

# Agenda

## Ordinary Meeting

**Thursday, 17 September 2015**

**commencing at 9.00 am**

**Council Chambers, 1 Omrah Avenue, Caloundra**

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**1 DECLARATION OF OPENING**

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

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

That the Minutes of the Ordinary Meeting held on 20 August 2015 be received and confirmed.

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

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

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

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

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

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

**8 REPORTS DIRECT TO COUNCIL****8.1 REGIONAL STRATEGY AND PLANNING****8.1.1 DEVELOPMENT APPLICATION - MATERIAL CHANGE OF USE - 64 SUNSET DRIVE, LITTLE MOUNTAIN**

File No: MCU14/0195

Author/Presenter: Principal Development Planner  
Regional Strategy & Planning Department

Attachments: Att 1 - Proposed Plans ..... 31

## Link to PD Online:

<http://pdonline.sunshinecoast.qld.gov.au/MasterView/Modules/Applicationmaster/default.aspx?page=wrapper&key=1558524>

<b>SUMMARY SHEET</b>	
<b>APPLICATION DETAILS</b>	
<b>Applicant:</b>	Adventist Aged Care
<b>Proposal</b>	Preliminary Approval Overriding the Planning Scheme under Section 242 of the <i>Sustainable Planning Act 2009</i> for a Material Change of Use of Premises (Extension to a Retirement Facility (Exceedance of Height Overlay))
<b>Properly Made Date:</b>	06/01/2015
<b>Information Request Date:</b>	2/02/2015
<b>Information Response Received Date:</b>	07/05/2015
<b>Decision Due Date</b>	17 September 2015 – Agreed applicant extension
<b>Number of Submissions</b>	1
<b>PROPERTY DETAILS</b>	
<b>Division:</b>	3
<b>Property Address:</b>	64 Sunset Drive, Little Mountain, QLD 4551
<b>RP Description:</b>	Lot 10 RP 896506
<b>Land Area:</b>	8,308 hectares
<b>Existing Use of Land:</b>	Existing Caloundra Adventist Retirement Community
<b>STATUTORY DETAILS – FOR USE WITH APPLICATIONS UNDER SUNSHINE COAST PLANNING SCHEME</b>	
<b>Planning Scheme:</b>	Sunshine Coast Planning Scheme (10 November 2014)
<b>SEQRP Designation:</b>	Urban
<b>Strategic Plan Designation:</b>	Urban Area
<b>Planning Area / Locality:</b>	Caloundra West Local Plan
<b>Planning Precinct / Zone:</b>	Low density residential zone
<b>Assessment Type:</b>	Impact Assessable

## PURPOSE

The purpose of this report is to seek council's determination of an application for a Preliminary Approval Overriding the Planning Scheme under Section 242 of the *Sustainable Planning Act 2009* for a Material Change of Use of Premises (Extension to a Retirement Facility (Exceedance of Height Overlay)) 64 Sunset Drive, Little Mountain. The application is before council as it seeks a Section 242 approval under the *Sustainable Planning Act 2009*, which would override the Sunshine Coast Planning Scheme 2014.

## EXECUTIVE SUMMARY

The application seeks a Section 242 - Preliminary Approval Overriding the Planning Scheme on land at 64 Sunset Drive, Little Mountain. The proposal is for an extension of the existing Residential care facility and Retirement facility on the site. This application seeks a variation to the maximum allowable height for the development of two buildings namely the "West Apartments Stage" and "East Apartments Stage". The proposed variation in height is from a maximum of 8.5m to 13.5m above natural ground level. The application also seeks to change the level of assessment of these over height buildings for future development applications from Impact to Code Assessment. The proposal also seeks to formalise an overall Master Plan for the site, which includes the "Residential Aged Care Facility Stage".

The proposed Section 242 application only applies to the building heights of the independent living units of the "West Apartments Stage" and "East Apartments Stage" and not the Residential care facility building, which only requires a future code assessable application as it complies with the maximum height requirement of 8.5m.

The existing Residential care facility and Retirement facility and proposed extensions are consistent with the planning scheme's land use intent for the site. The assessment supports the type of uses proposed. While the uses are consistent and Code Assessable, the over height nature of the development triggers an Impact assessable application.

While officers support the use of the site generally for a retirement facility and residential care facility, the assessment finds that the increased height of the proposed buildings result in a bulk and scale that would be visible and overlooked by residents from Cabbage Palm Court, Gallery Place, Sunset Drive, Pinanga Place, Allamanda Avenue and possibly from other vantage points in the area. The proposed view of these buildings may not have been expected by residents who enjoy a vegetated outlook. Further, buildings of this bulk and scale and over height nature would not have been anticipated in a low density residential area. The proposed building massing and scale may, therefore, have significant impacts on these residents' views and also potentially cause detrimental impacts from potential lighting and mechanical plant.

The assessment finds the proposed over height buildings conflict with the Strategic Intent of the planning scheme, the low density residential zone code, the Caloundra West local plan code, the Residential care facility and Retirement facility code and the maximum height of buildings and structures overlay code. In particular, the 13.5m high buildings are contrary to the strengthened height provisions of the new Sunshine Coast Planning Scheme 2014. The clear policy position about building height was intentionally embedded into the new planning scheme by the strengthening of controls, such as the use of more highly weighted provisions that have elevated status in the hierarchy of the planning scheme. The proposal conflicts substantially with the Sunshine Coast Planning Scheme 2014 and there are determined to not be sufficient grounds in the public interest that justify approving the height exceedances despite the conflict, as per the test under the *Sustainable Planning Act 2009*.

One properly made submission was received. This submission raised concerns about the additional development on the site increasing stormwater runoff and thus potential flooding impacts on adjacent residential sites.

