from impervious areas. The development proposes pervious areas with a relatively high sediment and total suspended solids loads which standard WSUD devices are not designed to deal with and, if implemented, they would quickly clog and cease to function as designed.

The proposed strategy consists of a wheel wash at the exit of the site onto Focus Lane. This would prevent sediment being trucked out onto Focus Lane and the road network. A small sediment basin is proposed adjacent to the crushing / screening and stockpile area. This basin would need to be flocced to remove suspended sediment and then pumped to the large existing sediment basin on the site.

It is recommended that conditions be imposed on any approval to ensure the ongoing management of stormwater quality devices. Once sediment runoff has been captured in the primary sediment basin and then pumped to the larger sediment basin already existing on the site, stormwater runoff leaving the site would meet acceptable standards for water quality entering the North Maroochy River.

Code for Erosion and Sediment Control

The site would involve permanently disturbed surfaces in the form of stockpiles of material on the site. Erosion and sediment control types of devices should be required in accordance with the submitted Environmental Management Plan to manage the high sediment loads from the proposed development.

CONSULTATION

IDAS Referral Agencies

The application did not require referral to a State agency.

Other Referrals

The application was forwarded to the following internal council specialists:

- Development Engineer, Engineering and Environment Assessment Unit
- Hydraulics and Water Quality Specialist, Engineering and Environment Assessment Unit
- Landscape Officer, Engineering and Environment Assessment Unit
- Environment Officer, Engineering and Environment Assessment Unit
- Strategic Planner, Strategic Planning Branch and
- Economic Development Branch.

Their assessment forms part of this report. Comments from the Economic Development Branch are included below.

“The Economic Development Branch of Sunshine Coast Council is not supportive of the proposed development on the following basis:

- *Food and Agribusiness is one of the seven high value industries identified in the Regional Economic Development Strategy 2013 – 2033 (REDS). The industry was valued at approximately \$535 million by USC in 2016 and USC research has also identified “value add food processing” as one of the five major food and agribusiness segments.*
- *One of the key outcomes from the 2013 – 2033 Food and Agribusiness Industry and Investment Plan has been the establishment of a new food industry group, Food and Agribusiness Network (FAN). FAN is now a significant cluster on the Sunshine Coast with more than 100 members and one of the objectors to the proposed DA is the Chair of FAN. A stated concern is that the ‘separation of both clean industry and dirty industry (proposed development) is essential’. “Allowing these competing industries to operate alongside each other generates a level of inconsistency between food industry requirements and the Branch’s understanding of industry needs”.*
- *More than 30 Properly Made objections to the proposed application have been received by Development Services from objectors during the advertising period. Objectors include respected business leaders such as: CEO Innovation Centre Sunshine and the Executive Director, Economic Development Queensland (EDQ) on behalf of the Minister for Economic Development Queensland. A consistent concern by objectors is “the proposed use by the applicant poses a serious threat to the areas’ food production quality control and hazards”.*
- *Food manufacturing companies Epicurean Products and Freeze Dry Foods, are located in Industrial Place adjacent to Focus Lane and have advised that the establishment of the proposed business will negatively impact their businesses and “potentially close down a number of planned projects designed to enhance the agribusiness and food hub”. Collectively these two companies report to have jointly invested over \$10 million in the locale. Both are significantly concerned their food safety systems and their food safety accreditation from suppliers (WQS, SQF, etc.) might be negatively impacted by dust and debris from the proposed activities. This may lead to the potential loss of existing business and likely inability to attract similar food businesses to the precinct (should the proposed DA proceed). Given the existing food businesses located there as well as other characteristics such as proximity to key transport corridors, site availability and current appropriate separation from incompatible land uses Economic Development considers the precinct to be particularly well suited to further evolution as a key regional food industry cluster.*

- *Economic Impact modelling indicates the impact that the two existing food manufacturing businesses closing down could have on the Sunshine Coast economy as:*

Impact on Output	The combination of all direct, industrial and consumption effects would result in total estimated loss in Output of \$17.02m to the Sunshine Coast economy.
Impact on Local Employment (jobs)	The combination of all direct, industrial and consumption effects would result in a total estimated loss of 61 jobs located in the Sunshine Coast from these companies and those that link to their activities.
Impact on Wages and Salaries Income	The combination of all direct, industrial and consumption effects would result in a total estimated loss in income through wages and salaries of \$3.27m to the Sunshine Coast.

- *The co-location of “low value” industries such as transportation, warehousing, concrete crushing etc. alongside “high value” industries such as food manufacturing does not support the vision under the Regional Economic Development Strategy (REDS) 2013-2033 to create high value employment opportunities. Given the existing food businesses located there as well as other characteristics such as proximity to key transport corridors, site availability and current appropriate separation from incompatible land uses Economic Development considers the precinct to be particularly well suited to further evolution as a key regional food industry cluster.”*

While the above comments are understood as key issues for food based industries and the establishment of ‘clean’ industry, neither the current nor superseded planning schemes incorporate frameworks and provisions which separate ‘clean’ and ‘dirty’ industries within industrial areas, such as Yandina. As outlined elsewhere in this report, the assessment of the proposed development must only have regard to the provisions of the *Maroochy Plan 2000*, which allows establishment of uses such as the proposed development within the Core Industry Precincts. Other uses identified as preferred and acceptable uses for the Core Industry Precinct include but are not limited to concrete batching, manufacturing, landscape supplies, service station, warehouse and general industry, etc.

Public Notification

The application was publicly notified for 15 days in accordance with the requirements of the *Sustainable Planning Act 2009*. 35 properly made submissions and nil not properly made submissions were received.

The following table provides a summary and assessment of the concerns raised by submitters.

Concern	Comments
Land use	
The proposed development is inconsistent with the <i>Sunshine Coast Planning Scheme 2014</i> . The Subject Land is included in the Community Facilities Zone and this application is beyond what could be considered as "reasonably expected" to be developed in this locality.	In accordance with the approved superseded planning scheme request (Council ref: SPS15/0059) and the <i>Sustainable Planning Act 2009</i> , an assessment is not permitted to be undertaken against the <i>Sunshine Coast Planning Scheme 2014</i> . Having consideration to potential uses on adjoining industrial land, the proposed scale of crushing and screening plant, being ancillary to the transport depot and stockpiling use, is likely to result in similar or lower environmental emissions generated by a range of Medium Impact Industry uses (i.e. concrete batching, metal foundry, abrasive blasting, scrap

Concern	Comments
	metal yard, sawmilling, wooden product manufacturing etc.) which would be consistent with current zoning in the estate. Further, the proposal may have less of an impact than the previous sewage treatment activities.
The State Government does not identify the site as being a resource area.	The subject site is supportive of industrial land uses in accordance with the Core Industry Precinct where development achieves best environmental management practice and does not result in off-site impacts. Further, the site is not required to be a Resource Area as the development does not involve excavation or quarrying of material.
<p>The proposed extractive industry is not appropriately located and is in conflict with the <i>Maroochy Plan 2000</i>, specifically Strategic Plan Map 2.1, the Yandina Gateway Industry Precinct and the Core Industry Precinct as follows:</p> <ul style="list-style-type: none"> • The mapping identifies the site for Industry (Water Pollution Control Works) which does not support Extractive Industry. Extractive Industry is intended to be situated in specific locations; • The proposed extractive industry is not a preferred or acceptable use. The Precinct Intent for the Yandina Gateway Industrial Precinct specifies 'that the precinct seeks to promote industry that supports synergies and linkages that are compatible with nearby food procession industry'. • The proposal does not comply with the intent of the Core Industry Precinct on the basis that industries which have potential for serious or material environmental harm and industries that are more hazardous, should seek locations where impacts can be effectively managed or controlled to acceptable levels. 	<p>The Strategic Plan map 2.1 identifies the site as for primarily industrial purposes and Water Pollution Control Works. A partial area along the north-eastern boundary is also identified as Rural or Valued Habitat; however the use is not proposed within this area.</p> <p>The designation of the site for Water Pollution Control Works reflects the operations of sewage treatment plant which existed at the time of drafting of the <i>Maroochy Plan 2000</i> but have since ceased with existing sewage tanks removed and filled in. The Strategic Plan identifies that industrial areas are intended to accommodate activities which have a lower than typical urban standard of amenity yet must be compatible with other development activities intended in the same precinct.</p> <p>With regard to the outcomes sought for the Yandina Gateway Industrial Precinct, the development is not an inconsistent land use and is supported by the planning scheme where impacts of the development are prevented or otherwise appropriately managed.</p> <p>Assessment of the development proposal has determined that the proposed operations are consistent with the intended use of land in the Core Industry designation and achieve the outcomes of the Strategic Plan where the Extractive Industry (crushing and screening) is ancillary to the other operations and off-site emissions are prevented and mitigated. The development must not cause environmental harm in accordance with the <i>Environmental Protection Act 1994</i>, and any permit would be conditioned accordingly. The development does not propose an extractive industry in the typical sense, such as a quarry.</p> <p>The very nature of industrial land is to provide a designated area that caters for development having a lower urban aesthetic and that is not suitable in commercial or other urban areas in the locality.</p>

Concern	Comments
<p>The development is not appropriately located on the site. The Strategic Plan extractive resources are not intended to be undertaken within an area designated for industrial purposes and as such the proposed development should be located in rural zoned land given that the land use does not involve the extraction of resources. Alternatively the co-location of the proposed development in association with existing extractive industry uses would be appropriate and the operations of the business would be consistent with uses undertaken on the site. Accordingly, given the extensive quantity of appropriately zoned land available within the former shire across a diverse geographical area, reasonable opportunity exists for the applicant to locate the proposed extractive industry uses within a zone appropriate for the land use.</p>	<p>The Strategic Plan recognises that industrial areas are intended to accommodate activities which have a lower than typical urban standard of amenity yet must be compatible with other development activities intended in the same precinct. The proposed crushing and screening activities are not inconsistent with the Core Industry Precinct and are ancillary to the Transport Depot and stockpiling activities. Rural zoned land would not be a suitable location for the nature of the proposed use.</p> <p>The proposed development does not involve the removal of resources and is therefore not incompatible with the industrial land use designation. Further, the use is limited to processing and screening only for a relatively minor quantity (not more than 2,000 tonnes) that does not trigger an Environmental Authority from the State Government due to its minor scale.</p> <p>The proposed crushing and screening activities are proposed to be in accordance with the requirements of the submitted Environmental Management Report to ensure off-site impacts are prevented. The Strategic Plan supports located the development within industrial zoned areas where off-site impacts are prevented or appropriately managed (with regard to surrounding development). In particular, the development is situated to avoid environmental values of the site's northern frontage along North Maroochy River and achieves the required setbacks to the southern boundary. Further, the planning scheme does not require that the development be located on land having a minimum size or buffer distance to other industrial development.</p>
Land use compatibility	
<p>The proposal is not an appropriate use of the site given its proximity to food processing businesses located to the south as it will significantly impact upon the ongoing operations due to significant noise, dust and amenity impacts. A number of recent development approvals for food based and associated industries have been approved, including Lot 10 (freeze dry facility), Lot 6 (food production) and Lot 4 (Kleenmaid Kitchens Showroom) on SP222440. Additionally, Stage 2 of the food production industry on Lot 6, is due to commence in 2017, and Australian Food Investments has applied to purchase Lot 5, for the</p>	<p>Off-site impacts would be able to be prevented, mitigated and managed by implementation of site management practices, such as watering of stockpiles, in accordance with the submitted Environmental Management Plan. The proposed management methodology would also be appropriate for the development of Bulk Landscape Supplies, Medium Impact Industry etc which are consistent land uses within the estate under the <i>Sunshine Coast Planning Scheme 2014</i>. The compatibility of industrial land uses must be taken into consideration of uses, but has limited applicability. Given that there are a range of industrial uses which could establish on adjoining land, and such uses would have the potential for emissions that are the same or higher, existing development for food and beverage manufacturing must have consideration to these factors and operate their own businesses accordingly</p>

Concern	Comments
<p>future construction of a food grade manufacturing plant. Compatibility of the development must be considered in accordance with the intent of the Core Industry with respect to existing uses on adjoining land involving food processing and/or beverage production</p>	<p>to adjust to the general industrial setting (e.g. prevention or mitigation of off-site impacts from other activities occurring beyond the boundaries of the site).</p>
Environmental impacts	
<p>The proposed development has not given appropriate consideration to the environmental, land use and aesthetic impacts on existing development within the area. The development would result in off-site dust impacts (including asbestos, chemicals and metals) which would compromise food production quality control of adjoining premises and the application has not identified appropriate operational controls to limit the impacts on surrounding land uses.</p>	<p>An Environmental Management Plan (EMP) has been submitted by the applicant in support of the proposed development. The EMP is a site based management plan which details management plans and mitigation measures with the purpose to prevent, reduce or minimise the impact that the proposal would have on the surrounding environment. The EMP also sets out the parameters to maintain a high standard of environmental compliance with the planning scheme codes and State Government legislative requirements.</p> <p>The EMP includes a range of mitigation measures, which include but are not limited to the following:</p> <ul style="list-style-type: none"> • Use of a misting / fogging system on the crushing and screening plant at dust generation points and also over stockpiling and particle handling area within the site will minimise airborne particles. The high pressure fine spray minimises water usage on-site, the water for these systems would be sourced from the sediment basins and treated before being released or alternatively, would source from the on-site dam or reticulated water supply. • Prevailing winds have been considered for the layout. A windbreak has been designed in the form of a thick vegetation corridor around the site and a row of containers on the south side of the site. The containers are proposed to be stacked two high (4.8 metres high) along the southern border of the site. • All trucks entering and exiting the site must travel through a drive through wheel wash to reduce the dust by vehicles. • Regular inspections and testing of air and noise emissions, erosion and sediment control, stockpiles, soil and water quality would be undertaken. • Open areas on the site are proposed to be minimised, with unused open areas revegetated using a grass variety that can withstand harsh conditions. Unused stockpiles are to be covered using a geotextile material to reduce the amount of dust generating sources.

Concern	Comments
	<ul style="list-style-type: none"> Recording of complaints and acting appropriately in response.
<p>The proposed has not included a Noise Impact Assessment demonstrating that the proposed use complies with the noise limits specified in the planning scheme policy and the proposal has the potential to impact upon surrounding residential, rural and industrial activities on adjoining sites.</p>	<p>Small scale use of crushing and screening plant is likely to have similar environmental emissions to defined Medium Impact Industry uses such as concrete batching, metal foundry, abrasive blasting, scrap metal yard, sawmilling, wooden product manufacturing etc. Council Officers inspected the proposed crushing and screening plant in operation at a site in Kunda Park. The equipment was just audible at a distance of 60 metres but at a distance of 120 metres and 260 metres it was not possible to hear the equipment among background and other industrial uses. It is noted that the proximity to the Bruce Highway results in a high background noise level for the location of the development. Provided the activity is appropriately established and operated in accordance with the Environmental Management Plan the use would achieve noise requirements. Conditions are recommended to require the operator to manage the activity so as to minimise environmental emissions and, in addition to this, it is considered prudent to restrict the times for crushing and screening to weekdays between the hours of 7am to 6pm to eliminate any potential noise impacts at the nearest residential receiver (approx. 420 metres away) outside normal business hours.</p>
<p>The proposed development has not included information identifying that the proposal is capable of meeting the water quality objectives specified in the Planning Scheme Policy. Given that the site is within close proximity to the Maroochy River, it is considered pertinent that these measures are achieved to ensure environmental values and qualities of receiving waters and protected.</p>	<p>The development is supported by an Integrated Water Management Plan which demonstrates that the preliminary design complies with the planning scheme codes and policies. The proposed solution for stormwater management is to capture and retain sediment loads, which will be flocced and treated to ensure water captured on site is suitable for release and/or use in dust suppression.</p>
<p>Visual amenity</p>	
<p>The use of shipping containers would not achieve the design intent of the planning scheme codes, as shipping containers do not propose finishes that contain materials, colours and architectural details of a high quality standard and modern appearance. In addition, the development has not addressed the amenity, environmental, building design, road design and layout, working conditions and visual and</p>	<p>The development proposes to utilise shipping containers for storage as well as the construction of the Vehicle Depot and acoustic barrier. The design provides for a reduced impact on the floodplain by minimising the extent of buildings and structures within the low lying area of the site. The acoustic buffering and visual screening is proposed to be constructed of shipping containers and situated at a lower ground level (approximately 7-8 metres AHD) than surrounding land. In addition, a landscape buffer would be provided along the southern boundary to screen the barrier. The 6 storage containers for the</p>

Concern	Comments
spatial separation required by the Strategic Plan.	purpose of Warehouse would also be situated behind a row of large mature trees. It is expected that the proposed vehicle depot would be more prominent given its roof structure. However, the design of the Vehicle Depot is not out of character for industrial development, particularly given the on-site storage component of the development. Further, the mature on-site vegetation and tree line within the site and to the west results in the site not being visible from the Bruce Highway or North Maroochy River. Overall, the development will not dominate the public realm and is consistent with the expectations for land uses that would be able to be established in the Medium Impact Industry zone (e.g. concrete batching, bulk landscape supplies, scrap metal yard, sawmilling etc.).
Access and vehicle impacts	
The existing driveway has a maximum width of 3 metres and does not comply with the planning scheme requirements for access as the driveway width is inadequate for the type of traffic generated by to the proposed uses. Additionally, no additional information has been provided demonstrating that the existing vehicle access is designed and constructed in accordance with Council's current engineering standards.	The access crossover would be required to be widened to accommodate vehicles entering and exiting. However Council's Engineer has confirmed that the width of driveway to the site's access gate is wide enough for the size and scale of vehicles proposed on-site and meets the requirements of the planning scheme. Any permit is recommended to be conditioned to provide for a driveway width of 9 metres, extending a minimum width of 6 metres at a distance of 25 metres from the kerb invert to provide passing opportunity for a vehicle to enter the driveway while another vehicle is waiting to exit.
The frequency of vehicle movements from the proposal will detrimentally impact on the functionality of the road network in the adjacent industrial estate.	The type and number of vehicle movements would be consistent with that expected for an industrial access street (planned capacity for 5,000 vehicles per day). Both Focus Lane and Industrial Place are provided to a standard which meets the needs of the development. Any permit would be conditioned to ensure that the use does not detrimentally impact upon the road infrastructure (e.g. debris is not traversed onto the road and access is maintained for the use). Notably the length of Focus Lane (100 metres) would greatly lower the likelihood of debris being transported onto Industrial Place, particularly when combined with the proposed wheel wash.
Flood Hazard	
The development does not adequately address matters relating to flooding, hydrology and acid sulphate soils. The proposal has not demonstrated that the proposal does not involve the physical alteration to a waterway or floodway, result in loss of flood storage capacity and does not involve	A Flood Emergency Management Plan has been provided to demonstrate how the flood hazard on the site will be managed so that the safety of people working on the site is maintained, damage to buildings and plant is minimised and floodwaters are not contaminated. It is noted that the proposal would be limited to stockpiling material and would not result in excavation or disruption of acid sulphate soils. Council's hydrology specialist has assessed all

Concern	Comments
changes to the flood characteristics. It is noted that stockpiles of screened and crushed materials will be situated on the site, as well as the shipping containers, which is likely to have impacts on flood capacity. Additionally, further information is required demonstrating that the proposal complies with the requirements with the elements of the code.	aspects of the flood hazard and is satisfied the proposal can comply with the Integrated Water Management Code.
Land owner's consent	
Consent from Department of Natural Resources and Mines is not included in the Application. As such, the application has been properly made.	Consent from the Department of Natural Resources and Mines has been provided for this application.

In summary, all concerns raised have been addressed as part of the application's assessment or would be able to be adequately addressed by conditions upon any future approval.

CONCLUSION

The proposed development generally complies with the requirements of the planning scheme, particularly with regard to land use and the ability for it to be compatible with surrounding industrial development. Assessment of the development proposal has determined that the proposed operations are consistent with the intended use of land in the Core Industry designation and achieve the outcomes of the Strategic Plan where the proposed Extractive Industry (crushing and screening only) is ancillary to the other operations, and off-site emissions are prevented and mitigated.

Having consideration to potential uses on adjoining industrial land, the proposed scale of crushing and screening plant is likely to result in similar or lower environmental emissions to that generated by a range of potential industrial uses (i.e. concrete batching, metal foundry, abrasive blasting, scrap metal yard, sawmilling, wooden product manufacturing etc.) which would be consistent with the current zoning in the industrial estate.

In summary, all aspects of the development can be addressed by reasonable and relevant conditions. The application is, therefore, recommended for approval.

8.1.2 TRANSPORT LEVY ANNUAL REPORT 2015-2016

File No:	Traffic and Transport
Author:	Coordinator Transport Strategy and Policy Planning and Environment Department
Appendices:	App A - Transport Levy Annual Report 2015-1657

PURPOSE

The purpose of the Transport Levy Annual Report 2015-2016 (Appendix A) is to provide an overview of the Transport Levy Program achievements for the 2015-2016 financial year.

EXECUTIVE SUMMARY

The *Transport Levy Policy 2016* aims to provide a basis for improving the Sunshine Coast's strategic transport network and supporting its users. It aligns with a number of goals and objectives identified in Council's *Sustainable Transport Strategy 2011-2031*. Primarily, Council's Sustainable Transport Strategy identifies there is a need for an integrated multi-modal transport network catering "for long term needs of the Sunshine Coast, recognising and providing for travel within and between activity centres, enterprise areas and communities".

The implementation of initiatives involves numerous departments across the organisation including Infrastructure Services, Community Services, Corporate Services and Planning & Environment.

In 2015/2016 the Transport Levy enabled a number of achievements including:

- \$634,384 towards upgrading 39 bus stops across the Sunshine Coast including the installation of 24 new bus shelters, provided in compliance with the Disability Discrimination Act
- \$557,767 in financial support for the continuation of the Light Rail Feasibility and Business Case development
- \$181,636 contribution to TransLink to jointly fund the Maleny-Landsborough-Beerwah Bus Service
- 4,301 passenger trips and 44,680km travelled on the Levy funded Flexilink Services and
- 12,322 passenger trips and 82,365km travelled on the Levy funded Council Link services.

The Transport Levy Annual Report 2015/2016 (Appendix A) has been produced to provide a product which is both engaging and informative to communicate the achievements of the Transport Levy to rate payers and the broader community.

It is intended that the Annual Report be made available on Council's website and distributed electronically, with limited hard copies available at Council libraries and customer service centres as required.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Transport Levy Annual Report 2015-2016” and
- (b) endorse the Transport Levy Annual Report 2015-2016 (Appendix A).

FINANCE AND RESOURCING

In 2015-2016, the Transport Levy generated approximately \$2.606 Million.

Table 1 provides an overview of the Transport Levy Program expenditure for each of the funding sub programs as at 30 June 2016.

	2015/2016 Actuals
	\$
Total Revenue	2,606,201
Expenditure	
Service Improvement	423,358
Infrastructure Assets	634,384
User Benefits	21,563
Research, planning and investigations	619,243
Transport Futures Fund	907,653
Total Actual Expenditure	2,606,201

Table 1 Transport Levy Program Expenditure as at 30 June 2016

The Transport Levy’s Transport Futures Fund balance was \$3,597,711 as at 30 June 2016.

CORPORATE PLAN

- Corporate Plan Goal:** ***A new economy***
Outcome: 1.2 - New capital investment in the region
Operational Activity: 1.2.3.1 - Work closely with the Queensland Government to elevate consideration and prioritisation of major infrastructure needs (in particular, road, rail and transport infrastructure) for the region
- Corporate Plan Goal:** ***A strong community***
Outcome: 2.4 - People and places are connected
Operational Activity: 2.4.2.1 - Facilitate the delivery of efficient transport systems and connections through multi modal network planning and studies, and planning partnerships with the Department of Transport and Main Roads
- Corporate Plan Goal:** ***An outstanding organisation***
Outcome: 5.2 - A financially sustainable organisation
Operational Activity: 5.2.4.4 - Coordinate the delivery of Council’s transport levy and report outcomes to Council as part of annual budget deliberations

CONSULTATION

Portfolio Councillor Consultation

Cr Rick Baberowski – Portfolio Councillor for Transport.

Internal Consultation

Consultation with representations from the following Branches of Council was undertaken in preparing the Transport Levy Annual Report 2015-2016 (Appendix A):

- Transport Infrastructure Management, Infrastructure Services
- Community Plan and Strategy, Community Services
- Finance, Corporate Services
- Transport and Infrastructure Policy, Planning and Environment
- Communication, Economic Development and Major Projects

External Consultation

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

Community Engagement

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

PROPOSAL

The *Transport Levy Policy 2016* aligns with a number of goals and objectives identified in Council's *Sustainable Transport Strategy 2011-2031*. Primarily, Council's Sustainable Transport Strategy identifies there is a need for an integrated multi-modal transport network catering "for long term needs of the Sunshine Coast, recognising and providing for travel within and between activity centres, enterprise areas and communities".

The Transport Levy Program initiatives are delivered under five sub-programs, these being:

1. Service improvements
2. Infrastructure assets
3. User benefits
4. Research, planning and investigations
5. Transport Futures Fund.