While council officers recognise there are some positive aspects about the proposed development in providing retirement accommodation and aged care facilities, thus fulfilling the delivery of housing diversity, choice and affordable living and ageing in place, these are not adequate to justify a 5m increase in the maximum height requirement through the development application process. A complying development of clusters of smaller buildings of up to 8.5m in height on the same footprint as the “East Apartments Stage” and “West Apartments Stage”, set in well landscaped grounds, is achievable and would be consistent with the planning scheme requirements.

It is recommended that the application be refused. By requiring compliance with the height limit, it will enable council’s strong policy position in relation to building height under the new planning scheme to remain intact moving forward.

Furthermore, the matter is to be referred to Strategic Planning for consideration as part of any future Planning Scheme amendments.

### **OFFICER RECOMMENDATION**

**That Council REFUSE Application No. MCU14/0195 - Application for a Preliminary Approval Overriding the Planning Scheme under Section 242 of the *Sustainable Planning Act 2009* – for a Material Change of Use of Premises (Extension to a Retirement Facility (Exceedance of Building Height Overlay)) situated 64 Sunset Drive, Little Mountain for the following reasons:**

- (i) the proposed development conflicts with the Strategic Framework of the Planning Scheme**
- (ii) the proposed development conflicts with the low density residential zone code**
- (iii) the proposed development conflicts with the Caloundra West local plan code**
- (iv) the proposed development conflicts with the Maximum height of buildings and structures overlay code**
- (v) the proposed development conflicts with the Residential care facility and retirement facility code and**
- (vi) the applicant has not demonstrated an overriding community benefit to justify the proposed development despite the conflict with the planning scheme.**

### **FINANCE AND RESOURCING**

If council were to approve this Preliminary Approval, the applicant would not be required to pay infrastructure charges for trunk infrastructure. These charges would be required when the subsequent applications are lodged and assessed.

### **PROPOSAL**

The proposal is for the extension of the Caloundra Adventist Retirement Community comprising a new Residential Aged Care Facility and independent living units. The existing retirement and aged care facility is already well established and integrated into the local community area providing an important community benefit. The proposed extensions would satisfy a need to cater for the increasing demand for aged care and retirement living.

The purpose of this application for a Section 242 Preliminary Approval Overriding the Planning Scheme is to override the planning scheme’s maximum height of buildings and structures overlay, change the levels of assessment for future Material Change of Use applications for the proposed buildings and establish an overall Master Plan for the development of the site. The proposal does not propose any other changes to the planning scheme. Subsequent code assessable applications will be required to obtain the necessary

development permits for the proposed development, with full detailed plans and assessment provided at that time.

The proposed extensions would comprise a gross floor area of 23,060m<sup>2</sup> and a building footprint of 10,230m<sup>2</sup>. The proposal includes two new independent living unit apartment buildings. Each building would include 34 x 2 bedroom units and 6 x 3 bedroom units, a combined total of 80 units. The independent living units would exceed the current height limit of 8.5m as they are proposed at a maximum height of 13.5m over 4 storeys.

The applicant submits that the proposed building height will allow a viable expansion of the retirement and aged care facilities. The site design approach of increased height with lower site cover is proposed to result in fewer impacts upon the environmental features of the site and surrounding lands and result in a better site use outcome.

The independent living units would be provided with living, dining and kitchen facilities, outdoor balconies and covered car space in a basement. The residential aged care facility would contain communal facilities including lounge, dining, 100 seat chapel, and community space and associated staff facilities.

The buildings are proposed to be designed to create an attractive and safe residential community. They have been sited having regard to the topographical features of the site and surrounding land form and vegetation cover. The proposed height of the buildings have been designed to remain below the tree line of the surrounding area to ensure that negligible impacts occur on the amenity or views of the surrounding area.

The proposed buildings are of a contemporary design with large covered balconies set into an existing vegetated sloped site.



WEST APARTMENT - NORTHWEST ELEVATION  
NOT TO SCALE



A Residential aged care facility comprising 100 beds is also proposed. The existing buildings on the site would be demolished to make way for this Residential care facility building. The proposed preliminary approval overriding the planning scheme is only intended to relate to



the Retirement facility (Independent Living Units) component and not the Residential care facility. The proposed Residential care facility complies with the maximum permitted height of buildings and structures overlay of 8.5m. This element of the development will comply with the relevant codes and has only been included as part of the application for information purposes and to demonstrate the overall development contextual intent within an overall Master Plan for the site.



**BREAKDOWN**

Occupant	Footprint	Total OPA	2B-S	3B	RACF	BED	Parking Bays
EAST APARTMENTS	2380 m <sup>2</sup>	7600 m <sup>2</sup>	34	6	0	0	83
RACF	4530 m <sup>2</sup>	7140 m <sup>2</sup>	0	0	100	69	69
WEST APARTMENTS	1,280 m <sup>2</sup>	7600 m <sup>2</sup>	24	6	0	0	65
	10,230 m <sup>2</sup>	23,040 m <sup>2</sup>	68	12	100	69	177

**SITE DETAILS**

**Background/Site History**

2002/56M0012 – Lot 10 RP896506 – Reconfiguration of Lot 10 RP896506 into 2 lots and Material Change of Use to establish a Place of Worship (Non Complying – Car parking requirements) and Preliminary Approval for Building Works.

2004/550016 – 64 Sunset Drive Little Mountain – Change to Development Approval (Deletion of Church Construction).