Key Achievements

In 2015-2016 the Transport Levy enabled a number of achievements including:

- \$634,384 towards upgrading 39 bus stops across the Sunshine Coast including the installation of 24 new bus shelters provided in compliance with the Disability Discrimination Act
- \$557,767 in financial support for the continuation of the Light Rail Feasibility and Business Case development
- \$181,636 contribution to TransLink to jointly fund the Maleny-Landsborough-Beerwah Bus Service
- 4,301 passenger trips and 44,680km travelled on the Levy funded Flexilink Services
- 12,322 passenger trips and 82,365km travelled on Levy funded Council Link services.

The Transport Levy Annual Report 2015-2016 (Appendix A) provides a more detailed overview of the Transport Levy Program achievements for the financial year and is a product which is both engaging and informative to communicate to rate payers and the broader community.

The Transport Levy Annual Report 2015-2016 has been graphically designed internally. Printing and distribution will be funded within the endorsed Transport Levy User Benefits sub program budget at an estimated cost of less than \$1,000.

It is intended that the Annual Report be made available on Council's website and distributed electronically, with limited hard copies available at Council libraries and customer service centres as required.

Legal

There are no legal implications to this report.

Policy

This report is in line with and supports the *Sustainable Transport Strategy 2011-2031* as follows:

Sustainable Transport Strategy

Goal 1: *A shift to public and active transport modes is achieved.*

Objective 1 Provide infrastructure, networks and operations for public and active transport systems to facilitate a shift in travel demand to these modes.

Objective 2 Integrate land use and transport planning considering transport needs early in the planning process.

Objective 3 Identify and implement travel demand management measures.

Goal 2: *Transport planning is collaborative, cost-effective and progressive.*

Objective 4 Integrate planning, design and delivery for transport investments.

Objective 5 Plan and deliver a transport network that is cost effective and multi-use, providing enduring benefits.

Goal 4: *Transport and land use integration serves the local and regional economy and promotes self-containment.*

Objective 9 Creating connected and efficient access and connection within and between communities.

Objective 10 Efficient freight movement.

Objective 11 Efficient tourism transport, providing an enjoyable tourist travel experience.

Risk

There are no identified risks associated with this report. The annual communication of the Transport Levy Program achievements will ensure that the wider community and key stakeholders are aware of the outcomes achieved through the application of the *Transport Levy Policy 2016*.

Previous Council Resolution

Ordinary Meeting 17 September 2015 (OM15/148)

That Council:

- (a) receive and note the report titled "Transport Levy Annual Report 2014-2015" and
- (b) endorse the Transport Levy Annual Report 2014-2015 (Appendix A).

Related Documentation

- Sunshine Coast Council Corporate Plan 2014-2019
- Sunshine Coast Council Sustainable Transport Strategy 2011-2031
- Transport Levy Policy 2016.

Critical Dates

There are no critical dates that relate to this report.

Implementation

The implementation of the Transport Levy Program is an integrated approach and involves numerous departments across the organisation, namely Infrastructure Services, Community Services, Corporate Services and Planning & Environment.

Coordination of the Transport Levy Policy and Program is overseen by the Transport and Infrastructure Policy Branch.

8.1.3 ENVIRONMENT LEVY ANNUAL REPORT 2015-2016

File No:	Council meetings
Author:	Manager Environment and Sustainability Policy Planning and Environment Department
Appendices:	App A - Environment Levy Annual Report 2015-2016 77

PURPOSE

The purpose of this report is to present the Environment Levy Annual Report 2015 – 2016 to Council for consideration and endorsement.

EXECUTIVE SUMMARY

Council's Corporate Plan 2014-2019 sets the goal of a *healthy environment* through maintaining and enhancing the region's natural assets, liveability and environmental credentials.

The successful management of our environment requires a strategic approach and an ongoing investment of time and money. This approach is guided by our long-term planning tools including the *Sunshine Coast Biodiversity Strategy 2010-2020*, *Sunshine Coast Waterways and Coastal Management Strategy 2011-2021* and *Sunshine Coast Local Government Area Pest Management Plan 2012-2016*.

The Sunshine Coast Council Environment Levy, contributed by all ratepayers, allows Council to further invest in the protection, enhancement and sustainable use of the region's biodiversity, waterways and foreshores, and to also strengthen partnerships with the community. The four funding themes of the Environment Levy Program are:

1. Acquisition of environmentally significant lands
2. Major projects
3. Community engagement and support
4. Environmental operational management.

The Environment Levy Annual Report 2015-2016 is graphically presented in Appendix A. This reporting approach has been adopted in recent years to provide a product which is both engaging and informative to assist with communicating the achievements of the Environment Levy Program to the Sunshine Coast community. Some of the 2015-2016 achievements include:

- the acquisition of two new reserves in Maleny and Bald Knob that conserves approximately 77 hectares
- over \$965,000 contributed to the establishment and ongoing maintenance of Environment Levy acquired reserves
- over \$615,000 contributed to coastal rehabilitation projects including dune building, revegetation and weed management
- \$550,000 awarded to 22 not-for-profit community groups to strengthen partnerships and continue to advance conservation outcomes
- 115 landholders receiving \$330,000 of Landholder Environment Grants for natural resource management projects on privately owned properties
- 68 Voluntary Conservation Agreement partners assisted to protect 1094 hectares of habitat for flora and fauna

- assistance to 842 registered Land for Wildlife members who are managing 9,610 hectares of retained habitat and restoring a further 1,098 hectares
- \$350,000 invested into the coordination of a range of pest plant and animal management initiatives including the Environmental Reserve Animal Control Plan, the Reactive Invasive Predator Program, and the Feral Deer and Animal Control Programs.

Program implementation involves a coordinated approach between departments including Infrastructure Services, Community Services, Corporate Services, Economic Development and Major Projects and Planning and Environment.

A limited number of the annual report will be printed and distributed to Councillors, libraries, Council service centres and select mailing groups. The annual report will also be made available electronically on Council's website.

This report recommends that council endorse the Environment Levy Annual Report 2015-2016 (**Appendix A**).

OFFICER RECOMMENDATION

That Council:

- receive and note the report titled "Environment Levy Annual Report 2015-2016" and
- endorse the Environment Levy Annual Report 2015-2016 (**Appendix A**).

FINANCE AND RESOURCING

In 2015-2016, the Environment Levy generated approximately \$7.8 million, through which the outcomes in 2015-2016 were delivered. Table 1 provides an overview of where Environment Levy funding was invested during 2015-2016.

Table 1: 2015-2016 Environment Levy investments against key annual report messaging.

	2015-2016 Actuals (\$M)
Total Revenue	7.82
Buying, protecting and enhancing environmentally significant land	2.96
Building our knowledge (monitoring and research)	0.37
Delivering on-ground environmental projects	0.95
Engaging and supporting the Sunshine Coast community	1.50
Other environmental management activities: includes funding for flying fox and pest management activities and support for Council's environment education facilities	2.24
Total Actual Expenditure	8.02

As per the Environment Levy Policy 2016, any unspent funds associated with each of the four funding themes from the endorsed program are returned to the Environment Levy restricted cash. The Environment Levy Restricted Cash balance was approximately \$6.2 million (30 June 2016).

The Environment Levy Annual Report 2015-2016 has been graphically designed internally. Printing and distribution will be funded within the endorsed Environment Levy communication and education budget.

CORPORATE PLAN

Corporate Plan Goal: *A healthy environment*

Outcome: 3.1 - Healthy natural ecosystems and protected remnant vegetation

Operational Activity: 3.1.1.2 - Maintain and manage Council's existing environmental reserves

Corporate Plan Goal: *A healthy environment*

Outcome: 3.3 - A reputation for innovative environmental practices

Operational Activity: 3.3.1.4 - Continue to engage, support and grow community partnerships and volunteerism in managing and enhancing the region's natural assets on public and private lands

Corporate Plan Goal: *A healthy environment*

Outcome: 3.3 - A reputation for innovative environmental practices

Operational Activity: 3.3.3 - Strengthen council's approach to working with the Queensland Government, industry, community groups and land owners to manage pest plants and feral animals in the region

Consultation

Portfolio Councillor Consultation

Cr Jenny McKay – Portfolio Councillor for Environment

Internal Consultation

Consultation with Environment Levy project managers and finance officers, as well as the Integrated Environment Team which has representation from the following areas of Council was undertaken in preparing the Environment Levy Annual Report 2015-2016:

- Environmental Operations Branch, Infrastructure Services
- Community Response Branch, Community Services
- Development Services Branch, Planning and Environment
- Environment and Sustainability Policy Branch, Planning and Environment

External Consultation

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

Community Engagement

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

PROPOSAL

Council's Corporate Plan 2014-2019 sets the goal of a Healthy Environment through maintaining and enhancing the region's natural assets, livability and environmental credentials.

The successful management of our environment requires a strategic approach and an ongoing investment of time and money. This approach is guided by our long-term planning tools including the *Sunshine Coast Biodiversity Strategy 2010-2020*, *Sunshine Coast Waterways and Coastal Management Strategy 2011-2021* and *Sunshine Coast Local Government Area Pest Management Plan 2012-2016*.

The Sunshine Coast Council Environment Levy, contributed by all ratepayers, allows Council to further invest in the protection, enhancement and sustainable use of the region's biodiversity, waterways and foreshores and also to strengthen partnerships with the community. The four funding themes of the Environment Levy Program are:

1. Acquisition of environmentally significant land
2. Major projects
3. Community engagement and support
4. Environmental operational management.

The Environment Levy Annual Report 2015-2016 is graphically presented in **Appendix A**.

This reporting approach has been adopted in recent years to provide a product which is both engaging and informative to assist with communicating the achievements of the Environment Levy Program to the Sunshine Coast community. To assist, outcomes associated with projects and initiatives implemented under the four themes have been communicated using different messaging to align with the Environment Levy's tag line "Your Environment Levy in action". These are summarised below.

Buying, protecting and enhancing environmentally significant land

In 2015-2016 Council purchased two new properties through the Environment Levy Land Acquisition program and invested in the establishment of previously purchased lands. These activities assist to protect and enhance the sites' biodiversity values and landscape connections for today's community and future generations to enjoy and appreciate.

Achievements include:

- \$1.6million investment to acquire two new properties, adding approximately 77 hectares to the Sunshine Coast Conservation Estate
- Approximately \$310,000 spent on establishment activities across 12 reserves (1081 hectares)
- \$657,000 spent on the management of lands associated with the broader Environment Levy conservation estate.

Delivering on-ground environmental projects

The Environment Levy funds major on-ground environmental projects that aim to maintain, enhance and reconnect our natural environment on the Sunshine Coast.

Projects undertaken in 2015-2016 include the ongoing rehabilitation of coastal dunes and reserves, removing weeds in road reserves, and planning for, and restoring waterway vegetation in three of our major catchments; the Pumicestone Passage, the Mary River and the Maroochy River. Achievements include:

- \$255,000 invested into planning, weed removal and native plant establishment associated with three river rehabilitation projects for Bells Creek, Maroochy River and the Mary River
- \$618,000 funding towards coastal rehabilitation and dune building and revegetation activities.
- \$74,000 invested into removing woody weeds in road reserves adjoining environmental reserves.

Building our Knowledge

The Environment Levy funds planning, monitoring and research projects which assist Council to plan and make informed decisions in managing the natural environments on the Sunshine Coast.

In 2015-2016 the focus has been on finalising and implementing the Koala Conservation Plan and continuing to improve our knowledge of native fauna and flora to better understand and manage the animals living in our reserves. Achievements include:

- Council endorsement of the Koala Conservation Plan, which includes 34 actions contributing to landscape koala conservation outcomes. Actions already being implemented include the koala food tree incentive program and the koala habitat use investigation project
- building our knowledge of pest species through the coastal fox control project which both monitors and removes foxes from important coastal environments
- Federal endorsement of the Sunshine Coast Regional Flying Fox Management Plan as a conservation agreement in April 2016
- Improved access to data associated with the pioneering flying-fox satellite tracking project through the 'Animal Tracker' App which can be downloaded from iTunes and Google Play
- an ongoing \$115,000 partnership with Healthy Waterways to understand the health of our waterways.

Engaging and Supporting the Sunshine Coast Community

By investing in not-for-profit community groups and private landowners, supporting conservation volunteers, and educating the younger generation, council achieves better conservation outcomes for our beautiful region. Achievements include:

- \$550,000 awarded to 22 not-for-profit community groups (including 5 new groups) to strengthen partnerships to continue to advance conservation outcomes
- 115 landholders receiving \$330,000 of Landholder Environment Grants for natural resource management projects which contribute towards biodiversity conservation on privately owned properties
- 68 Voluntary Conservation Agreement partners assisted to protect 1094 hectares of habitat for flora and fauna
- assistance to 842 registered Land for Wildlife members (249 working towards full registration) who are managing 9,610 hectares of retained habitat and restoring a further 1098 hectares.
- \$75,000 invested into the Pest Action and Engagement Program, which has assisted landholders to identify and manage pest plants through provision of weed identification products, use of council pest control equipment and opportunity to attend Pest Plant and Animal Field Days at a range of events.

In addition, the Environment Levy also funds a range of other environmental activities including flying fox and pest management. This includes:

- a \$350,000 investment into the coordination of a range of pest plant and animal management initiatives including the Environmental Reserve Animal Control Plan, the Reactive Invasive Predator Program, and the Feral Deer and Animal Control Programs.

Program implementation involves numerous departments across the organisation including Infrastructure Services, Community Services, Corporate Services and Planning and Environment.

It is intended that a limited number of the annual reports be printed and distributed to public libraries, Council service centres and select mailing groups and made available on Council's website.

Legal

There are no legal implications to this report.

Policy

In June 2016, Council adopted a revised Environment Levy Policy and Program which provides clarity for the allocation of Environment Levy revenue. The revised Environment Levy Policy and Program is supported by an organisational guideline, which reflects the policy changes to strengthen and guide the effective delivery of the Environment Levy Program.

The Program is a key funding source for the implementation of the Sunshine Coast Biodiversity Strategy 2010-2020, Waterways and Coastal Management Strategy 2011-2021 and Local Government Pest Area Management Plan 2012-2016.

Risk

Funding associated with the three full time positions coordinating pest management activities is due to end in June 2017.

The annual communication of the Environment Levy Program achievements will ensure that the wider community and key stakeholders are aware of the outcomes achieved by Council and the community volunteers through the Environment Levy Program.

Previous Council Resolution**Ordinary Meeting – 17 September 2015 - Council Resolution (OM15/149)**

That Council:

- (a) receive and note the report titled "Environment Levy 2014-2015 Annual Report" and
- (b) receive and note the Environment Levy 2014-2015 Annual Report (Appendix A).

Ordinary Meeting – 18 June 2015 - Council Resolution (OM15/86)

That Council:

- (a) receive and note the report titled "Environment Levy Program 2015/2016"
- (b) endorse the expenditure of the Environment Levy Program 2015/2016 (Appendix A) and
- (c) note the indicative 4 year Environment Levy Program (Appendix A).

Related Documentation

- Sunshine Coast Council Corporate Plan 2014-2019
- Sunshine Coast Council Biodiversity Strategy 2010-2020
- Sunshine Coast Council Waterways and Coastal Management Strategy 2011-2021
- Sunshine Coast Local Government Area Pest Management Plan 2012-2016
- Sunshine Coast Council Environment Levy Policy 2016

Critical Dates

There are no critical dates that relate to this report.

Implementation

The implementation of the Environment Levy Program is an integrated approach and involves numerous departments across the organisation including Infrastructure Services, Community Services, Economic Development and Major Projects and Planning and Environment.

Coordination and implementation of the revised Environment Levy Policy and Program is overseen by the Environment and Sustainability Policy Branch, in conjunction with project managers and the Integrated Environment Team.

Governance on the implementation of the Program is addressed through:

- Environment Levy Organisational Guideline 2014
- preparation of an annual report on the achievements of the Program to Council and
- continued promotion of the Environment Levy and its achievements to the community.

8.1.4 SUNSHINE COAST COUNCIL ORGANISATIONAL ENVIRONMENTAL SUSTAINABILITY BENCHMARKING REPORT 2015 - 2016

File No:	Council meetings
Author:	Manager Environment and Sustainability Policy Planning and Environment Department
Appendices:	App A - Sunshine Coast Council Organisational Environmental Sustainability Benchmarking Report 2015/2016 103 App B - Sunshine Coast Council Organisational Environmental Sustainability Benchmarking Snapshot Report 2015/2016 131

PURPOSE

The purpose of this report is to present the Sunshine Coast Council Organisational Environmental Sustainability Benchmarking Report 2015/2016 and seek Council's endorsement of the report as an annual snapshot of the organisation's greenhouse gas footprint and sustainability performance. The development and completion of this benchmarking report fulfills Operational Activity 5.1.6 of the Corporate Plan 2016.

EXECUTIVE SUMMARY

Environmental sustainability benchmarking is Council's framework to provide insight into its annual sustainability and environmental performance within the organisation. The Organisational Environmental Sustainability Benchmarking Report 2015/2016 presents a comprehensive picture of the trends, changes and sustainability outcomes that have resulted from Council's ongoing emissions reduction initiatives and other related organisational actions. This benchmarking framework is the first of its kind for Council and demonstrates leadership in sustainability and greenhouse gas reporting.

The environmental sustainability benchmarking exercise commenced in 2014/2015 as a background study to collate baseline data to measure and monitor the organisation's greenhouse gas (carbon) emissions, waste, energy consumption, transport use, water use, green buildings and programs, and internal systems and processes that deliver sustainability outcomes. Collecting information on these indicators in a consistent way that is quantifiable and measurable enables Council to monitor changes over time, improve business efficiency and identify opportunities for investment and cost savings.

Council continues to implement a number of energy efficiency and sustainability initiatives and programs such as; participation in the voluntary international Airport Carbon Accreditation Program (Sunshine Coast Airport has recently achieved Level 3 of 4 Levels in this international program), increasing landfill gas flaring at both landfills, staff sustainability events and programs and fleet streamlining. These projects are delivering noticeable results when comparing how Council is tracking on key indicators in the 2015/2016 Benchmarking Report against the baseline data collected in 2014/2015.

Key findings from the 2015/2016 Benchmarking Report include:

- In 2015/2016 the organisation's total emissions (including emissions from community waste managed at Council landfills) were 143,047 tonnes of greenhouse gas compared to 163,198 tonnes in 2014/2015. Emissions decreased overall by 12.3% (20,150 tonnes of greenhouse gas) since the benchmark year 2014/2015. This is equivalent to taking approximately 6,000 vehicles off the road a year.
- The largest contributors to the organisation's overall carbon footprint continue to be waste to landfill 78% (including council and community waste) and street lighting and electricity 17%.

- The rate of organisational waste Council diverted away from landfill increased from 54% in 2014/2015 to 59% in 2015/2016. An increase in waste generation is subject to the region's development, including road and facility upgrades/expansion and Council continues to investigate ways to divert waste away from landfill for use in other applications.
- Since 2014/2015, Council has increased landfill gas flaring by 52% with the introduction of additional infrastructure at Council landfills. This initiative is one of many that drives Council's policy outcome to reduce greenhouse gas emissions.
- The organisation has a number of new assets which has contributed to a minor increase in electricity consumption of 0.62% (122 Megawatts) since 2014/2015.

Environmental sustainability benchmarking is a holistic, consolidated, comparable approach to business performance and environmental sustainability reporting. The Environment and Sustainability Policy Branch within Council will continue to facilitate the collection and analysis of data to deliver sustainability benchmarking and make the findings available to other business units and support the identification of business improvements and efficiencies that deliver enhanced sustainability outcomes.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled Sunshine Coast Council Organisational Environmental Sustainability Benchmarking Report 2015 - 2016**
- (b) endorse the Sunshine Coast Council Organisational Environmental Sustainability Benchmarking Report 2015/2016 (Appendix A)**
- (c) endorse the Sunshine Coast Council Organisational Environmental Sustainability Benchmarking Snapshot Report (Appendix B) and**
- (d) note that environmental sustainability benchmarking will continue as an integral part of corporate annual reporting for Council.**

FINANCE AND RESOURCING

There are no direct financial implications associated with the Organisational Environmental Sustainability Benchmarking Report 2015/2016. The framework for environmental sustainability benchmarking acts as an incentive to reduce overall operating costs within Council's operations by reducing costs associated with waste, energy, water and fuel usage. The results contained within the report will assist to identify opportunities to further reduce emissions. Costs associated with any identified actions will be subject to future Council budget deliberations.

CORPORATE PLAN**Corporate Plan Goal:** ***An outstanding organisation*****Outcomes:**
5.1 Robust and transparent decision-making
5.2 A financially sustainable organization
5.3 An employer of choice**Operational Activities:**
5.1.2 Implement a program of actions to enhance organisation accountability and performance, including the continued integration of Council's corporate performance framework
5.1.3 Continue to develop and publish 'Open Data' sets to increase availability of high quality and reliable information for use by industry, business and community
5.1.6 Identify a suite of organisational sustainability outcomes for resources, energy, waste etc. for integration into organisation performance monitoring and reporting
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
5.3.2 Continue to embed sustainability and innovation into processes, systems and organisational culture**Corporate Plan Goal:** ***A healthy environment*****Outcome:** 3.3 A reputation for innovative environmental practices**Operational Activity:** 3.3.1.3 Implement a range of sustainability programs and incentives which complement Council's vision for the region**CONSULTATION****Portfolio Councillor Consultation**

Cr Jenny McKay – Portfolio Councillor for Environment

Internal Consultation

The Sustainability team within the Environment and Sustainability Policy Branch worked closely with many areas across Council to compile indicators and extract the data necessary for the production of the organisational environmental sustainability framework and subsequent reports. This included Waste and Resources Management Branch, Financial Services Team, Commercial Analysis Team, Fleet and Quarry Services Branch, ICTS Branch, Human Resources Branch, Procurement and Contracts Team, Property Management Branch and the Traffic and Transportation Team (Travel Smart).

External Consultation

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

Community Engagement

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

PROPOSAL

Council vision and targets

Sunshine Coast Council has committed to be Australia's most sustainable region – vibrant, green, diverse. This commitment is underpinned by five goals, including 'A Healthy Environment' and 'An Outstanding Organisation'.

The key targets/deliverables for these goals include:

- reducing the organisation's greenhouse gas emissions
- identifying a suite of organisational sustainability outcomes for integration into organisational performance monitoring
- embedding sustainability and innovation into organizational culture, systems and processes, and
- reporting and implementing a range of sustainability programs and incentives which complement Council's vision for the region.

Achieving the vision – knowing if Council is on track

Central to achieving Council's commitment to being Australia's most sustainable region and greenhouse gas emissions reduction targets, is having a clear process in place to measure progress and make corrections where necessary. In 2014/2015, the Environment and Sustainability Policy Branch collaborated with other business areas of Council to develop and test an organisational environmental sustainability benchmarking framework. This framework captures all of the programs and policies Council has implemented to reduce its greenhouse gas emissions and improve its environmental performance in a consolidated and consistent way.

A background benchmarking study was conducted in 2014/2015 to collect baseline data to measure the organisation's greenhouse gas footprint and sustainability performance. The data collected in the 2014/2015 background study is used for comparison in the attached Organisational Environmental Sustainability Benchmarking Report 2015/2016.

Benefits of benchmarking

Ongoing environmental sustainability benchmarking is an important exercise to provide an accurate and comparative annual snap shot of business performance. It also provides a direct line-of-sight between Council's Vision, Corporate Plan Outcomes, Operational Activities and actual performance. This in turn informs Council of how much work and investment might be required to improve current outcomes, adjust business processes and guide phasing of project delivery. It also enables Council to adjust and refine policy outcomes in order to direct resources effectively and efficiently to meet carbon emission reductions and environmental sustainability targets.

There is a growing global and national trend towards benchmarking which is being driven by organisations such as the Australian Centre of Excellence for Local Government. This benchmarking framework consolidates a range of sustainability indicators and reports on performance in an integrated and holistic way, demonstrating leadership in sustainability and greenhouse gas reporting.

Environmental sustainability benchmarking also provides an important opportunity to promote the organisation's achievements to the community, demonstrate leadership and a tangible commitment to delivering on its Vision.

Indicators used in Council's environmental sustainability benchmarking framework

The environmental sustainability benchmarking framework measures, tracks and compares the organisation's:

- Carbon (greenhouse gas) emissions

- Waste generation and diversion
- Energy (electricity and fuel) consumption
- Transport (fleet vehicles and use of alternative transport such as public transport)
- Water consumption
- Environmental Sustainability programs (number of programs and staff participation)
- Systems and process embedded across Council that deliver sustainability outcomes;
- Green buildings
- The changes in (increases or reductions) the above (emissions, waste, energy, transport, water, programs, systems and processes and green buildings) each year.

Key findings from data collected between 2014/15 and 2015/16

- In 2015/2016 the organisation's total emissions (including emissions from community waste managed at Council landfills) were 143,047 tonnes of greenhouse gas compared to 163,198 tonnes in 2014/2015. Emissions decreased overall by 12.3% (20,150 tonnes of greenhouse gas) since the benchmark year 2014/2015. This is equivalent to taking approximately 6,000 vehicles off the road a year.
- The largest contributors to the organisation's overall carbon footprint continue to be waste to landfill 78% (including council and community waste) and street lighting and electricity 17%.
- The rate of organisational waste Council diverted away from landfill increased from 54% in 2014/15 to 59% in 2015/2016. An increase in waste generation is subject to the region's development, including road and facility upgrades/expansion and Council continues to investigate ways to divert waste away from landfill for use in other applications.
- Since 2014/2015, Council has increased landfill gas flaring by 52% with the introduction of additional infrastructure at Council landfills. This initiative is one of many that drives Council's policy outcome to reduce greenhouse gas emissions.
- The organisation has a number of new assets which has contributed to a minor increase in electricity consumption of 0.62% (122 Megawatts) since 2014/2015.
- The organisation has doubled the use of digital tools to measure and monitor environmental performance since 2014/2015. The new tools include a mobile app for undertaking food licensing inspections to reduce the need for travel and 'Paper Cut' a software program to manage Council's paper usage.
- Council staff participation in sustainability events and programs has increased since the previous financial year by 40% with innovative programs including the new digital business event 'Ignite' promoting a reduction in travel for business purposes and new campaigns for saving electricity and waste.

The Organisational Environmental Sustainability Benchmarking Report 2015/2016 demonstrates the real value of benchmarking and its ability to identify measurable change in performance resulting from the implementation of specific actions or new projects.

Legal

No legal implications relevant to this report.

Policy

The adopted Sunshine Coast Council Climate Change and Peak Oil Strategy 2010-2020 and Energy Transition and Carbon Neutral Plans 2010-2020 set the policy direction for Council to reduce its greenhouse gas emissions and provide a range of organisational targets to achieve carbon neutrality, including: Council being a carbon neutral organisation by 2020; and the Sunshine Coast Airport terminal being carbon neutral by 2018.

Risk

As Council's first environmental and sustainability performance report, it is likely to generate public and media interest.

The benchmarking provides a transparent look into the organisation's progress towards becoming Australia's most sustainable region and builds on the many substantial initiatives already undertaken in the areas of environmental sustainability, carbon emissions reduction and renewable energy investment.

Previous Council Resolution

There is no previous council resolution relevant to this report.

Related Documentation

- The Sunshine Coast Council Corporate Plan 2014/2019 (July 2016 edition)
- Sunshine Coast Council Climate Change and Peak Oil Strategy 2010-2020
- Sunshine Coast Energy Transition Plan 2010-2010
- Sunshine Coast Council Carbon Neutral Plan 2010-2020
- Sunshine Coast Waste Management Strategy 2015-2025

Critical Dates

There are no critical dates relevant to this report.

Implementation

- With Council's endorsement of the following Organisational Environmental Sustainability Benchmarking Report for 2015/2016, the Environment and Sustainability Policy Branch will continue to deliver annual benchmarking as an integral part of corporate annual reporting for Council and tracking progress to reduce its greenhouse gas emissions.
- Pending endorsement and approval, the Organisational Environmental Sustainability Benchmarking Report for 2015/2016 will be made available on Council's website.

8.2 CORPORATE SERVICES**8.2.1 JULY 2016 FINANCIAL PERFORMANCE REPORT**

File No:	Financial Reports
Author:	Manager Finance Corporate Services Department
Attachments:	Att 1 - July 2016 Financial Performance Report137

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.

It is still early in the 2016/17 financial year and therefore difficult to compare year to date budget and actual results with any degree of certainty. There are a number of timing issues that exist at the end of July 2016, namely the 2015/16 operating and capital budget carryovers which are to be presented at this meeting as part of Budget Review 1.

The operating result at 31 July 2016 shows a positive variance of \$7.7 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.

The operating result variation is made up of higher than profiled operating revenue of \$3.7 million and lower than profiled operating expenses of \$4.0 million. Further detail is provided in the proposal section of this report.

As at 31 July 2016, \$9.0 million (3.6%) of Council's \$252.7 million 2016/17 Capital Works Program was financially expended.

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

OFFICER RECOMMENDATION

That Council receive and note the report titled "July 2016 Financial Performance Report"

FINANCE AND RESOURCING

There are no finance and resourcing implications from this report.

CORPORATE PLAN

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

CONSULTATION

Internal Consultation

All departments 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

It is still early in the 2016/17 financial year and therefore difficult to compare year to date budget and actual results with any degree of certainty. There are a number of timing issues that exist at the end of July 2016, namely the 2015/16 operating and capital budget carryovers which are to be presented at this meeting as part of Budget Review 1.

The operating result at 31 July 2016 shows a positive variance of \$7.7 million compared to the forecast position.

The operating result variation is made up of higher than profiled operating revenue of \$3.7 million and lower than profiled operating expenses of \$4.0 million. Further detail is provided in the proposal section of this report.

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

Operating Revenue

Net Rates and Utility Charges

The favourable variance of \$3.3 million is mainly due to higher than anticipated prepaid rates.

Interest from Investments

Interest from investments has exceeded the year to date budget by \$114,000 due to higher than budgeted cash balances.

Other Revenue

Other revenue has exceeded the year to date budget by \$461,000, this is mainly due to \$149,000 of revegetation offsets and timing of lease revenue.

Operating Expenses

Employee Costs

As at 31 July 2016 employee costs were above budget by \$204,000.

The budget allows for a Certified Agreement increase. A new Certified Agreement has not yet been finalised however a 1.7% pay increase was approved and paid in July 2016.

Materials and Services

As at 31 July 2016, materials and services costs were below budget by \$4.3 million. This is due to timing as there has been minimal expenditure in reactive budgets and projects. The variance is in line with the usual trend for the early part of the financial year.

Capital Revenue

Capital contributions are ahead of budget by \$875,000.

Capital Expenditure

As at 31 July 2016, \$9.0 million (3.6%) of Council's \$252.7 million 2016/17 Capital Works Program was financially expended.

Investment Performance

- All investment parameters remain within the guidelines established by the Investment Policy.
- For the month ending 31 July 2016 Council had \$303 million cash (excluding Trust Fund) with an average interest rate of 3.14%, being 1.08% above benchmark. This is compared to the same period last year with \$280 million cash (excluding Trust Fund) where the average interest rate was 2.78%, being 0.65% 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.

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 2016/17 Investment 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 16 June 2016, Council adopted the 2016/2017 budget - Council Resolution (SM16/16)

That Council:

- receive and note the report titled "Adoption of the 2016/2017 Budget and Forward Estimates for the 2017/2018 to 2025/2026 Financial Years"*
- adopt the 2016/2017 Budget Schedules (Appendix A) including Forward Estimates and*
- adopt the 2016/2017 Capital Works Program, endorse the indicative four-year program for the period 2017/2018 to 2020/2021, and note the five-year program for the period 2021/2022 to 2025/2026 (Appendix B).*

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 EXCEPTIONS UNDER LOCAL GOVERNMENT REGULATION 2012 FOR COMMUNITY ORGANISATIONS AND GOVERNMENT AGENCIES

File No:	CLE000
Author:	Senior Property Officer Corporate Services Department
Appendices:	App A - Exceptions sought under Local Government Regulation 2012 147
	App B - Government Agencies and Community Groups currently leasing Council facilities 147

PURPOSE

The purpose of this report is to seek exceptions from Council, in accordance with the *Local Government Regulation 2012*, to enter into leases with a government agency and community organisations, other than via a tender or auction process.

This report does not consider any individual lease renewal nor recommend the provision of a lease to any specific organization.

EXECUTIVE SUMMARY

The *Local Government Regulation 2012*, section 224(6) provides that “the grant of a lease over land or buildings” is a disposal of a valuable non-current asset and section 227 provides that this disposal must be by written tender or auction.

Section 236(1) lists allowable exceptions to the tender or auction provision.

Government agencies and community organisations are excepted under section 236(1)(b), “if the local government has decided by resolution, that the exception may apply” under section 236(2).

Council have 31 existing leases to government and community organisations listed in Appendix A approaching expiry. New lease negotiations are required to commence progressively throughout the 2016/17 financial year with these organisations.

Leases are planned to be offered in accordance with the strategic policy, Community Groups Occupying Council Owned or Council Controlled Land and /or Infrastructure, for the standard term of ten (10) years and under Council's standard terms community lease.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Exceptions under Local Government Regulation 2012 for Community Organisations and Government Agencies”**
- (b) resolve pursuant to section 236(2) Local Government Regulation 2012, that exceptions to dispose of an interest in land (lease) in the properties identified in Appendix A, other than by tender or auction be applied provided the disposals are to a government agency section 236(1)(b)(i) or a community organisation section 236(1)(b)(ii) and**
- (c) note the current lessees of the sites however this is not an indication of a guaranteed lease renewal to any party (Appendix B).**

FINANCE AND RESOURCING

The annual rent for each lease is one unit, in accordance with Council's Fees and Charges for 2016/17 is \$250 (inclusive of GST). Therefore based on the 2016/17 unit value, the revenue that council will receive for rent over the next ten years, for this group of 31 is \$77,500.

Building maintenance and outgoings will be the responsibility of the lessee in line with Council's Community Groups Occupying Council Owned or Council Controlled Land and/or Infrastructure Policy, therefore, there are no ongoing operational costs to Council.

CORPORATE PLAN

Corporate Plan Goal: *Service excellence*

Outcome: We serve our community by providing this great service

Operational Activity: S24 - Property management - comprehensive management of Council's land and building assets to ensure that Council's property dealings are optimised, centrally managed, and support Council's objectives.

CONSULTATION

Portfolio Councillor Consultation

This report is seeking an exception to the auction or tender process required under the *Local Government Regulation 2012*. Consultation with respective Portfolio and/or Divisional Councillor's will occur as individual leases fall due.

Internal Consultation

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, Coordinator Sport and Community Venues and Team Leader Community Development have been consulted in relation to the existing sites and lessees.

External Consultation

Discussions with some groups have commenced and the remaining will occur as current leases approach expiry.

Community Engagement

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

PROPOSAL

The *Local Government Regulation 2012*, section 224(6) provides that "the grant of a lease over land or buildings" is a disposal of a valuable non-current asset and section 227 provides that this disposal must be by written tender or auction.

Section 236(1) lists allowable exceptions to the tender or auction provision.

Government Agencies and community organisations are excepted under section 236(1)(b), "if the local government has decided by resolution, that the exception may apply" under section 236(2).

Appendix A identifies the 31 lease sites that are approaching expiry. Appendix B lists the sites and the current group that is occupying those sites; 3 to the State of Queensland for rural fire brigades and 28 to community organisations.

Any offer of a lease will be contingent upon the usual process of review including membership, financial sustainability, and overall service to the community.

New lease negotiations are required to commence progressively throughout the 2016/17 financial year with these organisations.

Leases are planned to be offered in accordance with the strategic policy, Community Groups Occupying Council Owned or Council Controlled Land and /or Infrastructure, for the standard term of ten (10) years and under Council's standard terms community lease.

It is proposed that Council resolve to make an exception to the tender or auction process, providing continuity of occupation to the existing users and beneficiaries of the sites.

Legal

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

Policy

This request is in accordance with the following Council policies:

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

Risk

There are no risks identified in relation to this report.

Previous Council Resolution

There is no previous Council resolution relevant to this report. In future, it is anticipated to present reports to Council identifying all community and government agency leases due to expire annually.

Related Documentation

Sunshine Coast Council standard lease template for community organisations.

Critical Dates

While there are no specific critical dates, the leases identified in Appendix A will require negotiation to commence progressively throughout the 2016/17 financial year as they approach expiry.

Implementation

Should council resolve that exceptions apply, new leases will be registered as they are executed.

8.2.3 ADOPTION OF CONSOLIDATED LOCAL LAWS AND SUBORDINATE LOCAL LAWS

File No:	Council meetings
Author:	Manager Corporate Governance Corporate Services Department
Appendices:	App A - Local Law No. 1 (Administration) 2011 Pg 5 / 439
	App B - Local Law No. 2 (Animal Management) 2011 ... Pg 53 / 439
	App C - Subordinate Local Law No. 2 (Animal Management) 2011 Pg 87 / 439
	App D - Local Law No. 3 (Community Health and Environmental Management) 2011 Pg 151 / 439
	App E - Subordinate Local Law No.4 (Local Government Controlled Areas, Facilities, Infrastructure and Roads) 2011 Pg 169 / 439
	App F - Subordinate Local Law No. 5 (Parking) 2011 Pg 179 / 439

PURPOSE

The purpose of this report is to seek a council resolution to adopt consolidated versions of council's Local Laws and Subordinate Local Laws that incorporate amendments made to the local laws on 23 July 2015 and 28 January 2016.

EXECUTIVE SUMMARY

This report does not include any new material not previously considered or adopted by council and formally gazetted as part of the local law making process.

The Sunshine Coast Council first suite of local laws and subordinate local laws came into effect on 1 January 2012. Since that time a number of minor local law amendments have been adopted.

This report presents a consolidated version of council's local laws incorporating a number of amendments adopted by council in 2015 and 2016 relating to:

- *Local Law No.1 (Administration) 2011,*
- *Local Law No.2 (Animal Management) 2011,*
- *Subordinate Local Law No.2 (Animal Management) 2011,*
- *Local Law No. 3 (Community Health and Environmental Management) 2011,*
- *Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities, Infrastructure and Roads) 2011,*
- *Subordinate Local Law No.5 (Parking) 2011.*

The remainder of the local laws and subordinate local laws do not require consolidation as there has been no recent amendments made to them.

Consolidating local laws provides stakeholders and the community with a comprehensive and readable suite of local laws. Without consolidation, readers are required to read the original local law and amendment local laws together to ascertain the current lawful position of a particular issue. The concept of a consolidated version of a local law is similar to the process of producing reprints of Acts.

This report does not seek to review any of the provisions currently within the local laws but merely to consolidate the recent amendments made by council into one comprehensive suite of local laws.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Adoption of consolidated Local Laws and Subordinate Local Laws” and
- (b) resolve to adopt consolidated versions of:
 - (i) Local Law No. 1 (Administration) 2011 (Appendix A)
 - (ii) Local Law No. 2 (Animal Management) 2011 (Appendix B)
 - (iii) Subordinate Local Law No. 2 (Animal Management) 2011 (Appendix C)
 - (iv) Subordinate Local Law No. 3 (Community Health and Environmental Management) 2011 (Appendix D)
 - (v) Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities, Infrastructure and Roads) 2011 (Appendix E)
 - (vi) Subordinate Local Law No. 5 (Parking) 2011 (Appendix F).

FINANCE AND RESOURCING

The costs of drafting the consolidated local laws are funded through existing budget allocations within Corporate Governance.

This is a consolidation report only. No financial implications will arise from this report.

CORPORATE PLAN

Corporate Plan Goal:	<i>Service excellence</i>
Outcome:	We serve our community by providing this great service
Operational Activity:	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

Portfolio Councillor Consultation

All councillors were consulted during the local law making process in 2015 and 2016 prior to the amendments being made to council’s local laws. This report does not include any new material not previously considered or adopted by council and formally gazetted as part of the local law making process.

Internal Consultation

Internal consultation in relation to local law amendments and the consolidation of such has occurred with all appropriate stakeholders.

Council’s Chief Legal Officer has been consulted as part of the progression of this matter and with respect to the work undertaken by Dr Michael Limerick.

External Consultation

External legal advice and officers from the Department of Infrastructure, Local Government and Planning were consulted in the preparation of this report.

Community Engagement

Community engagement is unnecessary as the changes are purely administrative and have no direct impact on the community other than to provide a fully comprehensive and readable version of the local laws.

PROPOSAL

Consolidating local laws provides stakeholders and the community with a comprehensive and readable suite of local laws. Without consolidation, readers are required to read the original local laws and amendment local laws together to ascertain the current lawful position on a particular issue. The concept of a consolidated version of a local law is similar to the process of producing reprints of Acts.

Consolidation of council's local laws is purely administrative and only includes amendments to local laws that have previously been adopted by council and formally gazetted as part of the local law making process.

Sunshine Coast Council introduced its first suite of local laws and subordinate local laws on 1 January 2012. Since that time a number of minor local law amendments have been adopted by council. A consolidated version of council's local laws and subordinate local laws was presented to council for adoption on 18 September 2014 and since that date further amendments have been made.

The following tables outline the amendment local laws to be consolidated into council's suite of local laws, these amendment local laws and subordinate local laws have been adopted by council, published in the government gazette and notified to the Minister in accordance with section 29A of the *Local Government Act 2009*:


Table 1 – Amendment to Subordinate Local Laws 2015

Amendment Subordinate Local Law Title	Amendment	Date adopted by Council	Gazettal Date
Amendment Subordinate Local Law No. 1 (Miscellaneous) 2015	Include in schedule 3 of Subordinate Local Law No. 5 (Parking) 2011 - residents within the Birtinya Regulated Parking for residential parking permits	Ordinary Meeting 23 July 2015 OM 15/114	31 July 2015
Amendment Subordinate Local Law No. 1 (Miscellaneous) 2015	Include in schedule 3 of Subordinate Local Law No. 5 (Parking) 2011 after table - Map SLL5.3.1 – Birtinya Regulated Parking Area	Ordinary Meeting 23 July 2015 OM 15/114	31 July 2015

Table 2 – Amendments to Local Laws 2016

Amendment Local Law Title	Amendment	Date adopted by Council	Gazettal Date
Amendment Local Law No. 1 (Miscellaneous) 2016	Change definition of an adult <ul style="list-style-type: none"> Adult means an individual who is 18 or more. 	Ordinary Meeting 28 January 2016 OM 16/4	5 February 2016
Amendment Local Law No. 1 (Miscellaneous) 2016	Include definition for burial <ul style="list-style-type: none"> Burial - means the act of placing a dead body or the ashes of such in either a grave, niche or memorial garden, but does not include the scattering of the ashes. 	Ordinary Meeting 28 January 2016 OM 16/4	5 February 2016
Amendment Local Law No. 1 (Miscellaneous) 2016	Change the definition for a cat or dog <ul style="list-style-type: none"> cat means an animal of the species <i>Felis catus</i>, or domestic cat. dog means an animal of the species <i>Canis lupus familiaris</i>, or domestic dog 	Ordinary Meeting 28 January 2016 OM 16/4	5 February 2016
Amendment Local Law No. 1 (Miscellaneous) 2016	Remove 'display of election signs' as a prescribed activity and remove associated definitions for an election sign, election period and electorate.	Ordinary Meeting 28 January 2016 OM 16/4	5 February 2016
Amendment Local Law No. 1 (Miscellaneous) 2016	Expand the definition for human remains to include – <i>human remains</i> means the body or part of the body of a deceased person but does not include— <i>(a) a part of the body of a deceased person lawfully removed for transplantation, scientific examination or instruction in anatomy or any other branch of medicine; or</i> <i>(b) ashes from a body of a deceased person that has been cremated.</i>	Ordinary Meeting 28 January 2016 OM 16/4	5 February 2016
Amendment Local Law No. 1 (Miscellaneous) 2016	Include the following definition for install – <i>install</i> means construct, make, mark, place or erect, or affix to or paint on any surface or structure, and repair, maintain, manage and control.	Ordinary Meeting 28 January 2016 OM 16/4	5 February 2016
Amendment Local Law No. 1	Include the following definition –	Ordinary Meeting 28 January 2016	5 February 2016

Amendment Local Law Title	Amendment	Date adopted by Council	Gazettal Date
(Miscellaneous) 2016	Local government cemetery means a cemetery under the control of the local government, including a cemetery located on land owned by the local government or on land for which the local government is the trustee.	OM 16/4	
Amendment Local Law No. 1 (Miscellaneous) 2016	Include the following definitions – property , in relation to land, means— (a) a lot; or (b) if a person owns and occupies 2 or more adjoining lots—the parcel of land comprising all of the lots owned by the person lot has the meaning given by the <i>Sustainable Planning Act 2009</i> , section 10	Ordinary Meeting 28 January 2016 OM 16/4	5 February 2016
Amendment Local Law No. 1 (Miscellaneous) 2016	Include following definition – <i>memorial means an object or feature that commemorates a significant event, individual, organisation or anniversary.</i>	Ordinary Meeting 28 January 2016 OM 16/4	5 February 2016
Amendment Local Law No. 1 (Miscellaneous) 2016	Include following definition – <i>“public art installation” means a creative or interpretive enhancement to a public place and includes—</i> (a) both standalone art installations and art installations incorporated externally or internally into buildings, infrastructure or open space; and (b) both permanent and temporary installations.	Ordinary Meeting 28 January 2016 OM 16/4	5 February 2016
Amendment Local Law No. 1 (Miscellaneous) 2016	Extend definition of shopping centre to include “a standalone shop that provides trolleys for the use of customers”	Ordinary Meeting 28 January 2016 OM 16/4	5 February 2016
Amendment Local Law No. 1 (Miscellaneous) 2016	Include the following to the definition of a structure – <i>“a memorial or public art installation”</i>	Ordinary Meeting 28 January 2016 OM 16/4	5 February 2016

Amendment Local Law Title	Amendment	Date adopted by Council	Gazettal Date
Amendment Local Law No. 1 (Miscellaneous) 2016	Remove camping from the categories of prescribed activities	Ordinary Meeting 28 January 2016 OM 16/4	5 February 2016
Amendment Local Law No. 1 (Miscellaneous) 2016	Remove abseiling from the categories of prescribed activities	Ordinary Meeting 28 January 2016 OM 16/4	5 February 2016
Amendment Local Law No. 1 (Miscellaneous) 2016	Include prescribed activity – (b) installation of an information booth or display	Ordinary Meeting 28 January 2016 OM 16/4	5 February 2016
Amendment Local Law No. 1 (Miscellaneous) 2016	Remove the prescribed activity - operating model aircraft propelled by a motor and replace with – (o) launching or landing a model aircraft weighing more than 500 grams or a remotely piloted aircraft weighing more than 500 grams, other than an unmanned balloon or unmanned kite	Ordinary Meeting 28 January 2016 OM 16/4	5 February 2016
Amendment Local Law No. 1 (Miscellaneous) 2016	Remove - " <i>Riding a horse in a local government controlled area as a prescribed activity</i> "	Ordinary Meeting 28 January 2016 OM 16/4	5 February 2016
Amendment Local Law No. 1 (Miscellaneous) 2016	Clarify that in determining whether a person is physically able to manage a dog or a cat, the number of other dogs or cats under the person's supervision should be taken into account.	Ordinary Meeting 28 January 2016 OM 16/4	5 February 2016
Amendment Local Law No. 1 (Miscellaneous) 2016	Include a separate penalty for a regulated dog and set the penalty at 50 penalty units. All other animals remain at 20 penalty units.	Ordinary Meeting 28 January 2016 OM 16/4	5 February 2016
Amendment Local Law No. 1 (Miscellaneous) 2016	Require all regulated dogs to wear a collar consisting of red stripes alternatively spaced with yellow stripes designed to meet prescribed specifications regarding visibility, durability, fastening and width. 	Ordinary Meeting 28 January 2016 OM 16/4	5 February 2016

Amendment Local Law Title	Amendment	Date adopted by Council	Gazettal Date
Amendment Local Law No. 1 (Miscellaneous) 2016	New changes to the Biosecurity Act will remove all references to pest plant and animal from the <i>Land Protection (Pest Stock Route Management) Act</i> and include these in the new Biosecurity Act - include the reference to the new Biosecurity Act in the Local Laws	Ordinary Meeting 28 January 2016 OM 16/4	5 February 2016

Table 3 – Amendments to Subordinate Local Laws 2016

Amendment Subordinate Local Law title	Amendment	Date adopted by Council	Gazettal Date
Subordinate Local Law No. 1 (Miscellaneous)	Include the following – More than 10 bee hives must not be kept on a property between 2001 square metres and 4000 square metres in size	Ordinary Meeting 28 January 2016 OM 16/4	5 February 2016
Subordinate Local Law No. 1 (Miscellaneous)	Include "cockerel" in schedule 2 of SLL2	Ordinary Meeting 28 January 2016 OM 16/4	5 February 2016
Subordinate Local Law No. 1 (Miscellaneous)	Include Mooloolaba Beach as a prohibited animal area as detailed in attachment B map No. SLL 2.5.12	Ordinary Meeting 28 January 2016 OM 16/4	5 February 2016
Subordinate Local Law No. 1 (Miscellaneous)	Extend the prohibited dog area in Kings Beach down to Dingle Avenue	Ordinary Meeting 28 January 2016 OM 16/4	5 February 2016
Subordinate Local Law No. 1 (Miscellaneous)	Change legend in the map to state – Dogs off leash May to October, 4pm to 8am	Ordinary Meeting 28 January 2016 OM 16/4	5 February 2016
Subordinate Local Law No. 1 (Miscellaneous)	Change map to reflect the correct area – North Shore, Twin Waters	Ordinary Meeting 28 January 2016 OM 16/4	5 February 2016
Subordinate Local Law No. 1 (Miscellaneous)	Amend map to extend off-leash area to beach access 269.	Ordinary Meeting 28 January 2016 OM 16/4	5 February 2016
Subordinate Local Law No. 1 (Miscellaneous)	Include camping as a restricted activity which will only be allowed where the local government designates the area as a camping area or part of an approval issued under SLL1	Ordinary Meeting 28 January 2016 OM 16/4	5 February 2016

Amendment Subordinate Local Law title	Amendment	Date adopted by Council	Gazettal Date
	<i>For example – camping may be allowed as an activity under an approval for a temporary event</i>		
Subordinate Local Law No. 1 (Miscellaneous)	<p>Include abseiling as a restricted activity which will only be allowed where the local government erects a sign authorising abseiling or where the activity is part of an approval issued under SLL1</p> <p><i>For example – abseiling may be allowed as an activity under an approval for a temporary event</i></p>	<p>Ordinary Meeting 28 January 2016 OM 16/4</p>	5 February 2016
Subordinate Local Law No. 1 (Miscellaneous)	<p>Include “rock climbing” as a restricted activity which will only be allowed where the local government erects a sign authorising rock climbing or where the activity is part of an approval issued under SLL1</p> <p><i>For example – rock climbing may be allowed as an activity under an approval for a temporary event</i></p>	<p>Ordinary Meeting 28 January 2016 OM 16/4</p>	5 February 2016
Subordinate Local Law No. 1 (Miscellaneous)	Proposed amendments include an additional 56 maps outlining designated off street parking areas.	<p>Ordinary Meeting 28 January 2016 OM 16/4</p>	5 February 2016
Subordinate Local Law No. 1 (Miscellaneous)	Remove Beach Terrace, Mooloolaba as an off street parking area as the area is considered on-road under the <i>Transport Operations (Road use management) Act 1995</i>	<p>Ordinary Meeting 28 January 2016 OM 16/4</p>	5 February 2016
Subordinate Local Law No. 1 (Miscellaneous)	Construct another fenced dog off leash area within the park for small dogs. Proposed change approved by divisional councillor Peter Cox. Community Consultation was undertaken for this proposed change and the feedback received supported the inclusion of another fenced dog off leash area for small dogs.	<p>Ordinary Meeting 28 January 2016 OM 16/4</p>	5 February 2016

Amendment Subordinate Local Law title	Amendment	Date adopted by Council	Gazettal Date
Subordinate Local Law No. 1 (Miscellaneous)	<p>Include map SLL 2.5.13 highlighting this area as a prohibited dog area and indicate on the map where people may traverse through the park with their dogs on a leash.</p> <p>Update map SLL 2.6.35 to illustrate the prohibited dog area in Eleanor Shipley Park, Moffat Beach.</p> <p>Schedule 5 of SLL 2 updated to include Eleanor Shipley Park as a prohibited dog area.</p>	<p>Ordinary Meeting 28 January 2016</p> <p>OM 16/4</p>	<p>5 February 2016</p>

The local law and subordinate local law consolidation applies to the following local laws, as these local laws were affected by the amendments adopted by council in 2015 and 2016. The remainder of the local laws and subordinate local laws do not require consolidation as they were not affected by the recent amendments.