A prelodgement meeting was held on 30 April 2013 (PLM13/0054). Advice was provided by council officers under the Caloundra City Plan 2004 (16 September 2013). The applicant was advised that the buildings were over 8.5m in height and that any application would need to demonstrate that there would be no undue overlooking, overshadowing, and blocking of views or vistas of the adjoining properties. The applicant was advised that taller buildings should be located towards the centre of the site, with a transition of lower buildings towards the periphery. This would allow for large vegetated areas to act as buffers to screen the proposed development from the adjoining properties and prevent any potential overlooking and overshadowing.

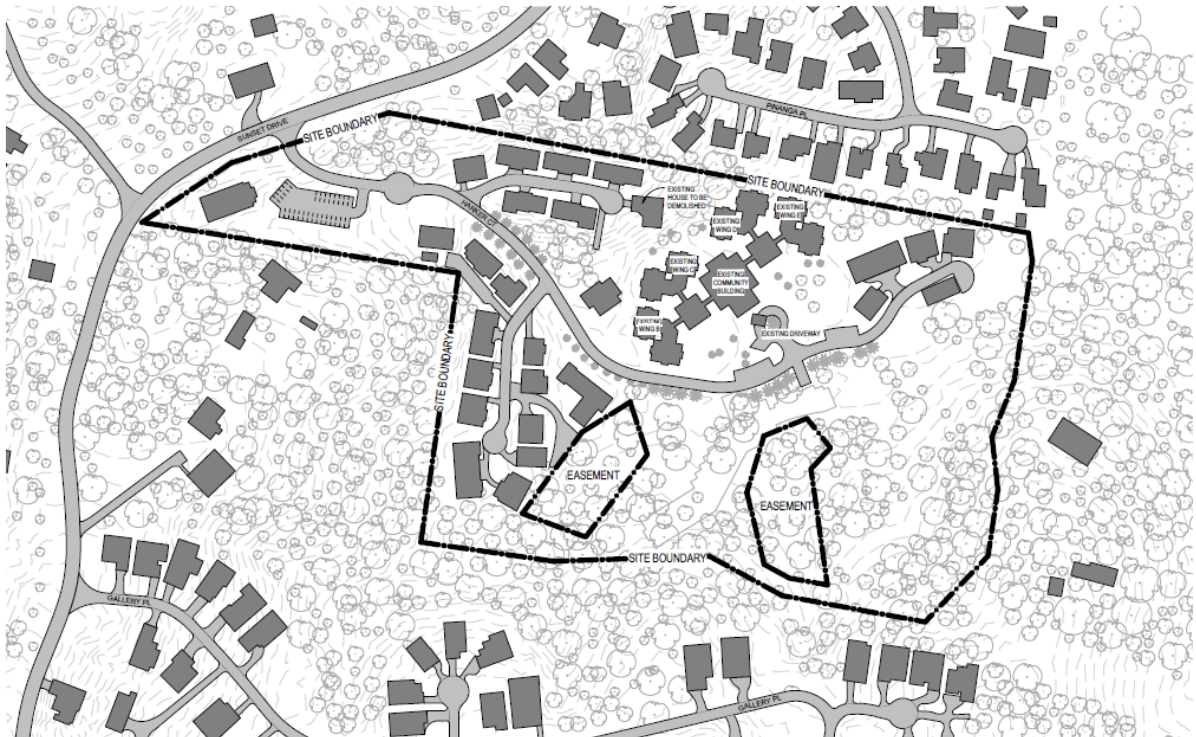
Council officers also expressed a concern about the bulk and scale of the proposed unit buildings. It was suggested that a series of smaller buildings (similar to detached houses) should be considered to break up the bulk and scale of the development and be more sympathetic and compatible with the existing neighbourhood.

It is noted that the applicant made no submissions on the Sunshine Coast Planning Scheme while it was in draft format. The current application was lodged under the Sunshine Coast Planning Scheme.

**Site Description**

The site is approximately 8.308 hectares with a frontage of approximately 55m to Sunset Drive. The site contains the Caloundra Adventist Retirement Community. The location of the subject site and the surrounding areas is shown on the images below:





The site is located in an existing urban area and is connected to all essential infrastructure including reticulated sewer, water, electricity and telecommunications.

An existing sewer main traverses the site from midway along the southern boundary at two points and then cuts through the site exiting at the north east corner of the site.

The south-eastern portion of the site contains a large stand of mature vegetation. Two vegetation easements cover the significant vegetation in this area. Vegetation is also located along the length of the site's frontage to Sunset Drive, the eastern boundary and southern boundary.

The site contains hilly terrain and slopes away from Sunset Drive and the southern boundary towards the north eastern corner of the site.

### **Surrounding Land Uses**

To the north, low density residential development exists along Pinanga Place. A drainage easement traverses through these residential lots along the northern boundary of the subject site.

A strip of Reserve for Park and Gardens owned by the State of Queensland (under control of Council as trustee) wraps around the subject site's eastern and southern boundaries. A water easement traverses through the southern section of this reserve along the boundary of the subject site.

Further to the south is residential development along Gallery Place and Cabbage Palm Court.

To the east are large sites zoned as Environmental Management and Conservation. Some of these are still used for residential purposes.

To the west are two large undeveloped low density residential sites, Sunset Drive and then Rural Residential zoned lots.

## **ASSESSMENT**

### **Framework for Assessment**

#### Instruments for Statutory Assessment

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

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

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

**Statutory Instruments – State and Other**State Planning Policies

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

South East Queensland Regional Plan

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

State Planning Regulatory Provisions

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

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

Sunshine Coast Planning Scheme

The applicable planning scheme for the application is the Sunshine Coast Planning Scheme (10 November 2014). The application seeks a Preliminary Approval Overriding the Planning Scheme, under Section 242 of the *Sustainable Planning Act 2009*, for a Material Change of Use of Premises (Extension to a Retirement Facility (Exceedance of Height Overlay)).