- *Local Law No.1 (Administration) 2011*
- *Local Law No.2 (Animal Management) 2011*
- *Subordinate Local Law No.2 (Animal Management) 2011*
- *Local Law No. 3 (Community Health and Environmental Management) 2011*
- *Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities, Infrastructure and Roads) 2011*
- *Subordinate Local Law No.5 (Parking) 2011.*

It is important to reiterate that this report does not seek to review any of the provisions currently within the local laws but merely to consolidate the recent amendments, as noted in the tables above.

In adopting the consolidated versions of the local law and subordinate local laws, the consolidated versions are taken to be the local laws and subordinate local laws relevant to the Sunshine Coast. The consolidated versions will be made available to the public through a link on council's website and also on the State Government's local law database website.

Legal

The proposal has been considered in accordance with the following legislation:

- *Section 32 of the Local Government Act 2009 and Regulation and*
- *Sunshine Coast Council's suite of Local Laws and Subordinate Local Laws.*

Section 32 of the *Local Government Act 2009* provides that the local government may prepare and adopt a consolidated version of its local laws and subordinate local laws as they were originally made, with all the amendments made to the local laws and subordinate local laws since the local laws and subordinate local laws were originally made.

In accordance with section 32 of the *Local Government Act 2009*, the local government must provide a copy of the adopted consolidated versions to the Minister within 7 days.

Policy

The consolidated local laws have been prepared in accordance with relevant council policy.

Risk

Failing to consolidate Local Laws and Subordinate Local Laws increases the risk of breaches and incorrect interpretation of local law provisions. It also makes the local laws difficult to read and understand.

Previous Council Resolution

Ordinary Meeting 18 September 2014
(OM14/133)

Item 8.2.3 Adoption of Consolidated Local Laws and Subordinate Local Laws

Ordinary Meeting 23 July 2015
(OM15/114)

Item 8.2.3 Making of Amendment Subordinate Local Law No. 1 (Miscellaneous) 2015

Ordinary Meeting 28 January 2016
(OM16/4)

Item 8.2.3 Making of Amendment Local Law No. 1 (Miscellaneous) 2016, Making of Amendment Subordinate Local Law No. 1 (Miscellaneous) 2016

Related Documentation

- *Local Government Act 2009 and Regulations*
- Sunshine Coast Regional Council Local Laws and Subordinate Local Laws 2011
- Sunshine Coast Regional Council Subordinate Local Law No.1 (Administration) 2016
- State Government Guidelines for Making Local Laws and Subordinate Local Laws
- Corporate Plan & Operational Plans

Critical Dates

It is important that the consolidation of local laws occurs as soon as practical after an amendment local law is adopted. This ensures that key stakeholders have a clear and articulate local law framework.

Implementation

The Department of Infrastructure, Local Government and Planning will be provided with a copy of the consolidated local laws for inclusion on the Department's Local Law Database. Additionally, copies of the consolidated local laws will be provided on council's website.

8.3 COMMUNITY SERVICES

8.3.1 FESTIVE SEASON REPORT 2014-2016

File No: Statutory Meetings

Author: Coordinator Community Programs and Events
Community Services Department

Attachments: Att 1 - Christmas carols sponsorship acquittals 2015 -
..... *Conf Pg 5 / 55*

PURPOSE

This report responds inter alia to Council resolution (OM14/7) “*that the Chief Executive Officer review the Festive Season delivery model in three years and report back to council*”. This report is being brought to Council to ensure any decisions can be implemented and finalised in a timely manner for the 2017 Christmas Carol and 2018 Australia Day Flag Raising programs.

EXECUTIVE SUMMARY

Between 2010 and 2013, Sunshine Coast Council delivered and supported the annual Sunshine Coast Festive Season program of events and activities under the *Festive Season Strategy 2010-2015*.

In June 2013, Council resolved to relinquish the *Festive Season Strategy 2010-2015* and instead deliver an annually endorsed Festive Season program of events and activities under the umbrella of Council’s *Events Policy* and the *Community Events and Celebrations Strategy*. Council also endorsed a working group of Councillors and officers to develop a delivery and funding model for the season’s events, for council’s consideration.

A new Festive Season delivery model was endorsed by Council in January, 2014 (OM14/7). The delivery model recommended that Council:

1. Move away from the role of an event producer for the region’s two signature Christmas Carol events - Carols on Kings and Carols at Cotton Tree - and instead offer sponsorship arrangements of \$30,000 for each event
2. Manage a partnership program to grow identified established carols events at Coolum, Glasshouse and Nambour (the three identified events received a \$10,000 sponsorship from Council)
3. Offer an opportunity to provide support to local business groups for Christmas decorations in CBD areas where decorated trees within a division have been consolidated to one, and
4. Continue to deliver one regional New Year’s Eve event, Australia Day Citizenship Ceremony, awards program and event, and a formal flag raising ceremony at Kings Beach.

The desired outcomes were to enable the much loved Christmas and Festive Season program of events to grow in a way that was economically viable, engaging and accessible to more members of our Sunshine Coast community.

In 2014, 2015 and now in 2016, the Christmas and Festive Season program will be delivered in accordance with the 2014 Council resolution.

This has included a three year sponsorship agreement with an external partner to deliver the two key Christmas Carol events on the Coast – Carols on Kings at Caloundra and Cotton Tree Carols – which had previously been delivered by Council. It also included premium sponsorship of three, already established non-council Christmas Carol events that were identified, due to their successful history and geographic location, as being able to provide an important Christmas event to growing audiences.

An annual, grants program was also endorsed to enable, in consultation with the relevant councillor, local business groups to take on the responsibility of lighting and decorating business centres.

The 2014 Council report resolved that the new delivery model be reviewed in three years with a report back to council (i.e. 2017). This report is being brought to Council now to enable a decision by Council to occur in a timely manner and provide the required lead-in periods (including potential partner/sponsor negotiations and procurement processes) for changes council may resolve for implementation in the 2017/18 and beyond Festive Season periods.

This report shows that overall, the new model has been successful in achieving the desired Christmas and Festive Season celebration outcomes for the Region.

However, it also shows that attendance numbers at the Australia Day Flag Raising event, held at Kings Beach Caloundra, were low this year due to the re-introduction of an Australia Day community event at the same location. This report recommends sponsorship arrangements for 2017 to enable the Australia Day flag raising ceremony to be included into the Kings Beach, and one other community event – boosting audiences and again using the partnership model to grow community ownership.

An analysis of acquittal data, feedback and debriefs reveals some minor refinement that may realise further beneficial outcomes.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Festive Season Report 2014-2016”**
- (b) subject to receipt of satisfactory acquittal reports for the 2016 Christmas Carol events extend an invitation for three year funding agreements, at \$10,000 each per annum with:**
 - Flame Tree Baptist Church to produce Nambour Community Carols**
 - Church on the Rise to produce Glasshouse Country Community Carols and**
 - Coolum Christian Family Church to produce Coolum Christmas in the Park**
- (c) request the Chief Executive Officer seek, via a Tender process, three year (2017-2020) sponsorship arrangements with one or more not-for-profit organisations to deliver Carols on Kings at Caloundra and Carols at Cotton Tree, at \$30,000 for each event, and that the preferred tender be brought back to council by March 2017 for endorsement and**
- (d) request the Chief Executive Officer seek, via Register Of Interest (ROI) process, three year (2018-2021) sponsorship arrangement for two Australia Day flag raising ceremonies in the Sunshine Coast local government area with one being Kings Beach, Caloundra, at \$3,000 for each event.**

FINANCE AND RESOURCING

Council endorsed a budget of \$841,994 for Christmas and Festive Season programs and events in 2016/17.

Table 1 below provides an overview of costings related to the previous Festive Strategy Funding model in comparison with the new model endorsed in 2014. The overall budget is has slightly increased compared to the original budget allocated to this program in 2014/15 after council resolved to change the delivery model. It remains sufficient to continue operating the same delivery model which moves council into a sponsor/partner role to achieve strong economic and community outcomes.

Table 1 Costings of Festive Season Funding

Event	Festive Season Strategy model 2011/12-2013/14 FY \$	New model 2014/15-2016/17 FY \$
Carols at Cotton Tree	116,443	90,000
Carols on Kings	149,859	90,000
Community Christmas Carol events (sponsored)	0	90,000
Community Christmas Carol events (Festive Strategy)	291,340	111,679*
Divisional Discretionary Festive Fund (lighting and decorations)	0	90,000
Christmas lighting / decorations / banners (council owned)	408,888	677,000**
New Year's Eve Mooloolaba	851,388	890,092
Australia Day event	145,069	26,000***
Festive season marketing	73,936	55,400
TOTAL	\$2,036,923	\$2,120,171

NOTES: * Festive Strategy Funding is now expired with final payments processed in the 14/15 FY.

** The 16/17 budget included a cost of \$70K for two new outdoor artificial Christmas trees to be erected at the entrance to the Nambour and the Caloundra Chambers and Administration buildings.

*** \$10,000 was allocated for the Flag Raising ceremony only in 14/15 and 15/16. This was reduced (due to the minimal cost of the event and based on previous years spend) to \$6000 in 16/17.

Christmas Carols

Council currently sponsors five major Christmas Carol events as shown in Table 2. Two of these events, Carols on Kings and the Cotton Tree Carols were funded, produced and managed by Council prior to 2014.

The current model released Council from event producer responsibilities in relation to these two "council owned" Christmas events.

The removal of the Festive Season Strategy grants also streamlined the funding of community owned Carols programs and events with council nominating those Carols that had potential to grow to accommodate expanding audiences, and funding them accordingly via a sponsorship agreement. Other smaller Christmas and Festive Season events were referred (by application) to the events category of the Community Grants Program.

Table 2. Christmas Carol Sponsorship 2014-16

Recipient	Event	Sponsorship 2014-2016 (\$ annual)
Flame Tree Baptist Church	Nambour Community Carols	10,000
Church on the Rise	Glasshouse Community Carols	10,000
Coolum Christian Family Church	Coolum Christmas in the Park	10,000
Calvary Christian Church	Carols at Cotton Tree	30,000
Calvary Christian Church	Carols on Kings	30,000

Divisional Discretionary Festive Funding

Since 2014, Division's 1, 2, 3, 6, 7 and 9 have received \$5,000 per annum via the Divisional Discretionary Festive Funding program (the Fund). The Fund was developed to encourage a move from multiple council owned and decorated Christmas trees to one.

The Fund was made available to divisions that agreed to reduce the number of Council decorated trees to one and to encourage the business community to take on the responsibility of decorating central business districts.

The Fund is distributed on application and in consultation with the divisional councillor.

Table 2 below lists the six funding applications received and funded over the past two financial years, requesting a total of \$22,140.

Table 3. Divisional Discretionary Festive Funding 2014-2016

Division	2014/2015	2015/2016
1	Glasshouse Country Chamber of Commerce - \$5,000	nil
2	Caloundra Chamber of Commerce - \$4,969	Caloundra Chamber of Commerce - \$3,671
3	nil	nil
4	<i>Not eligible</i>	
5	<i>Not eligible</i>	
6	nil	nil
7	nil	Buderim Lions Club - \$5,000
8	<i>Not eligible</i>	
9	Coolum Business & Tourism - \$2,000	Coolum Business & Tourism - \$1,500
10	<i>Not eligible</i>	

Council delivered Festive Season events and programs

Council own and manage the New Year's Eve Mooloolaba event and a number of Australia Day events. These events were again highly successful and delivered within budget. Table 4 shows the operational budget for these events.

Table 4. Operational budgets for council delivered Festive Season events

Event	2015/2016 Budget
New Year's Eve Mooloolaba	\$307,722
Sunshine Coast Australia Day Awards	\$23,273
Australia Day Citizenship Ceremony	\$19,186
Australia Day Flag Raising	\$10,000

CORPORATE PLAN

Corporate Plan Goal: *A strong community*

Outcome: 2.3 - Culture, heritage and diversity are valued and embraced

Operational Activity: 2.3.3 - Deliver a celebration, events and cultural program which encourages community participation and capacity and celebrates diversity

CONSULTATION

Consultation has been undertaken in various way for each of the events and projects in the form of one or more of debrief meetings, general event feedback, social media commentary, surveys and acquittal reports.

Portfolio Councillor Consultation

- Cr McKay – Portfolio Councillor for Community and Environment

Internal Consultation

- Cr Dwyer – Division 2 Councillor
- Cr O'Pray – Division 8 Councillor
- Director, Community Services
- Manager, Community Relations
- Manager, Procurement and Contracts
- Council officers in relation to the support of community Festive Season events and activities via the Community Grants program and the Divisional Discretionary Festive Funding program.

External Consultation

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

Community Engagement

- Calvary Christian Church (Carols – meetings and acquittals)
- Church on the Rise (Carols - acquittal)
- Flame Tree Baptist Church (Carols - acquittal)
- Coolum Christian Church (Carols acquittal)
- Maroochy Chamber of Commerce (Carols – general feedback)
- Queensland Police (NYE consultation, debrief)
- Caloundra Cricket Club (Aust Day conversation)

PROPOSAL

Between 2010 and 2013, Sunshine Coast Council delivered and supported the annual Sunshine Coast Festive Season program of events and activities under the *Festive Season Strategy 2010-2015*.

In June 2013, Council resolved to relinquish the *Festive Season Strategy 2010-2015* and instead deliver an annually endorsed Festive Season program of events and activities under the umbrella of Council's *Events Policy* and the *Community Events and Celebrations Strategy*. At this meeting council also endorsed a working group of councillors and officers to develop a delivery and funding model for the season's events, for council's consideration.

A new Festive Season delivery model was endorsed by Council in January, 2014 (OM 14/7). The delivery model recommended that Council:

1. Move away from the role of an event producer for the region's two signature Christmas Carol events - Carols on Kings and Carols at Cotton Tree - and instead offer sponsorship arrangements of \$30,000 for each event
2. Manage a partnership program to grow identified established carols events at Coolum, Glasshouse and Nambour
3. Offer an opportunity to provide support to local business groups for Christmas decorations in CBD areas where decorated trees within a division have been consolidated to one and
4. Continue to deliver one regional New Year's Eve event, Australia Day Citizenship Ceremony, awards program and event, and formal flag raising ceremony at Kings Beach.

The desired outcomes were to enable the much loved Christmas and Festive Season program of events to grow in a way that was economically viable, engaging and accessible to more members of our Sunshine Coast community.

In 2014, 2015 and now in 2016, the Christmas and Festive Season program will be delivered in accordance with the 2014 Council resolution.

This has included a three year sponsorship agreement with an external partner to deliver the two key Christmas Carol events on the Coast – Carols on Kings at Caloundra and the Cotton Tree Carols. Both had previously been delivered by Council. It also included premium sponsorship of three, already established, non-council Christmas Carol events that were identified, due to their successful history and geographic location, as being able to provide an important Christmas event to growing audiences.

An annual, grants program was also endorsed in divisions that had only one council funded Christmas tree, to enable, in consultation with the relevant councillor, local business groups to take on the responsibility of lighting and decorating business centres.

The 2014 Council report resolved that the new delivery model be reviewed in three years' time with a report back to council (i.e. 2017). This review is being brought to Council now to enable a decision by Council to occur in a timely manner and provide the required lead-in periods (including potential partner/sponsor negotiations and procurement processes) for changes council may resolve for implementation in the 2017/18 and beyond Festive Season periods.

This report shows that overall, the new model has been successful in achieving the desired Christmas and Festive Season celebration outcomes for the Region.

However, it also shows that attendance numbers at the Australia Day Flag Raising event, held at Kings Beach Caloundra, were low this year due to the re-introduction of an Australia Day community event at the same location. This report recommends a sponsorship arrangement is proposed for this event, starting in 2018 (2017/18 financial year), to enable the Australia Day flag raising ceremony to be included as part of the program being delivered by the established community event – boosting audiences and again using the partnership model to grow community ownership. The proposal also suggests that the ceremony be duplicated, via the same arrangement, at another location on the Sunshine Coast. The early resolution by council in relation to this recommendation will provide council officers the lead-in required to undertake negotiations and procurement processes with interested community groups.

An analysis of acquittal data, feedback and debriefs reveal some minor refinement may realise further beneficial outcomes for the program of Christmas and Festive Season events.

Christmas Carols Sponsorship Arrangements

Information supplied during the acquittal process and subsequent information supplied pre and post event, appear satisfactory in addressing Council's conditions of sponsorship.

The event management of the Nambour, Glasshouse and Coolum community carol events have continued to grow.

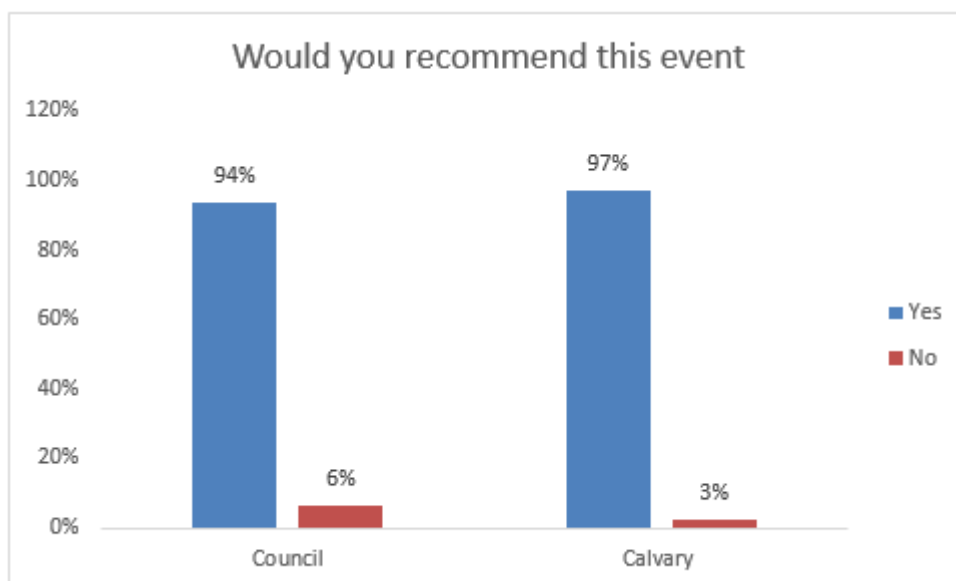
The premier Cotton Tree and Kings Beach events received good community feedback however, there were some concern in relation to the level of community engagement with the event programs.

Community Satisfaction

The graphs below compare community feedback on the 2013 Council delivered Carols at Cotton Tree and Carols on Kings Beach against the 2015 Carols on Kings Beach event delivered by Calvary Christian Church (Cotton Tree was not included due to inclement weather which would potentially skew results). Only results from Council collected data has been included to minimise potential bias.

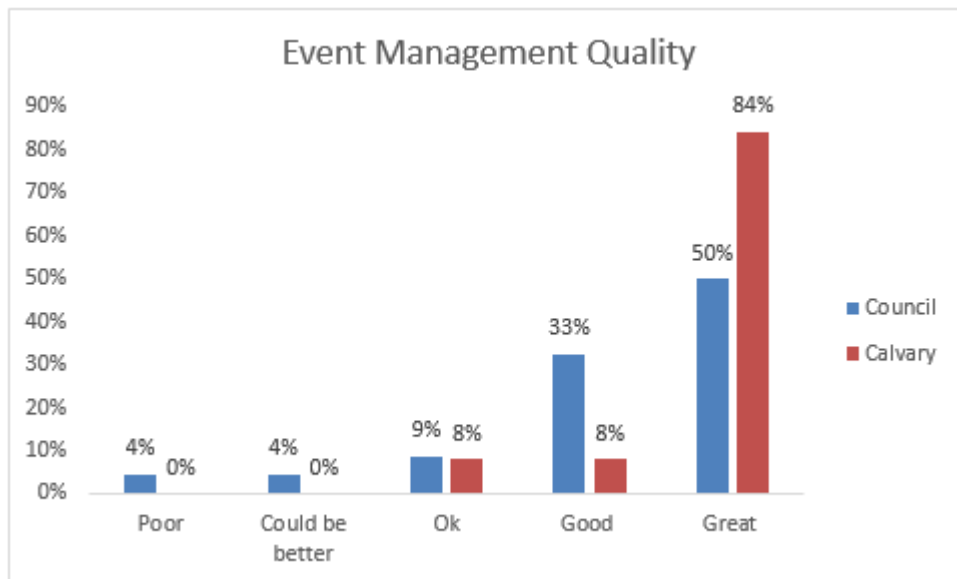
Analysis of this data demonstrates that Calvary Christian Church have delivered at a similar or higher level of community satisfaction.

Figure 1. Would you recommend this event to your friends?



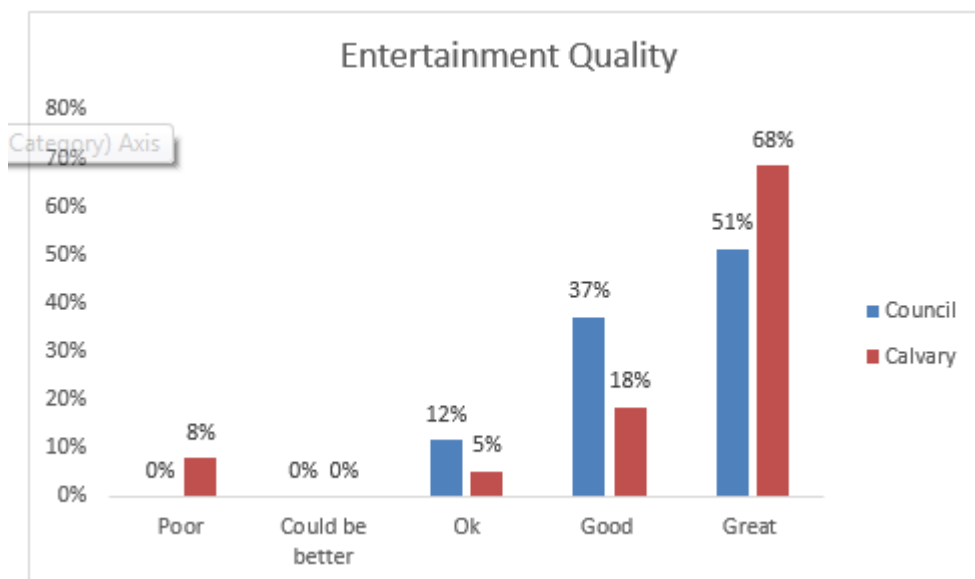
This graph reveals very similar recommendation levels for attendees at Council or Calvary produced events.

Figure 2. How would you rate the quality of event organisation?



The shows Calvary (92%) and Council (83%) both scoring event organisation as good or great.

Figure 3. How would you rate the quality of event entertainment?



The above graph demonstrates that Calvary (86%) and Council (88%) have the majority of attendees score the entertainment at good or great, with Calvary receiving 8% poor.

Attendance comparisons

Figure 4 reveals that Calvary has a higher level of family groups and lone attendees where Council had a higher level of couples and groups of friends while table 4 provides an overview of attendance rates for the 2013 Council delivered and 2014/15 sponsorship delivered carols events. This reveals a growth at Glasshouse and Nambour and similar numbers for all other events, except when weather has impacted.

Figure 4. Attendance breakdown

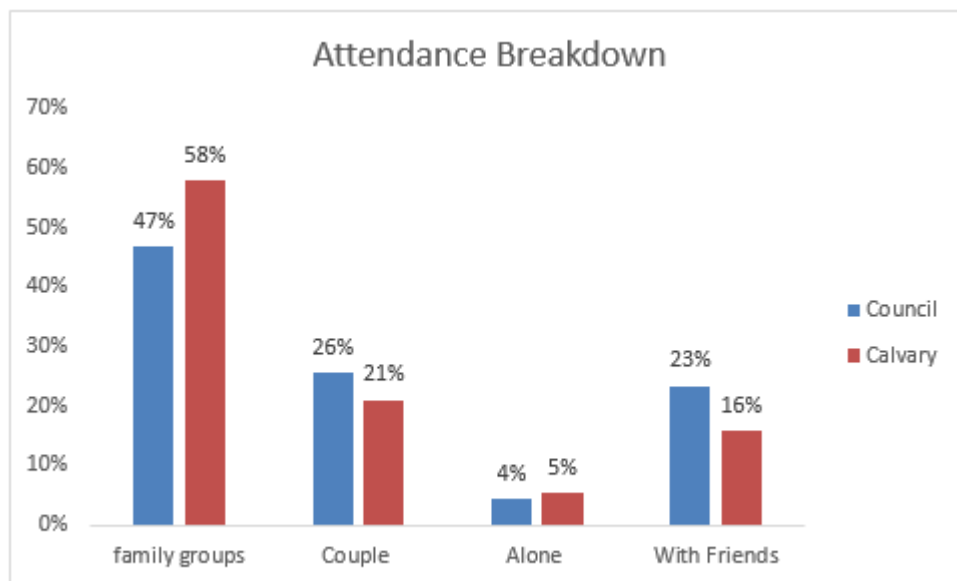


Table 4. Christmas Carols Attendance Rates

Event	2013 Attendance (approx.)	2014 Attendance (approx.)	2015 Attendance (approx.)
	Council	Year 1	Year 2
11 Dec – Nambour Community Carols (held undercover as planned)	1500-2000	1600*	2000*
12 Dec – Carols at Cotton Tree	7000	2500*	2000*
12 Dec – Coolum Christmas in the Park (relocated indoors to Coolum Civic 2014 and 2015 due to inclement weather)	3000-4000	500*	550*
19 Dec – Glasshouse Community Carols	3000	1200*	4000
19 Dec – Carols on Kings	8000	7000	7000

**rain affected, which has negatively impacted on attendance numbers.*

Acquittal overview

Table 5 below provides a high level summary of the acquittal. Confidential Attachment 1 contains the full acquittals received from each carols sponsor.

Table 5. 2015 Christmas Carols - acquittal snapshot

	Carols at Cotton Tree	Carols on Kings Beach	Nambour	Glasshouse	Coolum
Marketing	Extensive promotions, partnerships and online presence	Extensive promotions, partnerships and online presence	Locally focussed	Locally focussed	Locally focussed
Volunteers	50	50	<i>not provided</i>	<i>not provided</i>	<i>not provided</i>
Budget	34% local	21% local	60% local	100% local	<i>not provided</i>
Challenges	Larger scale production may impact on amenity with longer set up times required	Fireworks placement negatively impacted on visibility	Minimal	Expenditure from church funds required during needy time for community	Weather impacts for past 2 years

The Events Team will implement the following actions based on an analysis of acquittals received:

- Increase requirement for local procurement thresholds to 60%
- Work with Permits Team to ensure amenity is maintained
- Include question in acquittal around volunteer numbers to report against Social Strategy priority
- Provide free access to the full *scene* program of event management and marketing workshops for two attendees from each organisation to improve event delivery
- Revise payment schedule from 50% pre-event / 50% post-event to 80% pre-event / 20% post-event to ensure the Church organisation finances are able to cope with community demand for financial and other support during the Christmas period.

Recommendations:

- Continue the sponsorship arrangements with the three regional Christmas events (Nambour, Glasshouse and Coolum) to be delivered as per their existing Sponsorship Agreement and subject to receipt of satisfactory acquittal from 2016 events, extend an invitation for another three year agreement with updated criteria on local procurement and revised payment schedule.
 - Flame Tree Baptist Church to produce Nambour Community Carols
 - Church on the Rise to produce Glasshouse Country Community Carols
 - Coolum Christian Family Church to produce Coolum Christmas in the Park
- Go to market every three years, via an approved procurement process, to seek sponsorship arrangements to deliver the region's premier carol events - Carols on Kings at Caloundra and Carols at Cotton Tree, noting criteria on local procurement and a revised payment schedule. The process would be finalised by March 2017 with the appointment of a community organisation, to enable planning and lead-in time for the successful applicant. Council events officers will continue to provide high level event management advice as required.

Divisional Discretionary Festive Funding

Since 2014, Division's 1, 2, 3, 6, 7 and 9 have received \$5,000 per annum via the Divisional Discretionary Festive Funding program. The fund was developed to encourage a move from multiple council owned and decorated Christmas trees in each division to one and to encourage the business community to take on the responsibility of decorating central business districts rather than relying on council to continually expand its Christmas tree/lighting/decorations program.

The fund is administered by application under the Community Grants Policy and guidelines.

Six funding applications were received and funded over the past two financial years, requesting a total of \$22,140.

The funds were mainly used for more Christmas banners, tree lighting and promotion for Christmas season activities. While the initial aim of this funding program was to encourage business groups to take on the responsibility of lighting and decorating business centres, the uptake has been slow as demonstrated via Table 6 below.

Table 6. Divisional Discretionary Festive Funding Applications

Division	2014/2015	2015/16
1	Glasshouse Country Chamber of Commerce \$5,000 to purchase, install and remove 10 banners (1860mm x 700mm digitally printed and laminated double sided banners promoting Christmas and New Year in the main street to generate more Festive Season cheer and spirit.	nil
2	Caloundra Chamber of Commerce \$4,969 for Christmas Poster/Message; 24 new Christmas banners for Caloundra CBD (consistent with the whole region).	Caloundra Chamber of Commerce Granted \$3671 Applied for \$4,991 Festive Reactivation Proposal – a Christmas poster, social media artwork and installation of 24 Christmas banners.
3	nil	nil
4	<i>Not eligible</i>	
5	<i>Not eligible</i>	
6	nil	nil
7	nil	Buderim Lions Club \$5,000 to purchase and install lights and shapes to 'brighten up Buderim' during the Christmas period. The location was described as the Old Post Office and Trees in Main Street. In conversation they are expecting that the items purchased would be re-used for non-Christmas related activities throughout the year as well.
8	<i>Not eligible</i>	
9	Coolum Business & Tourism \$2,000 additional lighting to be added to the council lit tree.	Coolum Business & Tourism \$1,500 to install 10 additional LIT decorations in the Council decorated Christmas tree along David Low Way.

10	Not eligible
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Recommendation: Council actively promote the Divisional Discretionary Funding Program by engaging with local business groups.

New Year's Eve Mooloolaba

The New Year's Eve Mooloolaba event was held along the Mooloolaba Esplanade, with the esplanade being closed off for the event, and entertains a diverse demographic. The event sustains two main crowds of people: families from 5pm to early fireworks at 8.30pm, followed by an influx of 15-24yr olds between 8pm and 12.30am (event closes) with fireworks at midnight.

The 2015 event was well planned and delivered. The success of the event can be attributed to the calibre of the team and teamwork, site layout, quality of entertainment, and sound operational management.

As always there is a strong emphasis on community safety and security. Through measures including ensuring the event is alcohol free and strong partnerships with Queensland Police Service, and all emergency services, the event continues to have few arrests. Crowd behaviour issues and trends compared with similar South East Queensland New Year's Eve events, show lower Police arrest figures.

Table 7. SE Queensland NYE event attendance and arrest figures 2015

Event	Attendance	Arrests
South Bank, Brisbane	100,000	53
Surfers Paradise, Gold Coast	50,000	64
Mooloolaba, Sunshine Coast	40,000	18

There were no major issues experienced on the night, however as always there are minor operational improvements to be implemented.

It will be necessary in future years to evolve the event in line with the Placemaking Mooloolaba Masterplan. Consultation in relation to the Masterplan is already underway and will continue as required.

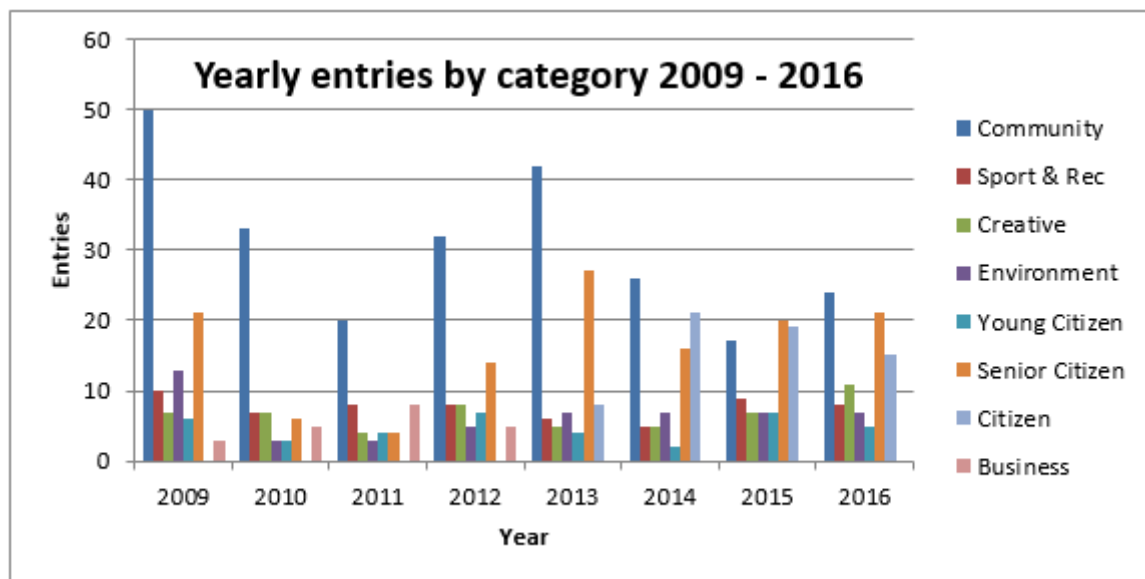
Recommendation: No changes to the New Year's Eve delivery model.

Australia Day Awards and Citizenship Ceremony

2015 saw the seventh annual Sunshine Coast Australia Day awards program and ceremony delivered to the Sunshine Coast community, celebrating the achievement and contribution of individuals and organisations in our region. The awards provide an opportunity to publicly acknowledge those who have made an extraordinary contribution or are an outstanding achiever. Excellent media and partnerships as well as general community feedback indicate that this program is hugely successful.

Figure 5 demonstrates an annual increase in nominations and a more even spread of nominations across categories.

Figure 5. Sunshine Coast Australia Day Awards annual entries by category



Council conducts citizenship ceremonies on behalf of the Department of Immigration and Border Protection (DIBP). Council's role is to provide a forum at which people can state their Pledge of Australian Citizenship and receive their Certificate of Australian Citizenship, duly dated and signed. From that date on, they are Australian citizens.

The Australia Day Citizenship ceremony (held at a different location across the region annually) is always the preeminent ceremony of the year and generates significant positive media and feedback in and from the community.

Table 8 below provides an overview of Australia Day Citizenship Ceremony attendances for the past three years.

Table 8. Australia Day Citizenship Ceremonies

Date	Venue	Citizens	Guests
Mon 26 Jan 2014	The Shed - Aussie World, Palmview	171	350
Mon 26 Jan 2015	The Events Centre, Caloundra	301	350
Mon 26 Jan 2016	Lake Kawana Community Centre	215	300

Recommendation: No changes to the awards or citizenship delivery models.

Australia Day Flag Raising Ceremony

Historically, a community event has been held at Kings Beach to celebrate Australia Day. In 2014 a civic component (the Flag Raising Ceremony) was introduced, while reducing the community event programming, as endorsed by council at the January 2014 Ordinary Meeting (OM/14/7). This has enabled community groups to take on the community celebrations.

For the past two years attendance numbers at the flag raising, civic event has been minimal with an estimated 100 people, the majority being family members of the cadets involved.

In 2016 the Caloundra Cricket Club re-introduced a community event to Kings Beach (Lions Park) which created some minor logistical issues for the Flag Raising ceremony. The Caloundra Cricket Club event was supported by a minor grant through Council's grants program. The Club provides appropriately acknowledgement of this support through signage at the event.

With the re-introduction of a community event in Kings Beach, there is an opportunity to investigate a sponsorship arrangement for the flag raising ceremony. Identified benefits include:

- Releasing council event staff from both planning (4 months) and delivery (on the public holiday) of the flag raising event – allowing the team to focus on delivering all other Festive Season events and programs including, trees and banners, New Year's Eve, the Australia Day Awards (the day before) and the Australia Day Citizenship Ceremony (same day) and noting that a new arts/cultural events program has been introduced this year, and the celebration 50th anniversary of the Sunshine Coast celebrations will be held next year.
- Logistically, a single organising body would be able to develop a smoother bump-in/out on site and potentially attract expanded audiences already taking part in a community event

Recommendation: Use the \$6,000 Australia Day Flag Raising ceremony budget to seek community partnerships (three year sponsorship agreements) to deliver two events on the Sunshine Coast, ensuring that one event remains at Kings Beach Caloundra, due to its long history with the area and the local community, and a second at a separate location that attracts new audiences.

Legal

There are no legal implications relevant to this report.

Policy

The Sunshine Coast Events Policy articulates Council's role in supporting, partnering, facilitating and delivering events across the region.

The Sponsorship Policy is relevant to both existing and proposed sponsorship agreements discussed in this report.

Risk

Non-realisation of partners – Should council not be successful in divesting ownership of the two carols and the Flag Raising ceremony, council officer will deliver and work to the existing budgets and continue to seek sponsorship to enhance the entertainment and marketing components.

Previous Council Resolution

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

That Council:

- receive and note the report titled "**Festive Season program 2014/2015**"*
- endorse a community event matrix (Appendix A) to assist the equitable allocation of grants, donations and sponsorship by Council for community Festive Season events and activities.*
- seek community partnerships and offer sponsorship arrangements for Carols on Kings and Carols at Cotton Tree at \$30,000 each event*
- request the Chief Executive Officer to approach the organisers of identified, high profile, established community Christmas Carol events to offer sponsorship arrangements*
- approve the continuation of one signature New Year's Eve event for the region based at Mooloolaba and continue ongoing strategic investigations into additional revenuestreams*

- (f) *approve the ongoing delivery of the three Australia Day civic event programs consisting of the Sunshine Coast Australia Day Awards and the Sunshine Coast Australia Day Citizenship ceremony (to be held at a different location across the region annually) and one formal Australia Day flag raising ceremony at Kings Beach.*
- (g) *endorse the installation and decoration of existing Christmas trees and banners across the region, while working with divisional Councillors to seek further opportunities to reduce the number of Council funded trees via the establishment of sponsorship and partnership programs with businesses and community groups*
- (h) *develop an annual grants program, in consultation with divisional Councillors, aimed at encouraging business groups to take on the responsibility of lighting and decorating business centres*
- (i) *request the Chief Executive Officer ensure the planning and delivery of the Maroochydore Principal Regional Activity Centre be considerate of future Festive Season programming in relation to safety and competition with already existing festive season events*
- (j) *request the Chief Executive Officer to investigate the establishment of festive season entry statements.*
- (k) *request the Chief Executive Officer to refer the funding for the Festive Season program as outlined in this report to the 2014/2015 budget and*
- (l) *request the Chief Executive Officer to review the Festive Season delivery model in three years and report back to council, however at an earlier time as required where external involvement is not realised.*

Related Documentation

- New Year's Eve Finalisation Report
- Banners and Decorations Finalisation Report
- Sunshine Coast Australia Day Awards Final Report
- Citizenship Final Report
- Carol Sponsorship Report 2015/16

Critical Dates

October 2016 – go out to market via ROI process for sponsorship arrangements to present the 2018 Australia Day Flag Raising event.

Nov/Dec 2016 - go out to market via a Tender process for sponsorship arrangements to present the 2017 Carols on Kings and Carols at Cotton Tree events.

March 2017 - review sponsorship acquittals and invite further sponsorship arrangements for three nominated Carol's events.

Implementation

Community Services Department will be responsible for implementing the Festive Season program of events and activities within budget.

8.3.2 POTENTIAL RELOCATION OF COOLUM COMMUNITY CENTRE BUILDING

File No: F2015/93002

Author: Manager Community Planning
Community Services Department

Attachments: Att 1 - Jack Morgan Park Landscape Plan 187
Att 2 - Photo of Coolum Community Centre 189
Att 3 - Investigated Sites Locality Plan 191
Att 4 - Assessment of Alternative Sites 193

PURPOSE

The purpose of this report is to consider and present to Council potential alternative sites for the relocation of the Coolum Community Centre building associated with the council endorsed Jack Morgan Park Coolum Landscape Plan.

EXECUTIVE SUMMARY

In September 2015, Council endorsed the Jack Morgan Park Coolum Landscape Plan (Attachment 1) that guides the future development of Jack Morgan Park. This Plan identifies that the existing Coolum Community Centre building (Attachment 2) be relocated to a more suitable, alternate, permanent and local site.

Officers have investigated seven potential locations in the Coolum Beach area for the Coolum Community Centre building (Attachment 3), including:

1. Another location at 6 Park Street, Coolum Beach (known as Jack Morgan Park)
2. 1815 - 1927 David Low Way, Coolum Beach (known as Lions and Norrie Park)
3. Banksia Avenue and Jones Parade, Coolum Beach
4. 24 Banksia Avenue, Coolum Beach
5. 58 - 60 Banksia Avenue, Coolum Beach
6. 11 Magenta Drive, Coolum Beach
7. 25 Elizabeth Street, Coolum Beach.

Of these sites, only two sites are feasible for receiving the Coolum Community Centre building, being options 1 and 3 above (Attachment 4).

Jack Morgan Park (Option 1) has the capacity and is suitable for the building to be retained albeit relocated to another site in the Park. However, Council previously determined that the retention of the building at Jack Morgan Park was unsuitable given that the intent of the Landscape Plan is to provide additional open space, unlock pedestrian connections and viewlines, and increase utilisation of Jack Morgan Park.

This report advises that whilst Jack Morgan Park is able to retain the building locally, the site fails to meet the test of being a more suitable, alternate and permanent location for the building.

In relation to Option 3, targeted community consultation was undertaken from 2 June 2016 to 1 July 2016 seeking community feedback in relation to the relocation of the building to this site. During this time, a total of 21 submissions were received, with 10 submissions against the proposal and 11 submissions supporting the relocation of the building to this site. A petition, containing 1066 signatures from the Coolum Residents Association, was also received against the proposal to relocate the building from Jack Morgan Park.

The site at the corner of Banksia Avenue and Jones Parade (Option 3) is considered a suitable, long term site for the building because it:

- is a consistent use within the zone
- is located within 500 metres of the current location of the Coolum Community Centre building.
- is vegetated, but is not protected under the Regulated Vegetation Mapping of the *Vegetation Management Act 1999*
- avoids flood impacts
- sits in a road network capable of accommodating any increase in traffic and

While the building at this location may potentially impact on amenity from night time, open space, and car parking, these can be managed or controlled through negotiated lease arrangements.

Whilst the site is not optimal, noting the loss of vegetation and car parking, the site at the corner of Banksia Avenue and Jones Parade is the most suitable, alternative site for the permanent location of the Coolum Community Centre building within the Coolum Beach locality.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Potential Relocation of Coolum Community Centre Building”**
- (b) identify Lots 33 and 34 on RP90559 and Lot 357 on RP91490 (Corner of Banksia Avenue and Jones Parade, Coolum Beach) as the most suitable site for the permanent location of the Coolum Community Centre building, and**
- (c) delegate to the Chief Executive Officer to progress the relocation of the building to this site.**

FINANCE AND RESOURCING

The relocation of the Coolum Community Centre building is included in the 2016/17 Capital Works Program for the development of Jack Morgan Park. This includes \$65,320 to finalise the community centre planning and \$210,000 for the Community Centre building relocation. These allocations will enable site preparations and the relocation, siting and connection of services of the Coolum Community Centre building.

Additional investment will be required to complete the remaining site works (including car parking and landscaping) may be sought through an Expression of Interest and subsequent Tender process from any interested community group. Final costs will be clarified following the identification of an alternative site for the building and the final site design plan prior to the tender process being undertaken.

CORPORATE PLAN

Corporate Plan Goal: *A strong community*
Outcome: We serve our community by providing this great service
Operational Activity: S5 - Community venues - providing, managing and administering the hiring and leasing of community and cultural venues and other performance venues

CONSULTATION

Portfolio Councillor Consultation

- Cr McKay – Portfolio Councillor for Community and Environment

Internal Consultation

Internal consultation was sought from the following stakeholders:

- Councillor Consultation
 - Cr Robinson - Division 9 Councillor
- Infrastructure Services
 - Manager Transport and Infrastructure Management
 - Coordinator Asset Management
 - Coordinator Water Management and Drainage Services
 - Senior Capital Works Program Officer
 - Coordinator Maintenance and Construction Services
 - Managers Assistant, Parks and Gardens
 - Environmental Operations Project Officer
- Corporate Services
 - Project and Development Officer
 - Coordinator Property Projects and Development
- Community Services
 - Manager Community Response
 - Manager Community and Sporting Programs and Facilities
 - Coordinator Community Land Permits and Parking
 - Coordinator Response Services
 - Coordinator Sport and Community Venues
 - Coordinator Cultural Heritage Services
 - Team Leader Sports Planning and Development
- Planning and Environment
 - Coordinator Regional Planning and Advocacy

The comments associated with each site are noted in the Proposal section of this report.

External Consultation

Community Engagement

There has been a significant history of community consultation in relation to this project.

Council carried out workshops in 2009 with residents, traders and property owners aimed to establish key priorities and guide the development of the Coolum Village Centre Landscape Master Plan (2010).

The outcomes included activating the park through hosting small community events and markets, creating a library reading garden, accommodating a community garden, improving path connections, retaining the Civic Centre, library and child care centre, and relocating the Community Centre building. At that time, the Master Plan identified that the Community Centre building be moved from the Park and relocated from its current position to the north-western corner of Jack Morgan Park.

In 2014, community consultation was again undertaken, this time to develop the Jack Morgan Park Landscape Plan. As part of this consultation, the proposed relocation of the Community Centre off-site raised some concern due to the unknown location, timing and future of the building and its services. The final adopted Jack Morgan Park Landscape Plan (2015) identified that the building be relocated to a more suitable, alternate, permanent and local site.

The 2015 Landscape Plan identified the removal of the Community Centre building for the following reasons:

- It was temporarily placed within the park in 1997 until a more suitable location could be sought.
- It takes up valuable open space. Jack Morgan Park was once a three hectare parkland and over time has been reduced to one hectare due to the introduction of buildings and their fenced surrounds.
- It blocks a major pedestrian axis which links the beach to the park and onwards to west Coolum.
- It takes up valuable park frontage and blocks views into the park from Park Street. The park has insufficient road frontage and as a result is concealed behind buildings and is unknown, under-utilised and lacks passive surveillance.
- It faces south with access from the east (ramp) and south (steps) of the building. The north and western sides are blank walls with no activation or outlook to the park.

In relation to the potential alternative sites for the Coolum Community Centre building, targeted community consultation was undertaken between 2 June 2016 to 1 July 2016, proposing the building be relocated to the site at the site located on the corner of Banksia Avenue and Jones Parade.

The targeted consultation involved visiting the kindergarten and neighbouring residents in immediate proximity to the proposed new location. Council also informed the Project Coolum group.

A total of 21 submissions were received, with 10 submissions against the proposal and 11 submissions supporting the relocation of the building to this site. A petition, containing 1066 signatures from the Coolum Residents Association, was also received against the proposal to relocate the building from Jack Morgan Park.