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

Strategic Framework

The Strategic Framework considers the following matters:

- Settlement Pattern
- Economic Development
- Transport
- Infrastructure and Services
- Natural Environment
- Community Identity, Character and Social Inclusion
- Natural Resources
- Natural Hazards.

The application has been assessed against each of the matters above. The pertinent issues arising out of assessment against the Strategic Framework are discussed below.

Generally the proposed Retirement facility extensions are consistent with the Strategic Framework, and the type of uses are supported. The proposal provides retirement accommodation and aged care facilities, thus fulfilling the delivery of housing diversity, choice and affordable living. It also allows for ageing in place.

However, it is the bulk and scale of the proposed buildings that do not generally comply with the Strategic Framework of the Planning Scheme.

Section 3.8 of the Strategic Framework - Community identity, character and social inclusion, Element 1 – Landscape elements and features states:

- (g) *Other views and vistas, including those identified in local plans or which are important in local context are also protected, particularly from development which exceeds specifies building heights.*

Section 3.8 of the Strategic Framework - Community Identity, character and social inclusion, Element 2 – Sub-subtropical character and locally responsive design states:

- (d) *The height of buildings and other structures recognises the distinctive character and amenity of the Sunshine Coast as a place with a predominantly low – medium rise built form which is intentionally distinct from other places in metropolitan South East Queensland*
- (e) *Areas of higher buildings are limited to regional activity centres and nominated areas within the Sunshine Coast Enterprise Corridor which are intended to be the focus for economic activity, tourism and infill residential development.*

The bulk and scale of buildings at 13.5m high and each building at 150m long is not in keeping with the distinctive character of the existing low density residential neighbourhood in this area. As the buildings are set below the tree line and in a slight valley, they will not have overshadowing or overlooking impacts. However, they will have unexpected visual impacts on the surrounding residential area because of the sheer massing of the proposed buildings when viewed from various perspectives. These views would not be in character with the area. A proposal for clusters of low rise buildings set in well landscaped grounds would be achievable and would be more sympathetic to the low density residential character of the area and consistent with the Strategic Framework.

#### Overlay Codes

The following overlay codes are applicable to this application:

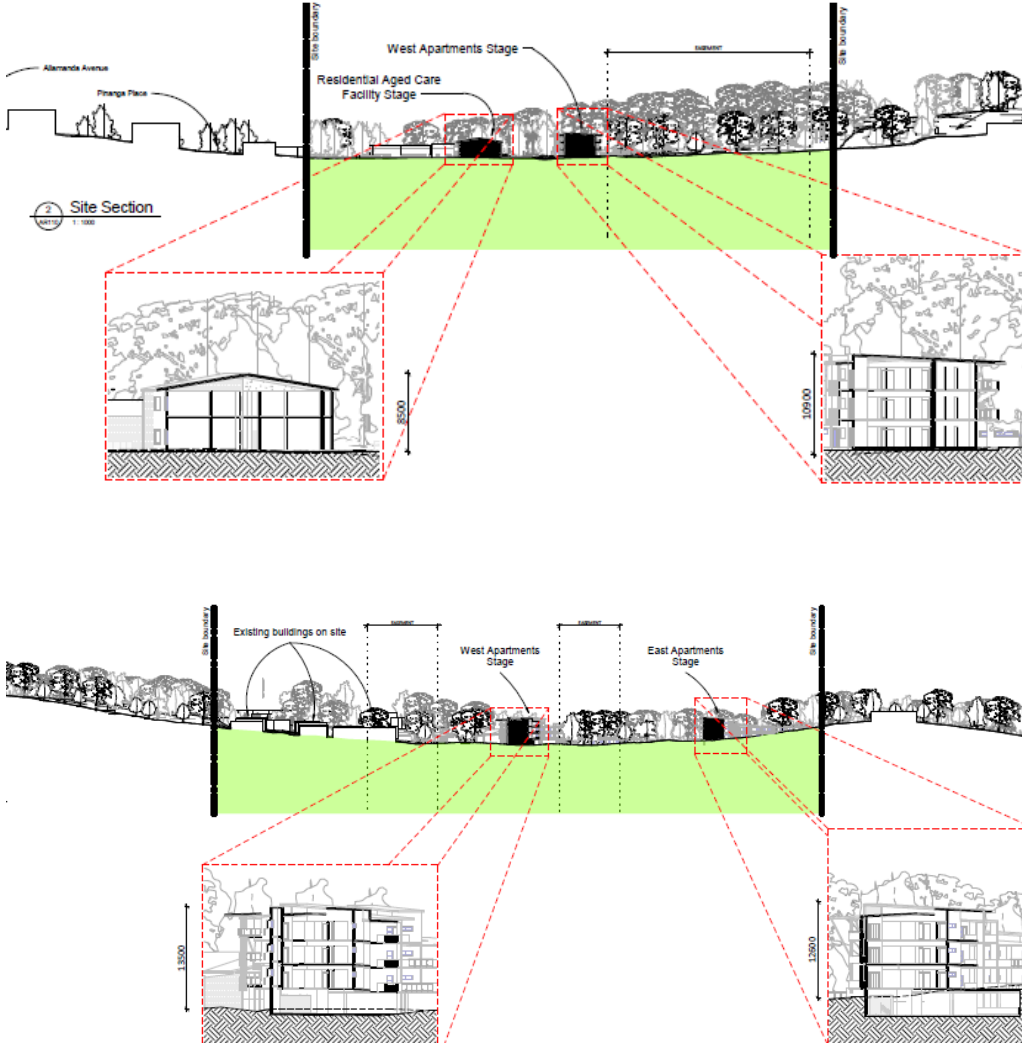
- Acid Sulfate Soils (Area 2 : land above 5m AHD and below 20m AHD)
- Airport Environs (Obstacle Limitation Surface)
- Biodiversity, Waterways and Wetlands (Native Vegetation, Riparian Protection Area, Stream Order 1 – 2, Wetlands)
- Bushfire Hazard (Medium Bushfire Hazard Area, Medium Bushfire Hazard Area Buffer, High Bushfire Hazard Area, High Bushfire hazard area)
- Height of buildings and structures (8.5m)
- Landslide Hazard and Steep Land (High Hazard Area, Moderate hazard Area, Slope 15 – 20%, Slope 20 – 15%).