The following table identifies the nature of the submissions.

ISSUES	COMMENTS
Support	
Accessible walkable location also with public transport.	Noted.
Visibly part of the community.	Noted.
Increase the availability of space for use by local charities.	Noted. If relocated, an Expression of Interest process can be undertaken for the building to be occupied.
Retention of the core of the building.	Noted. This would form the basis of relocating the building.
A tender will be issued for its management.	Noted. If relocated, an Expression of Interest process can be undertaken for the building to be occupied.
Objection	
Inappropriate activity for a Residential A area.	The <i>Sunshine Coast Planning Scheme 2014</i> identifies a <i>community use</i> as a consistent use in the <i>Open Space zone</i> .
Loss of open space land.	The land is identified as amenity reserve in the <i>Open Space Strategy</i> . Any loss of this

ISSUES	COMMENTS
	reserve is unlikely to significantly impact the open space requirements for the area.
Loss of amenity and loss off part of a wildlife corridor with the removal of trees.	It is acknowledged that the relocation of the building to this site would require the removal of the vegetation on site to accommodate the building and associated car parking.
Limited capacity for compensatory tree planting.	Some additional planting could be accommodated around the periphery of the building to compensate for the loss of vegetation. Vegetation offsets may be required under the Biodiversity, waterways and wetlands overlay code.
The location is not respectful of the historical building and its significant role in the history of Coolum.	The building has been relocated a number of times previously. If relocated, this move would be permanent and kept within the Coolum Beach locality and in close proximity to the current location.
Loss of historical building from the Coolum centre. The historic buildings link to the Coolum people should be recognised.	The building has been relocated a number of times previously. If relocated, this move would be permanent and kept within the Coolum Beach locality and in close proximity to the current location.
Building should be restored to original and retained in Jack Morgan Park.	This is contrary to the previous council resolution to relocate the building.
Loss of car parking for residents and Kindergarten.	It is acknowledged that approximately 3-4 car parking spaces would need to be removed to allow for a crossover to the site. Car parking for the community centre building would need to be provided on site prior to the commencement of the use. This can be addressed as part of any future lease arrangements.
Increase traffic congestion in a residential area.	It is expected that an increase in traffic may be noted. However, the road network is capable of accommodating the likely increase in vehicle movement.
Car headlights intrusion into adjacent properties from car parking.	This comment relates to night time use of the building, which can be controlled through any future lease arrangements.
Depreciation of property values for nearby owners.	There is no evidence to support this statement.
Vandalism as occurred to the new bus stop in Banksia Avenue.	There is no evidence to support this statement.
Create an afterhours place for anti-social behaviour and attract vagrants.	There is no evidence to support this statement.
Noise levels associated with evening activities.	This can be controlled through any Expression of Interest process.
Unwarranted cost to ratepayers associated with relocation of the building.	Council has resolved to relocate the building and has provided a budget for the relocation to occur.

ISSUES	COMMENTS
Better located in the underutilised area of Lions Park opposite Coolum Hotel.	Lions and Norrie Job Park are included in the Environmental Management and Conservation zone. This zone does not support a <i>community use</i> under the <i>Sunshine Coast Planning Scheme 2014</i> .
Request to hold a public meeting to decide the buildings future.	As noted below in the report, an assessment of 7 sites in the Coolum Beach locality found only two feasible sites for receiving the community centre building. The decision to relocate the building from its current location in Jack Morgan Park was determined under the Jack Morgan Park Coolum Landscape Plan.

PROPOSAL

At the Ordinary Meeting on 17 September 2015, the Jack Morgan Park Coolum Landscape Plan was adopted by Council to guide the future development of Jack Morgan Park.

The adopted Landscape Plan identified that the Coolum Community Centre building was to be relocated off Jack Morgan Park for the following reasons:

- The building takes up valuable open space
- The building blocks a major pedestrian axis and viewline which links the beach to the park and onwards to west Coolum
- The park is concealed behind buildings and is unknown, under-utilised and lacks passive surveillance
- The building provides no activation or outlook to the park as there are blank walls facing public areas.

A more suitable, alternate, permanent and local location for the Coolum Community Centre building was not identified in the Jack Morgan Park Coolum Landscape Plan.

The Community Centre Building

The core of the Coolum Community Centre building is the Coolum Beach Memorial School of Arts Hall built in 1950 on the corner of The Esplanade (now David Low Way) and Elizabeth Street. It was sold into private ownership in the 1970's and used as a cinema. In 1997, the building was moved into Jack Morgan Park and used as a community centre.

The core building is approximately 150 m² in size. Extensions to the core of the building have increased its floor area. The Coolum Community Centre is currently occupied and managed by Integrated Family and Youth Services Ltd. and hired out to other community groups. Integrated Family and Youth Services Ltd are not intended to be relocated with the building, but will be located within the Coolum Civic Centre.

The Coolum Community Centre building is not a state or local heritage listed building that would afford its protection. The heritage value of the building has been significantly adversely affected by being away from the context of its original location.

Potential Locations

Council's Property Management Branch undertook a review of Council owned or managed sites and identified seven sites within the Coolum Beach locality that could be a more suitable, alternate, permanent and local location for the Coolum Community Centre building.

Further assessment of the feasibility and capability of each site to accommodate the building is provided as Attachment 3.

Option	Site	Feasible
1	Another location on 6 Park Street, Coolum Beach (known as Jack Morgan Park)	Yes
2	1815 - 1927 David Low Way, Coolum Beach (known as Lions and Norrie Park)	No – incorrect zone
3	Banksia Avenue and Jones Parade, Coolum Beach	Yes
4	24 Banksia Avenue, Coolum Beach	No – located on flood prone land and site is too small
5	58 - 60 Banksia Avenue, Coolum Beach	No – located on flood prone land and functions as local embellished park
6	11 Magenta Drive, Coolum Beach	No – located on flood prone land and not a proximate location
7	25 Elizabeth Street, Coolum Beach	No – land fully subscribed by Queensland Fire and Emergency Services

As noted above, only two sites are potentially suitable for accepting the building and associated car parking being

- Option 1 - Another location on 6 Park Street, Coolum Beach (known as Jack Morgan Park)
- Option 3 - Banksia Avenue and Jones Parade, Coolum Beach.

Another location on 6 Park Street, Coolum Beach (known as Jack Morgan Park)

The site is included in the Community Facilities zone, which supports a community use.

The site is largely free from site constraints, and has the available footprint to accommodate the building in the current location or in an alternative location on the site.

Notwithstanding that the site is capable and suitable for the building to be relocated elsewhere on this site, Council has previously determined that the retention of the building in Jack Morgan Park is unsuitable as a permanent location for the building given the intent to provide additional open space, unlock pedestrian connections and viewlines, and increase utilisation of Jack Morgan Park.

Whilst the site meets the test for proximity, the site fails to meet the test of being the most suitable, alternate and permanent location for the building.

Banksia Avenue and Jones Parade, Coolum Beach

The site is included in the Open Space zone, which supports a community use. The site is located within 500 metres of the current location of the Coolum Community Centre building.

Of note, the site is affected by the Native Vegetation Area of the Biodiversity, waterways and wetlands overlay and is noted as drainage deficient in the *Sunshine Coast Planning Scheme 2014*.

The vegetation is mapped as Regional Ecosystem of RE12.3.5: *Melaleuca quinquenervia open forest on coastal alluvium*, but is not cited on the Regulated Vegetation Map under the *Vegetation Management Act 1999* for protection under the State legislation. The clearing of vegetation from this site may require vegetation offsets under the Biodiversity, waterways and wetlands overlay code in the *Sunshine Coast Planning Scheme 2014*.

In addition, the Elizabeth Street drain roost for flying foxes is in close proximity. Prior to any vegetation clearing on this site, it would be necessary to ensure no flying foxes are present.

The site is drainage deficient and would require minimal fill to direct site drainage to the drain that runs along the eastern boundary of the site. Approximately two thirds of this site is not impacted by the flood and inundation area overlay.

The site is neighboured by a kindergarten to the south and residential properties to the east, west and north. In relation to residential amenity, the community have raised concerns with the following aspects:

- Loss of vegetation on open space land
- After hours activities
- Loss of car parking for residents and kindergarten
- Increased traffic.

The land is identified as amenity reserve in the *Open Space Strategy*. It has no potential for future development as a recreation park as the land does not meet the desired standards of service. Surrounding streetscapes and drainage reserve contribute to the amenity of the surrounding area. As such, any loss of this reserve is unlikely to significantly impact the amenity of the area. There are other recreation parks within the immediate locality that serve the need for open space.

There is a risk that night time activities may impact on the residential amenity of those surrounding properties in relation to headlights and noise. These matters could be addressed through any future lease arrangement.

The car parking for the community building would be required to meet the applicable provisions of the Transport and parking code in the *Sunshine Coast Planning Scheme 2014*. The current budget for the relocation of this building does not include funds for the provision of car parking. The provision of onsite car parking could form a requirement of any future lease arrangement for the building. However, it must be noted that approximately 3-4 on street car parking bays would be lost due to the need for a 6 metre wide crossover to the site.

It is expected that an increase in traffic would occur with the location of a community centre in this location. However, the road network is capable of accommodating any additional traffic.

In relation to a permanent location of the building, the Coolum Community Centre building could be stumped, connected to relevant services and made fit for use as a community facility.

Given this, the site is the most suitable, alternative site for the permanent location of the Community Centre building within the Coolum Beach locality.

Legal

There are no legal implications relevant to this report.

Policy

There are no policy implications relevant to this report.

Risk

Community feedback on the proposed location has included a petition containing 1066 signatures, which could create a negative community reaction to the relocation of the building. However, there are limited opportunities that exist in the Coolum Beach locality for this building. Should the building not be relocated, this may have implications for the implementation of the outcomes for the Jack Morgan Park Coolum Landscape Plan.

The works associated with relocating the building to an alternative site have not been formally costed, and could result in additional costs beyond the budgeted \$65,320 to finalise the community centre planning and \$210,000 for the Community Centre building relocation.

If the site at Banksia Avenue and Jones Parade is chosen as the receiving site, there are environmental constraints that would require further investigation associated with vegetation removal. Further assessment of this would be required.

Previous Council Resolution

Jack Morgan Park Coolum Landscape Plan

Ordinary Meeting 17 September 2015 (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.

Relocation of Integrated Family and Youth Services Ltd to Coolum Civic Centre

Ordinary Meeting 10 December 2015 (OM15/240)

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.

Related Documentation

- Local Government Regulation 2012
- Sunshine Coast Social Strategy 2015
- Sunshine Coast Planning Scheme 2014
- Jack Morgan Park Coolum Landscape Plan September 2015
- Procurement Policy 2015/16.
- Community Groups Occupying Council Owned and Council Controlled Land and/or Infrastructure Policy 2014
- Coolum Village Centre Landscape Master Plan – Final draft Report, March 2010

Critical Dates

The Capital Works Program for the development of the Jack Morgan Park precinct has the alternative site planning and design for the Coolum Community Centre building and relocation scheduled for completion by June 2017.

Implementation

Should Council resolve to relocate the building, officers will request tenders to relocate the building to an alternative site.

Council officers will undertake an Expressions of Interest process to allow utilisation of the building in consultation with the Divisional Councillor.

8.3.3 COMMERCIAL USE OF COUNCIL-CONTROLLED LAND - NEW REQUEST

File No:	Council Meetings
Author:	Coordinator Community Land Permits and Parking Community Services Department
Attachments:	Att 1 - Impact Assessment ReportConf Pg 21 / 55 Att 2 - New Proposal..... Conf Pg 27 / 55

PURPOSE

This report responds to Council resolution (SM13/1) which requires any new request for high-use / high-impact commercial activities on Council controlled land to be considered by council and in accordance with the *Community Land and Complementary Commercial Activity Policy*.

EXECUTIVE SUMMARY

At its Special Meeting on February 5, 2013 Council resolved inter alia “endorse the proposed application process for any new requests for high-use / high-impact commercial activities on council-controlled land” in accordance with the *Community Land and Complementary Commercial Activity Policy*.

At this time, Council agreed that it would consider new proposals or applications from businesses wishing to operate on council-controlled land at any time during the three-year permit period.

This approval process was also acknowledged at Council’s Ordinary Meeting on December 10, 2015 where it endorsed the awarding of permits to successful businesses for the new permit period, 1 July 2016 to 30 June 2019.

A new application to conduct high-use / high-impact activity on council-controlled land has been received for a council-controlled park in Caloundra, as provided in Attachment 2.

In accordance with the Policy, and prior to the progression of any new high-use / high-impact applications or proposals, Council is required to consider the proposed locations and the commercial activity type.

An impact assessment has been completed on the new business proposal in consultation with the Divisional Councillor, and key internal stakeholders in relation to the location and new commercial activity.

The Impact Assessment Report, provided as Attachment 1, assesses the proposal against the policy principles, competing uses, other levels of government involvement, and feedback received from internal stakeholders. It should be noted that community engagement has not been undertaken in relation to this proposal.

It should be further noted that this activity is currently operating from the proposed location under a low-use / low-impact commercial activity permit, on a trial basis. Council has not received any complaints or evidence to suggest that the operation impacts on the location or takes away from the general use of the area. The business has complied with its permit conditions.

Based on the assessment undertaken and for the purposes of deliberation, it is recommended that the New Proposal (Attachment 2) be supported.

The recommendation to support this proposal is based on feedback received throughout the consultation stages of the application process, which includes the following:

- consistent with guiding principles of *Community Land and Complementary Commercial Activity Policy*; and
- economic benefit to the tourism, sport and leisure offering within the region.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Commercial use of council-controlled land - new request” and
- (b) support the issuing of a high-use / high-impact permit to undertake business transactions regarding a jet ski operation on council-controlled park at Bulcock Beach until 30 June 2019.

FINANCE AND RESOURCING

As per Council's adopted fees and charges, the applicant has paid the non-refundable application fee of \$524.00. This fee is charged to cover all costs associated with assessing an application and issuing a permit.

CORPORATE PLAN

Corporate Plan Goal:	Service excellence
Outcome:	4.1 - Customer focused services
Operational Activity:	4.1.5 - Administer and review council's local laws and relevant State legislation in a manner that supports council's economic, community and environmental goals for the region and is consistent with statutory obligations

CONSULTATION

Portfolio Councillor Consultation

- Cr McKay – Portfolio Councillor for Community and Environment

Internal Consultation

The following internal consultation was undertaken as a component of the Impact Assessment Report for the new proposal:

- Cr Dwyer – Division 2 Councillor
- Community Services Department (Community Response, Community Planning)
- Corporate Services Department (Corporate Governance, Human Resources, Property Management)
- Economic Development and Major Projects (Economic Development)
- Infrastructure Services Department (Civil Asset Management, Parks and Gardens, Environmental Operations)
- Planning and Environment Department (Transport and Infrastructure Policy)

External Consultation

External consultation has taken place with the Department of National Parks, Sport and Racing in relation to the marine park zone on the Pumicestone Passage.

Community Engagement

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

PROPOSAL

At its Special Meeting on February 5, 2013 Council resolved to “endorse the proposed application process for any new requests for high-use / high-impact commercial activities on council-controlled land” in accordance with the *Community Land and Complementary Commercial Activity Policy*.

At this time, Council agreed that it would consider new proposals or applications from businesses wishing to operate on council-controlled land at any time during the three-year permit period.

This approval process was also acknowledged at Council's Ordinary Meeting on December 10, 2015 where it endorsed the awarding of permits to successful businesses for the new permit period, 1 July 2016 to 30 June 2019.

Council's Policy outlines that once an expression of interest period closes, applicants may still apply, however there is no guarantee that an assessment will be made until the next expression of interest period (expected late 2019); and for any proposals that are outside existing Council endorsed categories, an Impact Assessment Report is required, and a Council resolution to either add the new category to the policy or allow a limited trial.

A new application to conduct a high-use / high-impact activity on council-controlled land has been received for a council-controlled park in Caloundra, as provided in Attachment 2.

In accordance with the Policy, and prior to the progression of any new high-use / high-impact applications or proposals, Council is required to consider the proposed locations and the commercial activity type.

An impact assessment has been completed on the new business proposal in consultation with the Divisional Councillor, and key internal stakeholders in relation to the location and new commercial activity.

The Impact Assessment Report, provided as Attachment 1, assesses the proposal against the policy principles, competing uses, other levels of government involvement, and feedback received from internal stakeholders. It should be noted that community engagement has not been undertaken in relation to this proposal.

It should be further noted that this activity is currently operating from the proposed location under a low-use / low-impact commercial activity permit, on a trial basis. Council has not received any complaints or evidence to suggest that the operation impacts on the location or takes away from the general use of the area. The business has complied with its permit conditions.

Based on the assessment undertaken and for the purposes of deliberation, it is recommended that the New Proposal (Attachment 2) be supported.

The recommendation to support this proposal is based on feedback received throughout the consultation stages of the application process, which includes the following:

- consistent with guiding principles of *Community Land and Complementary Commercial Activity Policy* and
- economic benefit to the tourism, sport and leisure offering within the region.

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 and the *Land Act 1994* applies to reserves under the Act that Council holds as trustee.

The land tenure for the proposed location for this new request is State Reserve under control of Council as Trustee. As such Council is required to adhere to the provisions set out in the *Land Act 1994* regarding Trustee Permits, and therefore must comply with Section 60 of the legislation.

Given this new request requires access to Pumicestone Passage, the activity must also be in accordance with the provisions set out in the *Marine Parks Act 2004*, and the *Marine Parks (Moreton Bay) Zoning Plan 2008*.

Policy

The *Community Land and Complementary Commercial Activity Policy* articulates Council's position on community land and commercial activity by balancing the needs of the community with demand for commercial activity.

Risk

This activity is currently operating from the proposed location under a low-use / low-impact commercial activity permit, on a trial basis. Council has not received any complaints or evidence to suggest that the operation impacts on the location or takes away from the general use of the area. The business has complied with its permit conditions.

In assessing this new proposal, Council is required to ensure that any decision-making process complies with Council's local laws, is in accordance with the adopted *Community Land and Complementary Commercial Activity Policy* and takes into account the information provided by stakeholders, competing uses and other levels of government. Refer to the Impact Assessment Report found at Attachment 1 for internal stakeholder feedback.

Previous Council Resolution**Ordinary Meeting – 10 December 2015 – Council Resolution (OM15/243)**

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.

Special Meeting – 5 February 2013 – Council Resolution (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.*

Related Documentation

- Corporate Plan 2014-2019
- Council's Local Laws
- Land Act 1994
- Land Regulation 2009
- Local Government Act 2009
- Marine Parks Act 2004
- Marine Parks (Moreton Bay) Zoning Plan 2008
- Sunshine Coast Open Space Strategy 2011
- Sunshine Coast Social Infrastructure Strategy 2011
- Regional Economic Development Strategy 2013-2033
- Community Land and Complementary Commercial Activity Policy

Critical Dates

There are no specific critical dates associated with this report, however there is a prospective business operator seeking a decision in relation to the new proposal. The prospective business operator will be notified of Council's decision in writing within seven (7) working days post the September, 2016 Ordinary Meeting.

Implementation

The implementation plan associated with the officer recommendation for this report will entail notifying the prospective business operator of Council's decision in writing within seven (7) working days post the September, 2016 Ordinary Meeting.

8.3.4 COMMERCIAL USE OF COUNCIL-CONTROLLED LAND - AMENDMENT TO APPROVED ACTIVITY

File No: Council Meetings
Author: Coordinator Community Land Permits and Parking
Community Services Department

PURPOSE

This report seeks Council's endorsement of an amendment to an approved activity, as part of the 2016 high-use / high-impact commercial use of community land application process.

EXECUTIVE SUMMARY

At its Ordinary Meeting on December 10, 2015, Council approved kite surfing hire and stand up paddle hire at Bulcock Beach (Happy Valley) between beach access 293 and 296, as part of its high-use / high-impact commercial use of community land application process. Council did not receive any applications for this approved activity. As such, the approved location remains vacant.

Council has received interest from a prospective business operator seeking a permit to operate from the approved location, however the business has been advised by the Department of National Parks, Sport and Racing that it is unlikely to receive a marine park permit for kite surfing hire. This permit is required as part of the approval process to operate a business within the marine zone on the Pumicestone Passage.

In order to clarify the advice received, Council officers engaged with the Department of National Parks, Sport and Racing who confirmed that it was unlikely that marine park permits will be issued to commercial operators wishing to conduct kite surfing hire in the vicinity of Bulcock Beach (Happy Valley) between Beach Access 293 and 296 due to the disturbance of shorebirds at this location.

Given the kite surf hire and stand up paddle hire location remains vacant and as a result of the advice from the Department of National Parks, Sport and Racing that it is unlikely to support kite surf hire, it is recommended that Council amend its approved activity to stand up paddle hire only. If endorsed, it is proposed that the revised activity will be made publically available for prospective businesses to apply for a permit to operate their business on council-controlled land.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Commercial use of council-controlled land - Amendment to approved activity" and**
- (b) endorse the proposal to amend permitted activity at Bulcock Beach (Happy Valley) between beach access 293 and 296 to 'Stand Up Paddle Hire only'.**

FINANCE AND RESOURCING

All costs associated with the implementation of the Council Officer recommendation will be accommodated by the Community Land Permits operational budget. The changes will involve administration changes only.

CORPORATE PLAN

Corporate Plan Goal:	Service excellence
Outcome:	4.1 - Customer focused services
Operational Activity:	4.1.5 - Administer and review council's local laws and relevant State legislation in a manner that supports council's economic, community and environmental goals for the region and is consistent with statutory obligations

CONSULTATION

Portfolio Councillor Consultation

- Cr McKay – Portfolio Councillor for Community and Environment

Internal Consultation

- Cr Dwyer – Division 2 Councillor

External Consultation

External consultation has taken place with the Department of National Parks, Sport and Racing in relation to activity within the marine zone on the Pumicestone Passage.

Community Engagement

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

PROPOSAL

At its Ordinary Meeting on December 10, 2015, Council approved kite surfing hire and stand up paddle hire at Bulcock Beach (Happy Valley) between beach access 293 and 296, as part of its high-use / high-impact commercial use of community land application process. Council did not receive any applications for this approved activity. As such, the approved location remains vacant.

Council has received interest from a prospective business operator seeking a permit to operate from the approved location, however the business has been advised by the Department of National Parks, Sport and Racing that it is unlikely to receive a marine park permit for kite surfing hire. This permit is required as part of the approval process to operate a business within the marine zone on the Pumicestone Passage.

In order to clarify the advice received, Council officers engaged with the Department of National Parks, Sport and Racing who confirmed that it was unlikely that marine park permits will be issued to commercial operators wishing to conduct kite surfing hire in the vicinity of Bulcock Beach (Happy Valley) between Beach Access 293 and 296 due to the disturbance of shorebirds at this location.

The *Marine Parks (Moreton Bay) Zoning Plan 2008*, outlines the following in relation to shorebirds:

A person must not cause unreasonable disturbance to shorebirds in the marine park including, for example, by -

- navigating an aircraft or vessel through a group of feeding or roosting shorebirds; or*
- driving a vehicle through a group of feeding or roosting shorebirds; or*

- (c) *landing or taking off in an aircraft through, or hovering in an aircraft above, a group of feeding or roosting shorebirds.*
- (d) *A person must not, in the marine park, cause unreasonable disturbance to a shorebird's habitat.*

Example of unreasonable disturbance – causing a shorebird to take flight.

Given the kite surfing hire and stand up paddle hire location remains vacant and as a result of the advice from the Department of National Parks, Sport and Racing that it is unlikely to support kite surfing hire, it is recommended that Council amend its approved activity to stand up paddle hire only. If endorsed, it is proposed that the revised activity will be made publically available for prospective businesses to apply for a permit to operate their business on council-controlled land.

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 and the *Land Act 1994* applies to reserves under the Act that Council holds as trustee.

The land tenure for the approved location is State Reserve under control of Council as Trustee. As such Council is required to adhere to the provisions set out in the *Land Act 1994* regarding Trustee Permits, and therefore must comply with Section 60 of the legislation.

Given this activity requires access to Pumicestone Passage, the activity must also be in accordance with the provisions set out in the *Marine Parks Act 2004*, and the *Marine Parks (Moreton Bay) Zoning Plan 2008*.

Policy

The Community Land and Complementary Commercial Activity Policy articulates Council's position on community land and commercial activity by balancing the needs of the community with demand for commercial activity.

Risk

Currently prospective business operators are not in a position to obtain required approvals from the Department of National Parks, Sport and Racing due to the department not supporting kite surf hire on Pumicestone Passage. To mitigate this risk, it is proposed that the activity be amended to stand up paddle hire only which supports the advice received from the Queensland government department.