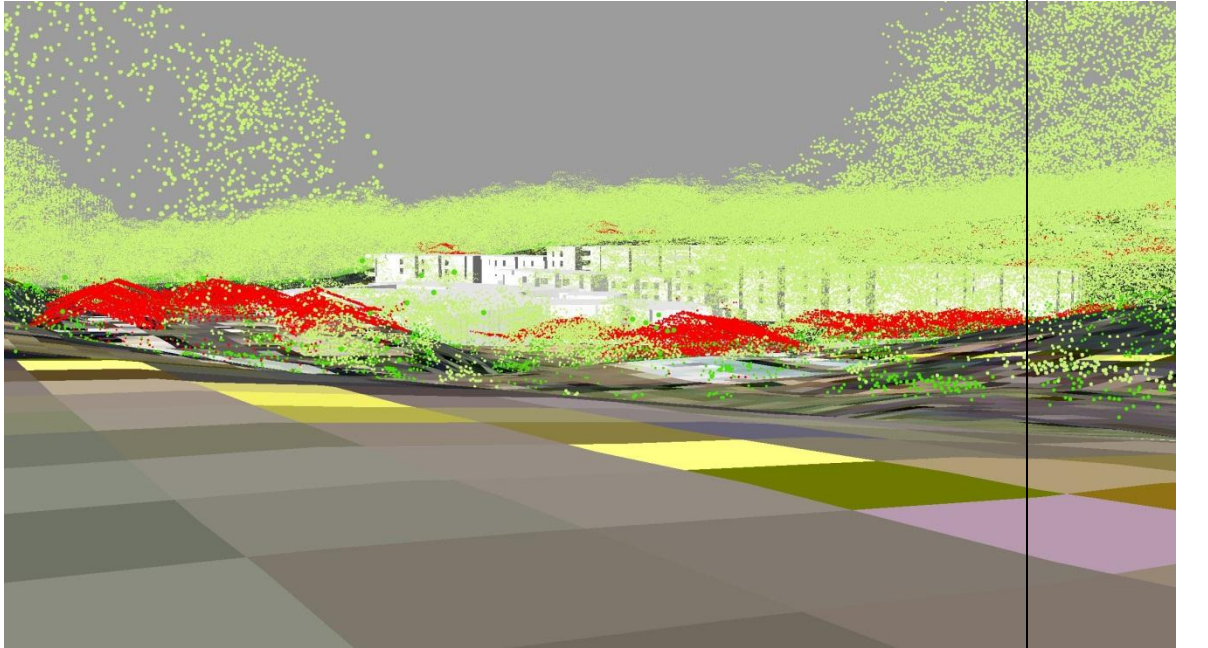
The application has been assessed against each of the applicable codes and found to be compliant with, or can be conditioned to comply. The exception is the Height of buildings and structures overlay code. The pertinent issues arising out of assessment against the codes are discussed below:

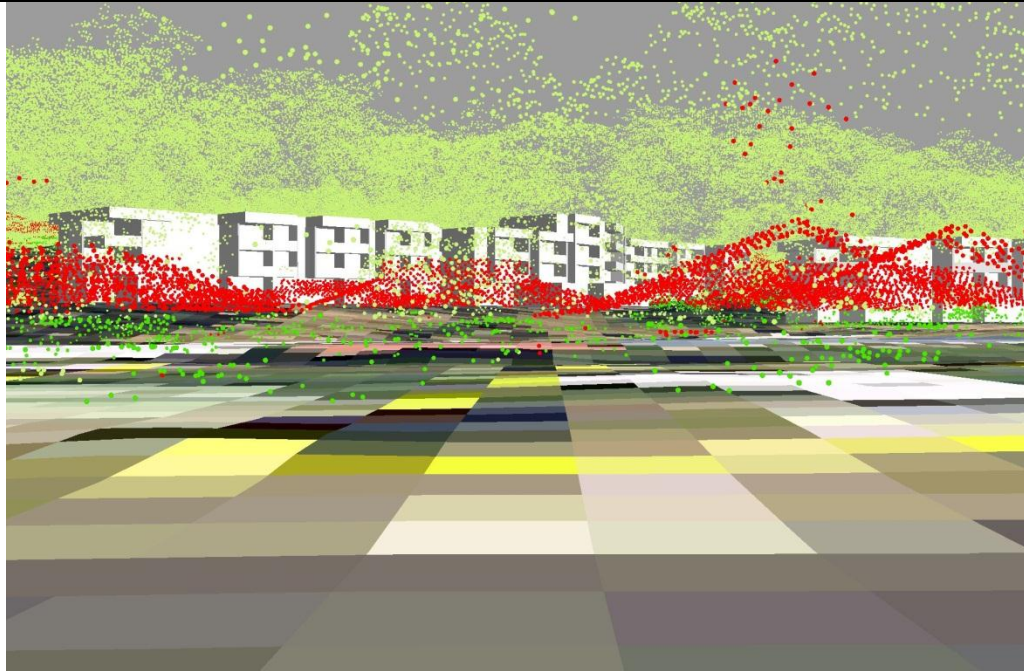
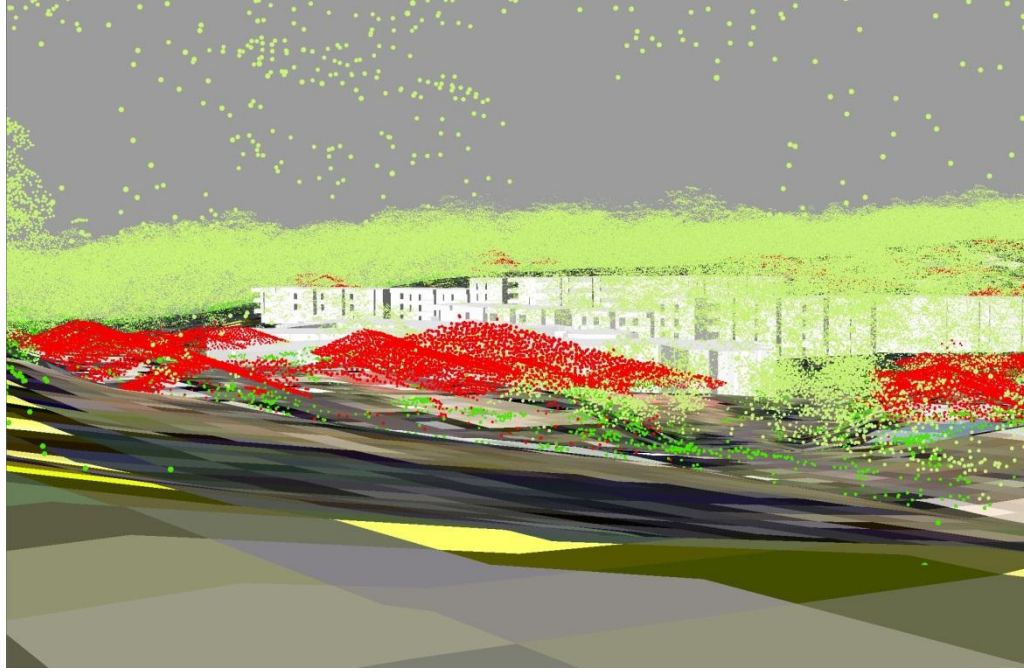
Code	Discussion
Height of buildings and structures overlay code	<p>Building height is a key policy issue for council. Ensuring that specified heights would be maintained as development occurs was one of the key drafting focuses identified by council during the preparation of the Sunshine Coast Planning Scheme. As a result, the clear policy position about building height was intentionally embedded into the planning scheme by the strengthening of controls, mainly through the following means:</p> <ul style="list-style-type: none"> <li>• regulating building height through an Overlay code, which has elevated status in the hierarchy of codes under the planning scheme</li> <li>• expressing height limits within a Performance Outcome of the overlay code instead of within an Acceptable Outcome (the latter being the more traditional approach to regulating building height)</li> <li>• requiring impact assessment for any development exceeding the height limit (noting that height is one of the relatively few triggers for impact assessment in the planning scheme).</li> </ul> <p>This key policy message was conveyed by staff from the beginning of discussions about the proposed development, dating back to before lodgement of the application.</p> <p>The Sunshine Coast Planning Scheme mandates a 8.5m height limit for the subject site measured from the “Natural Ground Level”, which is defined as:</p> <p><i>“(a) the level of the ground of the lot on the day the first plan of survey showing the lot was registered; or (b) if the level of the ground on the day mentioned in paragraph (a) is not known, the natural level of the ground or probable natural level of the ground as determined by a cadastral surveyor.”</i></p> <p>The proposed buildings are well in excess of 8.5m being 13.5m in height, 5m over that stipulated by the overlay.</p> <p>Section 326(1)(b) of the <i>Sustainable Planning Act 2009</i> states that an assessment manager’s decision must not conflict with a planning scheme unless there are sufficient grounds to justify the decision despite the conflict. “Grounds” is defined by the Act to mean matters of public interest and matters that do not include the personal circumstances of the applicant or owner.</p> <p>As the proposal conflicts with Performance Outcome PO1 of this Code, which stipulates a maximum height of 8.5m for the subject site, the proposal seeks a Preliminary Approval Overriding the Planning Scheme for a building height of up to 13.5m. The proposal therefore conflicts with the planning scheme requirements and is required to have sufficient grounds in the public interest for any approval to be contemplated. The current application must, therefore, demonstrate that sufficient matters of public interest exist to justify the proposed height exceedances.</p> <p>The applicant submits that the existing Retirement Community provides an important community benefit and there is a need to satisfy the demand for more aged care and retirement living units. Further, the applicant submits that the proposed building height will enable the necessary “critical mass” to be developed on site to ensure the viable community outcome and satisfy the</p>