Previous Council Resolution

Ordinary Meeting – 10 December 2015 – Council Resolution (OM15/243)

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.*

Related Documentation

- Corporate Plan 2014-2019
- Council's Local Laws
- *Land Act 1994*
- *Land Regulation 2009*
- *Local Government Act 2009*
- *Marine Parks Act 2004*
- *Marine Parks (Moreton Bay) Zoning Plan 2008*
- Sunshine Coast Open Space Strategy 2011
- Sunshine Coast Social Infrastructure Strategy 2011
- Regional Economic Development Strategy 2013-2033
- Community Land and Complementary Commercial Activity Policy

Critical Dates

There are no specific critical dates associated with this report, however there is a prospective business operator seeking a decision in relation to the ability to apply for stand up paddle hire only. The prospective business operator will be notified of Council's decision in writing within seven (7) working days post the September, 2016 Ordinary Meeting.

Implementation

The implementation plan associated with the officer recommendation for this report will entail notifying the prospective business operator of Council's decision in writing within seven (7) working days post the September, 2016 Ordinary Meeting and the amended location being made publicly available.

8.4 INFRASTRUCTURE SERVICES

Nil

8.5 ECONOMIC DEVELOPMENT AND MAJOR PROJECTS**8.5.1 PUBLIC LIGHTING PROJECT - URBAN LIGHTING MASTER PLAN**

File No:	Council meeting
Author:	Coordinator Commercial Analysis Economic Development and Major Projects Department
Appendices:	App A - Sunshine Coast Council Urban Lighting Master Plan (July 2016) Pg 241 / 439
Attachments:	Att 1 - Financial Options (<i>Under Separate Cover</i>)..Conf Pg 53 / 55 Att 2 - QPS Public Lighting Pg 437 / 439

PURPOSE

The purpose of this report is to present the Urban Lighting Master Plan (the ULMP) for endorsement. The plan was developed under the Public Lighting Project (the Project) and the Public Lighting Services Contract 1112021 by Citelum Australia Pty Ltd (Citelum).

EXECUTIVE SUMMARY

The Public Lighting Project aims to deliver substantial improvements to the public lighting network by upgrading street lights to energy efficient technology. The Project will simultaneously address the age and poor condition of current lights, the price risk associated with future upgrades performed by Energex, the current high energy usage, and the future Smart City concept.

The Urban Lighting Master Plan sets the strategic guidance for public lighting to support Council's vision to be the most sustainable region in Australia: vibrant, green and diverse. The Urban Lighting Master Plan envisages improved public lighting outcomes including greater energy efficiency and reduced ongoing costs through the use of new LED and smart control technologies. The ULMP:

- adopts a design focused on pedestrians, to reinforce city mobility strategies and increase public transport options
- differentiates between coastal area (transition from heritage look to more modern looking LED and bracket) and hinterland area (maintain heritage look with LED technology)
- provides six options with a range of energy savings depending on luminaire type, road type and cognizant of the lighting design standard for that road
- details upgrade plans for 27 localities with overall energy savings ranging from 43% to 58%
- recommends a hybrid networking solution that enables the delivery of Smart City Framework services across low band, medium band, and targeted broadband capacity across the Sunshine Coast. The key benefit of investing in a hybrid bandwidth network as part of the Public Lighting Project would be the cost efficiencies of undertaking the installation simultaneously to LED conversion and accelerate the timeframe for the deployment of smart city initiatives to the broader region which may otherwise take over a decade to deliver
- incorporates a centralised management system to enable defect detection and reporting, schedules-based dimming, on demand dimming, energy metering, asset performance and maintenance history tracking and
- proposes an environmental lighting overlay plan across the entire region to guide property developers, sporting clubs and their associated lighting designers to provide

public lighting that is both safe, energy efficient, smart and sensitive to the environment and consistent with the UN Environment Program Action Plan for the Loggerhead Turtle.

Confidential Attachment 1 to the Urban Lighting Master Plan includes indicative costs for the capital upgrade of lighting assets including installation of smart controls. Option 1 aligns most closely to the preferred option based on feedback from internal Council stakeholders.

The following items remain to be resolved before Council can proceed with the asset transfer:

- Transfer agreement with Energex and Facilities Access Agreement
- Modification to Citelum Part A contract
- Drafting and execution of Citelum Part B contract detailing upgrade works schedule.

This report seeks Council endorsement of the Urban Lighting Master Plan. A future report will be presented to Council once the Transfer Agreement with Energex and the contract with Citelum to undertake the capital upgrade works and provide ongoing service and maintenance are in their final form. A business case update will be provided to show the financial outcome of these developments.

OFFICER RECOMMENDATION

That Council:

- receive and note the report titled "Public Lighting Project - Urban Lighting Master Plan"**
- endorse the Urban Lighting Master Plan in order to set the strategic guidance for public lighting and**
- note that the updated business case will be the subject of a future report once the Transfer Agreement and the Public Lighting Services Contract are in their final form.**

FINANCE AND RESOURCING

The 2016/2017 Capital Works Program includes \$12.2 million for the Public Lighting Project, including the acquisition of the street lights and a further \$5.2 million budgeted towards commencing street light upgrades to LED and smart controls.

A further \$4.3 million in each of Years 2-5 of Council's 10 year capital budget has also been assigned to complete the entire street light renovations to LED and smart controls.

The cost of preparing the ULMP was \$300,000.

CORPORATE PLAN

Corporate Plan Goal: *A strong community*

Outcome: 2.1 - Safe and healthy communities

Operational Activity: 2.1.5 - Continue to implement 'smart LED deployment' for public lighting in accordance with Council's endorsed program

CONSULTATION

Internal Consultation

Strategic Discussion Forum 4 August 2016

Director Economic Development and Major Projects

Director Infrastructure Services

Chief Information Officer

Coordinator Industry Enablement

Legal Services Branch

Major Urban Developments Branch

Parks and Gardens Branch

Project Delivery Branch

Transport Infrastructure Management Branch

PROPOSAL

Urban Lighting Master Plan

Citelum has prepared a final draft of the Urban Lighting Master Plan (August 2016) providing indicative costs and a proposed strategy for the four year capital upgrade works. To recap, the ULMP sets the strategic guidance for public lighting to support Council's vision to be the most sustainable region in Australia; vibrant, green and diverse. The ULMP envisages improved public lighting outcomes including greater energy efficiency and reduced ongoing costs through the use of new LED and smart control technologies. The ULMP:

- adopts a design focused on pedestrians, to reinforce city mobility strategies and increase public transport options
- differentiates between coastal area (transition from heritage look to more modern looking LED and bracket) and hinterland area (maintain heritage look with LED technology)
- provides six options with a range of energy savings depending on luminaire type, road type and cognizant of the lighting design standard for that road
- details upgrade plans for 27 localities with overall energy savings ranging from 43% to 58%
- recommends a hybrid networking solution that enables the delivery of Smart City Framework services across low band, medium band, and targeted broadband capacity across the Sunshine Coast. The key benefit of investing in a hybrid bandwidth network as part of the Public Lighting Project would be the cost efficiencies of undertaking the installation simultaneously to LED conversion and accelerate the timeframe for the deployment of smart city initiatives to the broader region which may otherwise take over a decade to deliver
- incorporates a centralised management system to enable defect detection and reporting, schedules-based dimming, on demand dimming, energy metering, asset performance and maintenance history tracking and
- proposes an environmental lighting overlay plan across the entire region to guide property developers, sporting clubs and their associated lighting designers to provide public lighting that is both safe, energy efficient, smart and sensitive to the environment and consistent with the UN Environment Program Action Plan for the Loggerhead Turtle.

Smart City Integration

LED lighting with smart controls is a key platform to deliver other Smart City technologies to residents. In the prior report to Council, it was noted that six suppliers with different network architectures were assessed. A hybrid bandwidth network solution is proposed as it incorporates low band, medium band, and targeted broadband capacity across the coast. This allows for WiFi and CCTV capabilities in selected areas around major urban/commercial precincts, while being sufficiently flexible to support lower (and thus cheaper) band wireless services in lower population areas.

In all cases the system provides for smart light controls, and region-wide smart city infrastructure, with the types of applications more limited in low band areas, and richer in higher speed areas.

Importantly, the solution also provides for a management platform that could provide one of the key regional Smart City platforms, plus the network itself provides the ability to capture massive amounts of data that could assist Council's asset management and potentially allow data commercialisation in future.

The key benefit of investing in a hybrid bandwidth network as part of the Public Lighting Project would be to accelerate the timeframe for the deployment of smart city initiatives to the broader region which may otherwise take over a decade to deliver.

Street light inventory and other lights

The Urban Lighting Marketing Plan is focused on street lighting, and does not include approximately 5,000 lighting points found in parks, gardens, and on metered poles in recreational areas. The additional cost of upgrading these other assets is not presently part of the Public Lighting Services Contract and is not included in this analysis. These assets are currently managed by a number of internal branches.

Negotiation with Energex

Negotiations with Energex on the asset transfer have progressed via a series of further meetings involving senior management and covering a number of internal departments to address separate issues (finance, legal, technical, asset management, engineering).

Prior to obtaining shareholding minister's approval for the transfer, the following two agreements need to be finalised:

1. Transfer Agreement

A number of minor details remain to be addressed prior to finalisation of the Transfer Agreement including third party rights, asset demarcation points, historical records, pre-existing conditions and post-closure protocols.

2. Facilities Access Agreement

Discussion over the nature and appropriate form for this agreement is continuing. Council must ensure it secures appropriate tenure over the assets and is not subject to future hidden costs in relation to the application of the license fee and interaction with Council's Smart City vision.

Ongoing discussion is focused on:

- the point of demarcation between the Energex network and Council's assets on distribution poles
- ownership of conduit (underground) and some cable (overhead) between the point of supply and the street light pole and
- tailoring the agreement specifically for street lights rather than amending an existing legacy agreement developed for telecommunication assets on distribution poles.

Update of the Public Lighting Services Contract with Citelum

The revised service offer from Citelum requires the current contract (Part A) to be updated and the upgrade works contract (Part B) to be developed concurrently.

Assessment of options to achieve optimal electrical safety and compliance with the AS/NZS 3000 Wiring Rules

Council-owned street lights are required to comply with AS/NZS 3000 Wiring Rules. Energex is an electrical entity and is required under the *Electrical Safety Act 2002* to ensure the lighting installation is electrically safe. However, Energex is not required to specifically comply with the Wiring Rules.

Four alternative approaches to AS/NZS 3000 Wiring Rule compliance for existing street lights are being examined, including undertaking detailed risk assessments for each.

Legal

Legal Services Branch provided advice on the development of Part A of the Public Lighting Services Contract and has participated in all discussions with Energex since July 2013.

The Transfer Agreement and the Facilities Access Agreement are being developed in negotiation with Energex's Legal Services Branch. Council is also working with external legal specialists on the amendments to Citelum's Part A contract and development of Part B key principles.

The Public Lighting Services Contract status remains at a hold point until the above are satisfactorily achieved.

Policy

The *Sunshine Coast Climate Change and Peak Oil Strategy 2010-2020* and the *Sunshine Coast Energy Transition Plan 2010-2020* identified the risk of volatility and price increases within the energy markets. The Public Lighting Project responds to Action 41 under the *Energy Transition Plan* which specifically requires Council to review the efficiency of street lighting and conduct an audit of the network.

Energy efficient street lighting is also consistent with the *Carbon Neutral Plan* as it has the potential to reduce carbon emissions from electricity use – the second largest source of carbon after landfill gas emissions.

Public lighting is referenced in the *Sunshine Coast Council Corporate Plan 2014-2019: July 2016* edition; the *Sunshine Coast Annual Operational Plan 2016-17*; and the *Sunshine Coast Planning Scheme 2014*.

Risk

The following are considered key financial and non-financial risks:

Financial

- Asset compliance upgrades deemed necessary to meet Wiring Standards upon commencement of the Urban Lighting Master Plan works reduce the viability of the project.
- Energex's standard replacement for the mercury vapour lamp is the Compact Fluorescent Lamp (CFL). Experiences in NSW of high CFL failure rates poses risk of premature removal of these lights in the future with resultant cost borne by Council.
- Delays to project commencement result in Energex upgrading some assets at end of life and moving Council from a Rate 2 infrastructure charge to the higher Rate 1 tariff.

- 'Special Circumstance Repair' costs charged by the contractor are greater than budgeted due to latent conditions of assets transferred.
- Lack of provision for future capital replacement costs.
- Capital budget and operating cost overrun.
- Financial assumptions and modelling sensitivities.

Non-financial

- Failure to secure a Transfer and Facilities Access Agreement with Energex.
- The current contractor withdraws from the Project.
- Risks of current street lights not complying with road lighting standards.
- Inconsistent lighting amenity and inconsistent approach to lighting upgrades.
- Asset management planning – legal requirements and operational risk.
- Asset ownership risk, if Council becomes responsible for consumer mains to street lights, of injury or death from striking live lighting cables. This could occur for example:
 - if conduit/cable is not identified or in a location different to that expected
 - If conduit/cable is damaged and
 - during standard repairs or maintenance undertaken by a service contractor.

A range of mitigation measures were identified and these will be implemented as appropriate if the project proceeds.

Table 1 identifies benefits in relation to Council's Public Lighting Project.

Table 1: Public Lighting Project benefits

Category	Benefit
Safety	High quality white light is one of the most cost-effective accident prevention measures by reducing reaction times of drivers. Tests measuring the ability of drivers to detect objects (or pedestrians) at safe distances, under different lighting schemes show LED streetlights use far less energy while maintaining safety and better vision for drivers.
Compliance	Markedly improved compliance with Australian Standards which reduces Council's public liability.
Smart City Network	Lighting is a key platform that enables the project economics to provide Smart City services to residents and businesses. Using the Public Lighting Project as the foundation for Smart City infrastructure, Council will have the capacity to deploy across the region and at a scale far beyond what could be achieved without the LED lighting upgrade.

Category	Benefit
Social	<p>Substantially improved lighting amenity from use of modern LED lighting and advanced control systems in existing and new developments.</p> <p>Improved lighting makes people feel more secure and therefore more willing to use the streets at night. There is also reasonable evidence to suggest (eg UK Home Office, LA deployment) that there are real reductions in the rate of incidental crime through improved lighting.</p> <p>Opportunity to drive improved education and raise awareness regarding a more responsible attitude towards sustainability, particularly energy usage, generation and conservation and especially with the younger residents of the region.</p>
Financial	Cost saving over 20 years against the continuation of the existing street lighting arrangements.
	Greater financial certainty about costs for up to 20 years.
	Construction of a communication network asset that has potential to be revenue-producing and could be used for linking parking information, utility meters, security cameras, electric vehicle charging stations and data commercialisation.
	Following construction of the Sunshine Coast Solar Farm, public lighting will be unmatched load (given the electricity consumption is at night). Energy efficient lighting is an important risk mitigation measure to manage the cash flow volatility associated with the Pool Price Pass Through retail strategy.
Economic	\$12.2 million of direct economic benefit is projected to flow into the Sunshine Coast economy due to the Project and associated job creation.
	Opportunity to export the local skills developed during the construction phase into similar projects both within Queensland and nationally, further bolstering local economic growth.
	Potential to leverage the investment to attract, support and grow external investment (including Federal funding) in the local 'cleantech' industry sector, and in the process identify the Sunshine Coast as a leading national 'cleantech' hub.
Environmental	Light pollution reduction benefits and removal of mercury from the system. Improve lighting amenity for fauna.
	Assist in the transition to clean energy and substantially contribute to Council's goal of becoming carbon neutral by 2020.
	Reduce Council's greenhouse gas emissions by approximately 5,270 tCO ₂ -e per year, which is equivalent to 18% of our electricity generated emissions or roughly 4% of Council's total annual greenhouse gas emissions.

Furthermore, following construction of the Sunshine Coast Solar Farm, public lighting will be unmatched load (given the electricity consumption is at night). Energy efficient lighting via LEDs is an important risk mitigation measure to reduce electricity consumption and thus manage the cash flow volatility associated with the 'Pool Price Pass Through' electricity retail strategy.

Previous Council Resolutions**Ordinary Meeting 21 April 2016 (OM16/65)**

That Council authorise the Chief Executive Officer to finalise matters relating to future public lighting arrangements as discussed in confidential session.

Ordinary Meeting 26 February 2015 (OM15/27)

That Council authorise the Chief Executive Officer to progress matters relating to future public lighting arrangements as discussed in confidential session.

Ordinary Meeting 26 October 2011 (OM11/252)

That Council:

- (a) receive and note the report "Public Lighting Management"*
- (b) endorse the draft "Public Lighting Plan" (Appendix A)*
- (c) proceed with the calling of expressions of interest for Public Lighting Services under contract number 1112021 in accordance with section 177 of the Local Government (Finance, Plans and Reporting) Regulation 2010*
- (d) note that the calling of the expressions of interest would be in the public interest for the following reasons:*
 - i. being able to discuss and negotiate the best outcome for council given a number of unknowns in the public lighting plan context*
 - ii. to allow industry driven analysis of existing and future public lighting needs on which to base economic decisions and*
 - iii. to enable a non-standard unique contract between council and the successful firm to be developed incorporating innovative service delivery*
- (e) authorise the Chief Executive Officer to prepare a shortlist of the persons who responded to the expression of interest and invite tenders from those firms on the shortlist and*
- (f) allocate \$300,000 from the Strategic Projects Reserve in 2011/2012 for the delivery of the street lighting audit*
- (g) express sincere appreciation to the Sunshine Coast Regional Council officers for the works undertaken in relation to the Public Lighting Management Plan.*

Related Documentation

Sunshine Coast Annual Operational Plan 2016-17

Sunshine Coast Climate Change and Peak Oil Strategy 2010-2020

Sunshine Coast Council Corporate Plan 2014-2019: July 2016 edition

Sunshine Coast Council Public Lighting Business Case February 2015 and Business Case Update 1 April 2016

Sunshine Coast Council Smart City Framework

Sunshine Coast Energy Transition Plan 2010-2020

Sunshine Coast Planning Scheme 2014

Critical Dates

While there are no critical dates associated with the report, a target date of 1 October 2016 has been tentatively set. This date will not be achieved however negotiations with Energex will continue to be progressed as a priority.

Implementation

Implementation will involve Council and Energex finalising the transfer agreement and the associated Facilities Access Agreement. This will require approval of the Energex CEO and Council prior to Ministerial approval.

8.5.2 UPDATED STRATEGIC POLICY - SPONSORSHIP (GOVERNANCE FRAMEWORK)

File No:	Council meetings
Author:	Manager Economic Development Economic Development and Major Projects Department
Appendices:	App A - Sunshine Coast Council Sponsorship (Governance Framework) Strategic Policy - revised version231
Attachments:	Att 1 - Sunshine Coast Council Sponsorship (Governance Framework) Strategic Policy - tracked changes version237

PURPOSE

At its Ordinary Meeting of 18 August 2016, Council requested the Chief Executive Officer to review the Sponsorship (Governance Framework) Strategic Policy (the Sponsorship Policy). The purpose of this report is to seek endorsement of the revised Sponsorship (Governance Framework) Strategic Policy (Appendix A).

EXECUTIVE SUMMARY

At its Ordinary Meeting of 18 August 2016, Council requested the Chief Executive Officer to review the Sponsorship (Governance Framework) Strategic Policy.

The Sponsorship Policy provides a framework for determining when Council will enter into a sponsorship arrangement, and applies to both sponsorship provided by Council (outgoing) and sponsorship received by Council (incoming).

The Sponsorship Policy ensures that sponsorship risks are managed, sponsorship arrangements align with Council's Corporate Plan, and Council's reputation is upheld in the development, assessment, management, evaluation and reporting on sponsorship arrangements. The Sponsorship Policy will ensure the widest scope for Council to do business, while also ensuring great governance.

Accordingly, a revised Sponsorship Policy is attached for Council's consideration (Appendix A).

OFFICER RECOMMENDATION

That Council:

- (a) note the report titled "Updated Strategic Policy - Sponsorship (Governance Framework)" and**
- (b) adopt the Sunshine Coast Council Sponsorship (Governance Framework) Strategic Policy (Appendix A).**

FINANCE AND RESOURCING

The review of the Sponsorship Policy has been undertaken internally and funded by existing budget allocations.

CORPORATE PLAN

Corporate Plan Goal: *A new economy*

Outcome: 1.5 - A natural, major and regional event destination

Operational Activity: 1.5.1.1 - Manage Council's major and regional events sponsorship commitments

CONSULTATION**Portfolio Councillor Consultation**

Cr Jason O'Pray, Portfolio Councillor for Tourism, Sport and Major Events

Cr Stephen Robinson, Portfolio Councillor for Economic Development

Internal Consultation

Chief Legal Officer

Manager Community Facilities and Planning

Manager Community Relations

Manager Corporate Governance

Manager Environment & Sustainability Policy

Manager Finance

Manager Office of the Mayor and CEO

Coordinator Tourism and Major Events

External Consultation

There has been no external consultation on this issue.

Community Engagement

There has been no community engagement on this issue.

PROPOSAL

At its Ordinary Meeting of 18 August 2016, Council requested the Chief Executive Officer to review the Sponsorship (Governance Framework) Strategic Policy.

The Sponsorship Policy was first introduced in 2010 following amalgamation when a need for a sponsorship policy was identified. A working group of key departmental officers was convened to review sponsorship arrangements and practices across Council and draft the original sponsorship policy which was endorsed by Council on 8 April 2010. The Sponsorship Policy has not been reviewed or updated since then.

The revised Sponsorship Policy (Appendix A) provides a framework for determining when Council will enter into a sponsorship arrangement; updates financial delegations to ensure the efficient and effective use Council administrative resources; and applies to both sponsorship provided by Council (outgoing) and sponsorship received by Council (incoming).

The key principles in the Sponsorship Policy are based upon the following four themes:

1. Community benefit
2. Alignment with Council's strategic direction
3. Risk management
4. Open, accountable decision-making and financial management.

The Sponsorship Policy therefore ensures that sponsorship risks are managed, sponsorship arrangements align with Council's Corporate Plan, and Council's reputation is upheld in the development, assessment, management, evaluation and reporting on sponsorship arrangements.

It is proposed to have an escalating range of outgoing and incoming sponsorship agreements:

Outgoing sponsorships arrangements

Outgoing sponsorship agreements with a value above \$200,000 (ex GST) will be approved by Council.

Outgoing sponsorship agreements with a value up to \$200,000 (ex GST) per year in a single or multiple instance up to three years will be delegated to the Chief Executive Officer.

Incoming sponsorships agreements

Incoming sponsorship agreements with a value above \$100,000 (ex GST) will be approved by Council.

Incoming sponsorship agreements with a value up to \$100,000 (ex GST) per year in a single or multiple instance up to three years will be delegated to the Chief Executive Officer.

Following endorsement of the revised Sponsorship Policy, the organisational guidelines for *Sponsorship Provided by Council (Incoming)* and *Sponsorship Received by Council (Outgoing)* will also be updated. These guidelines provide direction for officers considering sponsorship arrangements and ensure that all sponsorship arrangements entered into are consistent with the Sponsorship Policy.

Due to the diversity of sponsorship arrangements and procedures across Council's business areas, department-level procedures may also be developed where required.

Legal

The Sponsorship Policy is consistent with Council's obligations under the *Local Government Act 2009* and other Acts applicable to Local Governments.

Policy

The Sponsorship Policy is a strategic-level policy in accordance with the SCRC Policy Framework.

Risk

The Sponsorship Policy will provide a single framework that is clear and easy for all officers to understand. The Sponsorship Policy can be applied to both sponsorship provided (outgoing) and sponsorship received (incoming) by Council.

Previous Council Resolution

At its Ordinary Meeting of 18 August 2016, Council requested the Chief Executive Officer to review the Sponsorship Policy.

Council Resolution (OM16/146)

That Council:

- (a) *receive and note the report titled “Major and Regional Events Sponsorship Application”*
- (b) *approve the sponsorship in accordance with the recommendations of the Sunshine Coast Events Board and*
- (c) *request the Chief Executive Officer to review the Sponsorship Policy 2010 and to report back to Council at the September 2016 Ordinary Meeting on possible strategies and actions for inclusion in the Sponsorship Policy that would assist Sunshine Coast Council in maintaining its competitive advantage in successfully attracting events to the Region.*

At its Ordinary Meeting on 8 April 2010, Council endorsed the SCRC Sponsorship Policy.

Council Resolution (OM10/071)

That Council:

- (a) *note the report titled “Sponsorship Policy”;*
- (b) *adopt the Sunshine Coast Regional Council Sponsorship Policy (“Governance Framework”) (Appendix A as amended); and*
- (c) *request the Chief Executive Officer to bring forward a discussion on Council sponsorship to a Strategic Discussion Forum for further consideration.*

Related Documentation

CMC Sponsorship Management Guidelines - Crime and Misconduct Commission (QLD)

Community Grants Strategic Policy

ICAC Sponsorship in the Public Sector - Independent Commission Against Corruption (NSW)

Sponsorship Provided by Council (Incoming) Organisational Guideline

Sponsorship Received by Council (Outgoing) Organisational Guideline

Sunshine Coast Council Corporate Plan 2014-2019 (July 2016 edition)

Critical Dates

There are no critical dates that relate to this report.

Implementation

The Chief Executive Officer will arrange for the implementation of the Sponsorship Policy (Governance Framework) and ensure that sponsorship organisational guidelines are updated to guide officers when applying the policy to all sponsorship arrangements entered into by Council.

The Economic Development Branch will ensure all officers are advised of the new Sponsorship Policy (Governance Framework) coming into effect using existing communications processes and channels. The Branch will also arrange for the policy to be available on Council’s Policy Register for ongoing access.

8.6 OFFICE OF THE MAYOR AND THE CEO**8.6.1 CONTRIBUTION TO THE SOUTH EAST QUEENSLAND OLYMPICS BID FEASIBILITY STUDY**

File No:	Council meetings
Author:	Chief Strategy Officer Office of the Mayor and Chief Executive Officer
Attachments:	Att 1 - Pre-Feasibility Analysis of a potential South East Queensland Bid for the 2028 Olympic Games253

PURPOSE

This report seeks Council's agreement to contribute towards the cost of a detailed feasibility study and associated investigations to inform a future decision by the Council of Mayors South East Queensland (COMSEQ) on whether to initiate a bid for SEQ to stage the 2028 Olympic and Paralympic Games.

EXECUTIVE SUMMARY

The COMSEQ resolved on 6 March 2015 to explore the potential for a regional bid for the 2028 Olympic and Paralympic Games. It was unanimously agreed by the Mayors at that time that such a major opportunity to showcase SEQ's many strengths on the world stage warranted further investigation.

The International Olympic Committee's (IOC's) Agenda 2020 reforms (which provide for a more sustainable and cost effective approach to the future staging of an Olympic and Paralympic Games event) generates the opportunity for medium-sized cities and regions to consider a bid as a basis to advance infrastructure delivery, economic growth and employment creation and raise their international profile.

COMSEQ commissioned a pre-feasibility analysis of a potential bid to inform a decision on whether to undertake a full feasibility study and commence a detailed engagement process with all tiers of government, industry and the community. In doing so, the Mayors of SEQ took the view that ultimately, an SEQ Olympic and Paralympic bid can only - and will only - proceed if it will demonstrably deliver a better region for SEQ residents and a stronger economic, social and cultural legacy for Queensland and Australia.

On 27 July 2016, COMSEQ released the results of the pre-feasibility analysis (see **Attachment 1**) which indicates (in summary) that there are options which could see a successful bid delivered in SEQ and there is potential to host a successful Olympic Games and Paralympic Games in 2028. However, further detailed investigation and collaboration with all levels of government, industry sectors and community groups is considered to be vital to determine whether any bid should proceed.

The pre-feasibility analysis was a preliminary investigation into the region's capability to host an Olympic and Paralympic Games. The further work that is proposed includes three linked studies - a long term, region wide, People Mass Movement study; a detailed analysis of current sporting and performing arts venues and future needs; and a full Olympic feasibility study. It should be noted the conduct of these studies would also deliver highly valuable information and insights that could underpin future planning and decision making on improving the liveability, functionality and connectedness of SEQ in the future - regardless of an Olympic bid proceeding.

It has been estimated by COMSEQ that the total cost of undertaking the detailed feasibility study and associated investigations (ie. the three studies referenced above) would be in the

order of \$2 million to \$2.5 million. This estimate is subject to market testing and the final cost could be either higher or lower than this range.

All COMSEQ member councils have been requested to make a contribution towards the cost of the detailed feasibility study and associated investigations, with respective councils' contributions calculated on a pro-rata basis which reflects a council's share of the SEQ population. On this basis, the contribution sought from Sunshine Coast Council is between \$171,595.20 and \$214,369.

Given the decision of the Gold Coast City Council on 23 August 2016 not to contribute to this project, it is possible the contribution sought will change. Assuming all ten remaining councils in SEQ agree to contribute, the revised range for Sunshine Coast Council (based on the same formula) could be between \$205,521 and \$256,901.50. All of the amounts quoted above are exclusive of GST. At the time of writing this report, Brisbane City Council, Redlands City Council and Somerset Regional Council have all resolved to contribute to the detailed feasibility study and associated investigations, with the remaining SEQ Councils expected to make a decision in this regard prior to the end of September.

Participating in the detailed feasibility study and associated investigations is recommended given the value of the information that will be generated to shape future SEQ planning and infrastructure decision making and the potential value that a successful Olympic Games and Paralympic Games could deliver to the region (should a bid proceed). Detailed feasibility analysis is required if the value of hosting such a significant event is to be appropriately ascertained and to help identify the optimal legacy outcomes that SEQ should establish as the basis for any bid that may go forward. Without undertaking this work, councils and communities in SEQ will not know whether there is demonstrable value in pursuing such a bid.

It should be noted that at this time, Council is only being requested to contribute to the detailed feasibility study and associated investigations. The outcome of this work would inform any future decision which Council may make on whether it contributes to an actual Olympic and Paralympic Games bid.

Given the variables that could affect the cost of the detailed feasibility study and associated investigations (as the estimated cost has not been market tested), the recent decision of the Gold Coast City Council and that other SEQ councils are yet to determine their position on this matter, it is proposed that Council authorise a contribution of up to \$300,000 (plus GST). Council would be advised by the Chief Executive Officer of the final contribution range once all SEQ councils have considered their position on this matter and once the COMSEQ Mayors make a decision on whether to proceed. Further, Council would be advised of the final contribution amount once quotations have been received and assessed by COMSEQ.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Contribution to the South East Queensland Olympics Bid Feasibility Study”
- (b) approve a contribution of up to \$300,000 (plus GST) to the Council of Mayors South East Queensland (payable over the 2016-2017 and 2017-2018 financial years) towards the cost of developing a detailed feasibility study and associated investigations to inform a future decision on whether to initiate a bid for South East Queensland to stage the 2028 Olympic Games and Paralympic Games
- (c) subject to the approval of recommendation (b) above, approve that Council’s contribution be referred for consideration as part of the 2016-2017 budget review process and the 2017-2018 budget development process and
- (d) request the Chief Executive Officer to keep Council informed of progress with the finalisation of the cost of the feasibility study and associated investigations and the quantum of Council’s contribution within the funding envelope nominated in (b) above.

FINANCE AND RESOURCING

The contribution that has been sought by COMSEQ from each council is calculated based on the respective council’s share of the SEQ population. The value of the contribution sought is determined on a pro-rata basis, using the relevant population percentage for that Council applied to the estimated total cost of the detailed feasibility study and associated investigations.

As indicated above, COMSEQ has estimated the cost of the detailed feasibility study and associated investigations would be in the order of \$2 million to \$2.5 million, subject to market testing.

The SEQ population (excluding Noosa Shire Council area) that is used in calculating the pro-rata contributions is 3,298,308 persons. The Sunshine Coast Council area population that underpins this estimate is 282,822 persons – which constitutes 8.5748% of the estimated population of SEQ. On this basis, the contribution range calculated for the Sunshine Coast Council (subject to market testing and all 11 SEQ councils agreeing to contribute) is:

Population	Percentage share of SEQ population	Contribution at total estimated cost of \$2 million (ex GST)	Contribution at total estimated cost of \$2.5 million (ex GST)
282,822	8.5748%	\$171,595.20	\$214,369

On 23 August 2016, the Gold Coast City Council decided not to contribute to the cost of the detailed feasibility study and associated investigations. If individual council contributions are recalculated on a pro-rata basis for the remaining ten councils in SEQ (but excluding the Gold Coast City Council area population of 546,067 persons), the contribution for the Sunshine Coast Council (subject to market testing and all remaining 10 SEQ councils agreeing to contribute) could be within the following range:

Population	Percentage share of SEQ population (excluding Gold Coast)	Contribution at total estimated cost of \$2 million (ex GST)	Contribution at total estimated cost of \$2.5 million (ex GST)
282,822	10.27606%	\$205,521	\$256,901.50

COMSEQ has confirmed that Council's contribution would be payable over two financial years – 2016-2017 and 2017-2018. Accordingly, should Council agree to contribute to the detailed feasibility study and associated investigations, there would need to be an appropriate adjustment considered as part of the 2016-2017 Budget Review process, with the balance of the contribution in 2017-2018 incorporated in Council's budget for that year.

CORPORATE PLAN

Corporate Plan Goal: *An outstanding organisation*
Outcome: 5.4 - Productive, professional partnerships
Operational Activity: 5.4.5 - Build and maintain productive working relationships with governments, industry and community bodies

CONSULTATION

Portfolio Councillor Consultation

Consultation has been undertaken with Mayor Jamieson as the Council nominated Director on the COMSEQ.

Internal Consultation

All Councillors were briefed on the Pre-Feasibility report produced by COMSEQ on 27 July 2016. A further briefing was provided to Councillors and the Executive Leadership Team by COMSEQ officers on 11 August 2016.

External Consultation

- Executive Director, COMSEQ.
- In addition, the opportunity has been taken as part of the Mayor's regular engagement with State Ministers and agencies to highlight the outcomes of the COMSEQ Pre-Feasibility report.

Community Engagement

No specific community engagement activities have been undertaken in relation to this matter. *The Courier Mail* did commission a Galaxy Poll in early August, the results of which indicated that 62% of respondents support a possible bid for the 2028 Olympic and Paralympic Games. It is noted this was conducted during the Rio 2016 Olympic Games.

PROPOSAL

Background

The Olympic Agenda 2020 (Agenda 2020) was introduced by the IOC in December 2014 to provide a clearer vision for the future of the Olympic Movement and how the Games and its values can be protected and enhanced. The 40 recommendations of Agenda 2020 seek to enhance and preserve the positive image and elements of the Olympic Movement and put a greater focus on host country legacies and long term local, regional and national benefits.

Importantly, Agenda 2020 addresses one of the major hurdles for a potential bid city – the escalating costs of bidding for and hosting an Olympic Games, and the increasing public debate around the costs versus the benefits. Agenda 2020 is designed to enhance the prospects of mid-sized cities bidding for an Olympic and Paralympic Games event, thereby increasing the pipeline of bidding cities.

Specifically, some of the key areas addressed by Agenda 2020 are:

- Changes to the bidding procedure, with a new philosophy to invite potential candidate cities to present a project that fits their sporting, economic, social and environmental long-term planning needs
- Reducing costs for bidding, by decreasing the number of presentations that are allowed and providing a significant financial contribution from the IOC
- Move from a sport-based to an event-based program, leaving behind a stronger sporting, social, cultural and economic legacy for host cities and
- Adapting and further strengthening the principles of good governance, transparency and ethics to meet the changing expectations.

With the adoption of Agenda 2020, the COMSEQ resolved on 6 March 2015 to explore the potential for a SEQ regional bid for the 2028 Olympic and Paralympic Games. The COMSEQ considered that a regional SEQ Olympic and Paralympic Games bid was worth exploring, as a potential driver for infrastructure delivery, economic growth and international profiling of the region. It was unanimously agreed by the Mayors at that time that such a major opportunity to showcase SEQ's many strengths on the world stage warranted further investigation.

COMSEQ commissioned a pre-feasibility analysis of a potential bid, to inform a decision on whether to undertake a full feasibility study and commence a detailed engagement process with all tiers of government, industry and the community. In doing so, the Mayors of SEQ took the view that ultimately, an SEQ Olympic and Paralympic bid can only - and will only - proceed if it will demonstrably deliver a better region for SEQ residents and a stronger economic, social and cultural legacy for Queensland and Australia.

COMSEQ Pre-Feasibility Study

On 27 July 2016, COMSEQ released the results of the pre-feasibility analysis (see **Attachment 1**).

The Pre-Feasibility Study indicates:

- there are scenarios under which a successful Olympic Games and Paralympic Games could be hosted in SEQ
- any event – to be successful – would need to be more compact in location (not widely dispersed across SEQ)
- any games hosted in SEQ would need to be hosted in Winter and to accommodate the IOC requirements, the games would be held in a period that is outside the usual Queensland school holidays period – placing greater pressure on public transport and accommodation options
- there are some challenges in terms of accommodation provision across SEQ that would need to be overcome – but these were not considered to be insurmountable
- the priority should be – through a master planning process – to locate the main stadium, Olympic Village, Media Village and majority of the media accommodation near the Brisbane CBD
- regional venues should be used for sports not conducted at the main stadium – with a concentration on the Sunshine Coast and Gold Coast (which is seen to provide an opportunity to enhance the road and rail corridors)
- strengthened transport connections between Gold Coast, Brisbane and the Sunshine Coast will be required
- legacies – such as infrastructure and urban improvements – need to be “hard-wired” into the Olympic concept from the outset

- in terms of sporting venues, where there is no legacy facility requirement, a temporary facility approach should be undertaken
- further analysis is required through a full feasibility process to determine if hosting an Olympic and Paralympic event would deliver a better region for its residents and
- there needs to be a thorough investigation of costs and benefits associated with bidding for and hosting an Olympic Games and Paralympic Games before making a decision to bid.

It is important to note that the Pre-Feasibility Study does not:

- nominate specific venues that should be utilised, redeveloped, upgraded or constructed
- allocate specific sporting events to individual local government areas in SEQ
- present a cost estimate involved in either bidding for, or staging, an Olympic Games and Paralympic Games
- confirm that SEQ should be bidding to host the 2028 Olympic Games or
- estimate an economic benefit that could be derived from SEQ hosting the Olympic Games.

In summary, the Pre-Feasibility Study indicates there are potential options which could see a successful bid delivered in SEQ and there is potential to host a successful Olympic Games and Paralympic Games in 2028. However, further detailed investigation and collaboration with all levels of government, industry sectors and community groups is considered to be vital to determine whether any bid should proceed.

Detailed Feasibility Analysis and related investigations

The further work that is envisaged to better inform any future decision on whether to progress a bid for an Olympic and Paralympic Games includes three linked studies:

- a long term, region wide, People Mass Movement study
- a detailed analysis of current sporting and performing arts venues and future needs and
- a full Olympic feasibility study.

It should be noted the conduct of these studies would also deliver highly valuable information and insights that could underpin future planning and decision making on improving the liveability, functionality and connectedness of SEQ in the future - regardless of an Olympic bid proceeding.

SEQ needs to explore the opportunities and challenges facing the region in the coming decades - how to accommodate a growing population, fund and deliver necessary infrastructure and stimulate the economy. A feasibility study, People Mass Movement study and venue review would look at the SEQ region as a whole and provide the groundwork on how to address many of these challenges, as well as complement some of the research and studies that will be required to inform future iterations of the SEQ Regional Plan.

In terms of the geographic scope of the planned analysis, the Noosa Shire Council has elected not to be part of COMSEQ. Noosa Shire Council is not contributing to the cost of the detailed feasibility study and therefore its interests will not shape or be considered as part of the overall analysis of SEQ venues, infrastructure needs, transport planning, marketing and related elements of this work.

Timing

Subject to commitments by member Councils and agreement by COMSEQ, the detailed feasibility analysis and related investigations would be conducted through to approximately August 2017. If as a result of this work, there is an indication that a feasible bid could be progressed and all parties agree to proceed, the development of a SEQ bid would take place in 2018.

The Pre-Feasibility Study recommends that any commitment to proceed with a bid be considered only after the announcement of the successful bidder for the 2024 Games. The IOC is scheduled to elect the 2024 Host City in September 2017.

The first formal EOI to host a 2028 event would need to be submitted to the IOC in early 2019.

Funding to support the Detailed Feasibility Analysis and related investigations

It has been estimated by COMSEQ that the total cost of undertaking the detailed feasibility study and associated investigations would be in the order of \$2 million to \$2.5 million. This estimate is subject to market testing and the final cost could be either higher or lower than this range.

All COMSEQ member councils have been requested to make a contribution towards the cost of the detailed feasibility study and associated investigations, with respective councils' contributions calculated on a pro-rata basis which reflects a council's share of the SEQ population. As indicated above, the contribution sought from Sunshine Coast Council is between \$171,595.20 and \$214,369.

Given the decision of the Gold Coast City Council on 23 August 2016, it is possible that the contribution sought will change. Assuming all ten remaining councils in SEQ agree to contribute, the revised range for Sunshine Coast Council (based on the same formula) could be between \$205,521 and \$256,901.50. All of the amounts quoted above are exclusive of GST.

At the time of writing this report, Brisbane City Council, Redlands City Council and Somerset Regional Council have all resolved to contribute to the detailed feasibility study and associated investigations, with the remaining SEQ Councils expected to make a decision in this regard prior to the end of September.

It should be noted that at this time, Council is only being requested to contribute to the detailed feasibility study and associated investigations. The outcome of this work would inform any future decision which Council may make on whether it contributes to an actual Olympic and Paralympic Games bid.

It is proposed therefore, that Council authorise a contribution of up to \$300,000 (plus GST) to COMSEQ towards the cost of the detailed feasibility study and associated investigations given the potential impact of the following variables:

- the estimated cost has not been market tested
- the decision of the Gold Coast City Council on 23 August 2016 and how this is addressed in the context of the apportionment of costs to the remaining ten SEQ councils and
- that other SEQ councils are yet to determine their position on this matter.

Council would be advised by the Chief Executive Officer of the final contribution range once all SEQ councils have considered their position on this matter and once the COMSEQ Mayors make a decision on whether to proceed. Further, Council would be advised of the final contribution amount once quotations have been received and assessed by COMSEQ.

If as a result of the detailed feasibility analysis, a decision is subsequently made by all parties (including the Federal and State governments) in the future to bid for the 2028 Olympic and Paralympic Games, then appropriate contributions would need to be sought from all tiers of government at that time to develop a competitive and robust bid.

Rationale for contributing to the Detailed Feasibility Analysis

It is recommended that Council consider participating in and contributing to the detailed feasibility study and associated investigations for the following reasons:

- the value of the information that will be generated to shape and inform future SEQ planning and infrastructure decision making
- the potential value that a successful Olympic Games and Paralympic Games could deliver to the region (should a bid proceed), particularly in the context of -
 - infrastructure improvements linking the Sunshine Coast to Brisbane
 - a significant uplift to international and domestic visitor numbers
 - generation of new employment (both in construction and associated industries) and
 - the potential for new sporting facility developments

Detailed feasibility analysis is required if the value of hosting such a significant event is to be appropriately ascertained and to help identify the optimal legacy outcomes that SEQ should establish as the basis for any bid that may go forward. Without undertaking this work, councils and communities in SEQ will not know whether there is demonstrable value in pursuing such a bid.

At this stage there is no decision to proceed with a bid and there is no definitive economic impact data available in the context of a potential SEQ bid. However, if SEQ secured the hosting of the 2028 Olympic Games and Paralympic Games, then in all likelihood the economic benefit that the Sunshine Coast would derive from this international event would far exceed that of any other major event that Council currently sponsors.

For example:

- the 2016 Australian Surf Life Saving Championships have been estimated to deliver an economic benefit to the Sunshine Coast in the order of \$20 million.
- the PGA – when it was last hosted at Coolumbah – delivered an estimated economic benefit of \$8.8 million to the region.

As a relevant comparator, it is worth considering how Queensland benefitted from the Sydney 2000 Olympics. As a result of that event, Queensland staged seven matches (six pool matches and a quarter final) of the Olympic Football Tournament and hosted 179 Olympic and Paralympic teams from 48 countries for pre-Games training in eight regions. This was estimated at the time as having delivered an economic benefit to Queensland in excess of \$90 million – without taking into account the uplift in tourism visitation to Queensland or the flow on business generated by the Games in this state. For example, small to medium-sized Queensland businesses secured Sydney 2000 Games-related contracts worth more than \$123 million.

Legal

There are no legal issues that arise as a result of Council's consideration of the recommendations in this report. The administrative arrangements associated with the provision of any Council funding to COMSEQ would be commensurate with existing contribution arrangements to COMSEQ. Council's interests in the detailed feasibility analysis process would be overseen by:

- Mayor Jamieson, as Council's nominated Director of COMSEQ
- Cr Robinson as Council's nominated representative on the COMSEQ Economic Development Committee
- Cr Dickson, as Council's nominated representative on the COMSEQ Infrastructure and Planning Committee and
- Relevant senior Council staff who would participate in COMSEQ established working groups associated with various elements of the project.

Policy

This report and its recommendations have been developed in consideration of relevant Council policies and legislative arrangements associated with proposing adjustments to Council's adopted budget.

Risk

Should Council decide to contribute to the cost of the detailed feasibility analysis and associated investigations for a potential bid SEQ Olympic Games and Paralympic Games bid, the key risks that may emerge are:

- Community reaction to the expenditure of funds on a broader SEQ initiative of this nature. Should Council agree to contribute, this would be capped (as recommended in this report); and Council stands to derive significant benefit for the region if the feasibility analysis recommends that a bid proceed (and the decision is made to progress such a bid). When considered against the costs associated with the feasibility analysis and business case development for major infrastructure proposals, the contribution that Council would be making to the Olympic and Paralympic Games feasibility analysis is comparatively smaller.
- The detailed feasibility analysis and associated investigations result in a recommendation that a SEQ Olympic and Paralympic Games not proceed. This has been clearly recognised from the outset as one possible outcome from this process. Nevertheless – and as indicated above – a detailed feasibility study, People Mass Movement study and venue review would provide the groundwork needed to address many of the challenges facing SEQ regardless of whether a successful bid proceeds, as well as complementing some of the research and studies that will be required to inform future iterations of the SEQ Regional Plan.

Should Council decide not to contribute to the cost of the detailed feasibility analysis and associated investigations, the key risk that would emerge is that Council would lose any capacity to influence and shape the direction and focus of the project.

Council would have no input to key considerations in the context of transport planning, venue assessment, accommodation analysis and legacy infrastructure options – all of which are integral matters to the future prosperity and functionality of the region. It is understood this will be the case with the Gold Coast City Council, given its decision not to contribute to the project. Similarly, there will be no consideration of the interests of the Noosa Shire Council, which has elected not to be a member of COMSEQ.

Previous Council Resolution

Council has not previously considered this matter.

Related Documentation

- Pre-Feasibility Analysis of a potential South East Queensland Bid for the 2028 Olympic Games (July 2016)
- Olympic Agenda 2020, International Olympic Committee (December 2014)

Critical Dates

A decision on Council's contribution to the detailed feasibility analysis and associated investigations for a potential bid SEQ Olympic Games and Paralympic Games bid is being sought before the end of September 2016. This is to enable the COMSEQ Board to consider whether to proceed with this project, so that it can be delivered by August 2017 to inform a decision later that year on whether to proceed with the development of bid documentation.

Implementation

Following Council's consideration of this report, advice will be provided to COMSEQ on whether Council will contribute to the project and the quantum of that contribution. Council officers will also negotiate the appropriate administrative arrangements to support the payment of any funding to COMSEQ for this project (should a funding commitment be approved). If this occurs, a request for an appropriate budget adjustment will be incorporated in Council's budget review process.

9 NOTIFIED MOTIONS**10 TABLING OF PETITIONS**

Petitions only eligible for submission if:

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

11 CONFIDENTIAL SESSION**11.1 PLANNING AND ENVIRONMENT****11.1.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - YANDINA EAST INDUSTRIAL ESTATE - LAND USE CONFLICTS**

File No: Council Meetings
Author: Principal Planner - Department Projects
Planning and Environment Department

This report is confidential in accordance with section 275 (h) of the *Local Government Regulation 2012* as it contains information relating to other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

11.1.2 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - PROPOSED LAND ACQUISITIONS, BUDERIM

File No: Statutory Meeting
Author: Manager Environment and Sustainability Policy
Planning and Environment Department

This report is confidential in accordance with section 275 (h) of the *Local Government Regulation 2012* as it contains information relating to other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

11.1.3 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - MOOLOOLABA LAND REQUIREMENTS

File No: Traffic and Transport
Author: Manager Transport and Infrastructure Policy
Planning and Environment Department

This report is confidential in accordance with section 275 (g) of the *Local Government Regulation 2012* as it contains information relating to any action to be taken by the local government under the Planning Act, including deciding applications made to it under that Act.

11.2 CORPORATE SERVICES**11.2.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - SUNSHINE COAST
COUNCIL DEPOT STRATEGY**

File No: F2015/11178
Author: Coordinator Portfolio Management
Corporate Services Department

This report is confidential in accordance with section 275 (h) of the *Local Government Regulation 2012* as it contains information relating to other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

11.3 COMMUNITY SERVICES**11.3.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - SERVICE REVIEW 2016**

File No: Council Meetings
Authors: Coordinator Sport and Community Venues
Community Services Department
Team Leader Aquatic Facilities
Community Services Department

This report is confidential in accordance with section 275 (h) of the *Local Government Regulation 2012* as it contains information relating to other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

11.4 INFRASTRUCTURE SERVICES

Nil

11.5 ECONOMIC DEVELOPMENT AND MAJOR PROJECTS**11.5.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - MAJOR AND REGIONAL EVENTS SPONSORSHIP APPLICATION****File No:** Statutory Meetings**Author:** Senior Major Events Liaison Officer
Economic Development and Major Projects Department

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

11.6 OFFICE OF THE MAYOR AND THE CEO

Nil

12 NEXT MEETING

The next Ordinary Meeting will be held on 13 October 2016 in the Council Chambers, Corner Currie and Bury Streets, Nambour.

13 MEETING CLOSURE-