Code	Discussion
	<p>need for expanded retirement and aged care facilities. In addition the increased height with lower site cover rather than lower height and higher site cover will result in less impact upon the environmental features of the site and surrounding lands.</p> <p>Unlike for the other design criteria of the planning scheme (such as site cover or setbacks), these arguments <u>intentionally</u> have no effect with regard to building height assessment because the only way to satisfy the prescribed Performance Outcome of the Overlay Code is to have a building height that does not exceed 8.5m from the natural ground level. Further, none of the arguments stated above can be said to amount to matters of public interest because there is nothing unique or significant about the proposal that would benefit the community over and above what would ordinarily be expected for a Retirement facility with independent retirement living units. In particular officers recognise the great need on the Sunshine Coast for aged care beds. However, in this instance the proposed aged care component (100 aged care beds) is height complying and therefore code assessable and not subject to this application. It would seem that there is no special or unique circumstance that makes these independent retirement units different from any other on the Sunshine Coast.</p> <p>The purpose of this code is to protect the distinctive character and amenity of the Sunshine Coast a place with a predominantly low to medium – rise built form. In particular, Overall Outcomes (2)(b) &amp; (c) of the code refer to the height of the buildings and structures being consistent with the reasonable expectations of the local community and that the development does not result in a significant loss of amenity for the surrounding development having regard to:</p> <ul style="list-style-type: none"> <li>(i) <i>the extent and duration of any overshadowing;</i></li> <li>(ii) <i>privacy and overlooking impact,</i></li> <li>(iii) <i>impacts on views</i></li> <li>(iv) <i>building character and appearance and</i></li> <li>(v) <i>building massing and scale relative to its surrounds.</i></li> </ul> <p>The applicant has provided a series of plans and sections which show the proposed buildings in relation to the surrounding development and land uses. These sections highlight the topographical lay of the land, the tree lines in relation to the surrounding development and the proposed buildings. The applicant submits that the proposed buildings are lower than the surrounding development for example along Sunset Drive and the adjoining residents and are set back towards the rear of the property.</p>



Code	Discussion
	 <p>The image contains two architectural site sections. The top section, labeled '2 Site Section 1:1000', shows a cross-section of the site with 'Allamanda Avenue' and 'Pinanga Place' on the left. It features a 'Residential Aged Care Facility Stage' and 'West Apartments Stage'. Below the ground line, two building elevations are shown with heights of 8500 and 10000. The bottom section shows 'Existing buildings on site', 'West Apartments Stage', and 'East Apartments Stage'. Below the ground line, two building elevations are shown with heights of 13500 and 13200. Red dashed lines connect the building elevations to their respective locations in the site sections.</p> <p>The increase in building height is expected to have negligible impacts on overshadowing, and overlooking of adjacent premises. However, the applicant has not demonstrated adequately that Overall Outcome (2) (c) (iii) – impacts on views, (iv) building character and appearance and (v) building massing and scale relative to its surrounds have been satisfied.</p> <p>The bulk and scale of the “West Apartment Stage” and “East Apartment Stage” Buildings at 4 storeys (13.5m) and each 150m long is very dominating. The bulk and scale of the proposed buildings is slightly lessened by their location in a valley below the houses in Cabbage Palm Court and Gallery Place and screened by vegetation. However, once constructed, much of the vegetation would need to be removed and the buildings would be more exposed. The proposed buildings would therefore not overlook or overshadow these residents. However, the houses along Cabbage Palm Court and Gallery Place would certainly look down onto the proposed development through the trees, which will not screen the significant bulk and scale of the proposed buildings. Similarly the proposed buildings would be visible from Sunset Drive, Allamanda Avenue and Pinanga Drive across the site.</p>

Code	Discussion
	<p data-bbox="352 255 1358 322">In the diagrams below, the light green shading is vegetation and the red dots are current building roof heights</p>  <p data-bbox="352 987 991 1016">View from junction of Dolphin Parade and Allamanda Court.</p>  <p data-bbox="352 1693 1294 1722">View of proposal from Sunset Drive, entrance to site. Built form appears quite dominant.</p>

Code	Discussion
	 <p data-bbox="427 891 746 920">View from Allamanda Avenue</p>  <p data-bbox="427 1619 719 1648">View from 63 Sunset Drive</p> <p data-bbox="427 1675 1445 1839">While residents may have anticipated that some development would occur on the site, they would not have anticipated that two 4 storey 13.5m high buildings, each 150m long would be built. The proposed development is therefore not considered to be within the reasonable expectations of the local community.</p> <p data-bbox="427 1861 1445 2051">As the application was impact assessable it was subject to the public notification process. No submissions were made in relation to the over-height nature of the proposed buildings. It is noted that the adjacent dwellings on Gallery Drive and Cabbage Palm Court potentially would be the most impacted on by the East Apartment Building due to its proximity to the boundary in this location.</p>

Code	Discussion
	<p>There are other sites in relatively close proximity to the subject site that have an increased maximum height of buildings and structures of 13m as shown on the diagram below, in yellow. The red outlined area (lot 64) is the lot over which application MCU14/0195 has been lodged. The shaded green area on the bottom right shows buildings with a height of 11m.</p>  <p>However, all of these sites have a different zone to that of the subject site's zone of low density residential. They are zoned Community facility zone, Medium density residential zone and Local centre zone, which all allow for greater maximum height limits. The vast majority of the land immediately surrounding the subject site is subject to an 8.5m maximum building height.</p>
<p>Biodiversity, Waterways and Wetlands overlay</p>	<p>The proposed independent living unit buildings are located within a native vegetation area and will require some clearing for the proposed buildings. There is some concern that the clearing of the vegetation to allow for the building footprints and adequate bushfire buffers may result in the buildings, in particular the "East Apartment Stage", being more visible to the houses</p>

Code	Discussion
code	located on Gallery Place and Cabbage Palm Court.  Any future development application for these buildings would be required to provide detailed landscape, revegetation and ecological reports to determine potential vegetation offset areas on the site and final building locations. It is therefore recommended that the final location/position of the East and West Apartment blocks not be approved as part of an overall Master Plan until these issues are resolved.
Acid Sulfate Soils overlay code	The building sites are subject to the Acid Sulfate Soils Overlay. As part of any future development application standard conditions could be imposed. This will be further addressed as part of any future application.
Bushfire Hazard overlay code	The building sites are subject of the Bushfire hazard overlay. As part of any future Material Change of Use application a detailed bushfire management plan will be required.
Landslide Hazard overlay code	The building sites are subject to the Landslide Hazard & Steep Land Overlay. Most of the proposed development is located outside of the identified hazard area. Any future Material Change of Use will be required to demonstrate, by providing a geotechnical report, that the proposed development complies with the code requirements.

#### Local Plan Code

The subject site is located in the Caloundra West Local Plan Area and is zoned low density residential.

Overall Outcome (j) of the Caloundra West Local Plan Area Code states the following:

*“Development within the low density residential zone, Medium density residential zone and Emerging community zone occurs in an integrated manner and creates walkable neighbourhoods with good pedestrian and cycle connectivity to centres community facilities and open space. Whilst a range of residential lot sizes and housing types may be expected to establish within the undeveloped parts of the local plan area, the prevailing low density character of established residential areas is retained...”*

The proposed development is an extension to an existing retirement/aged care facility. The proposed development will form part of an integrated residential Retirement facility and Residential care facility with connections to existing neighbourhoods and facilities.

While officers are supportive of the proposed use types on the site, the bulk, scale and height of the proposed buildings not supported. The massing of the proposed West Apartment Stage and East Apartment Stage Buildings at 4 storeys (13.5m high) and each 150m long, would be visible to the surrounding low density residential development (Sunset Drive, Pinanga Drive, Gallery Place and Cabbage Palm Court). Despite the proposed buildings being set in a valley and screened by some vegetation, the bulk and scale of the proposed buildings cannot be said to retain the prevailing low density character of the area and therefore do not comply with Specific Outcome (j) of the Caloundra West Local Planning Area Code.

One of the main arguments the applicant makes in support of the proposed buildings is that the reduced building footprints and increased heights will result in significant vegetation being protected. The applicant proposes to retain as much mature vegetation as possible and undertake rehabilitation planting to enhance the key landscape elements This would

generally satisfy Performance Outcome PO5 of the Caloundra West Local Plan Area Code, which requires the development to provide for the retention and enhancement of key landscape elements contributing to the setting, character and sense of place of the Caloundra West local plan area, including existing character trees and areas of significant vegetation. However, at this stage any future development application for these buildings would be required to provide detailed landscape, bushfire management and revegetation and ecological reports to determine potential bushfire buffers and vegetation offset areas on the site and final building locations. It is, therefore, recommended that the final location/position of the East and West Apartment blocks not be approved as part of an overall Master Plan until these issues are resolved.

A significant portion of vegetation on the site is already protected by the two vegetation easements and any development must occur around these areas. Even if there were a series of smaller buildings with complying building heights, the same or lesser amount of clearing would be required. This is because buildings would still be generally limited to the same building envelopes as occupied by the proposed West Apartment Stage and East Apartment Stage Buildings.

Clusters of smaller buildings up to 8.5m in height (complying with the maximum height requirements) and separated to allow light and ventilation and to break up the bulk and scale of the buildings would likely comply with the requirements of the Code. Furthermore, landscaping treatment could be provided around and in-between buildings to soften any potential visual impacts, which would be extremely difficult to achieve for the proposed 4 storey 150m long buildings. The applicant would still be required to provide offset planting.

#### Zone Code

The subject site is located within the Low Density Zone.

The proposed land use is identified as a consistent use in the low density zone and would ordinarily be a Code Assessable application. However, it is the over height buildings, which triggers the Impact assessable nature of this application.

The purpose of the low density residential zone is to provide for predominantly low density, low-rise residential activities.

Overall Outcome (2) (c) allows for other limited residential activities which include residential care facilities and retirement facilities where their scale and operation is compatible with, and does not detract from the residential character and amenity of the zone.

While the buildings have been designed to fit in with the topography and vegetation on the site, the bulk and scale of 4 storey 13.5m high and 150m long buildings, is not in character with the surrounding low density residential area. The buildings would be visible to the neighbouring houses from Gallery Place and Cabbage Palm Court and from the north on Sunset Drive and Pinanga Place and further afield. The closest dwellings would overlook the proposed buildings and may be subject to light and noise impact from mechanical plant and other impacts on views and vistas.

Overall Outcome (2) (k) of the Zone Code requires that development is designed to avoid as far as practicable, and minimises adverse impacts on ecologically important areas, including creeks, gullies and vegetation, through location, design operation and management.

While the increase in height is purported to reduce the footprint of the buildings, the extent of clearing required for the building footprints, bushfire buffers, access and services is unknown. The extent of vegetation clearing may be more significant than anticipated by the applicant. The loss of mature vegetation providing screening to the buildings would result in the proposed buildings being more visible to the surrounding low density residential areas and the bulk and scale of the buildings would be more evident with potentially more amenity impacts on the adjoining residents. A more appropriate form of development would be

clusters of smaller buildings complying with the height requirements and set within well landscaped grounds. It is this option which the planning scheme supports.

The proposal does not satisfy the purpose of the low density zone code as the proposed height and bulk and scale of the proposed buildings is not consistent with the character of the area and may result in a loss of amenity for the surrounding low density residential development.

#### Development Codes

The application is Impact Assessable and, therefore, subject to assessment against the whole of the Sunshine Coast Planning Scheme. However, the predominant codes which regulate land use and design for the proposed Retirement facility include:

- Residential care facility and retirement facility code
- Landscape code
- Nuisance code
- Safety and security code
- Stormwater management code
- Sustainable design code
- Transport and parking code
- Vegetation management code
- Waste management code
- Works, services and infrastructure code.

As the proposed application is for a Section 242 Preliminary Approval Overriding the Height requirements of the Planning Scheme, the applicant has only submitted sufficient information for that element of the application to be assessed. It is the subsequent applications for a Development Permit for a Material Change of Use of Premises (Extension to the Retirement Facility) that will be subject to a full assessment of all the above mentioned codes.

The application has, therefore, been assessed against the relevant sections of each of the above applicable codes which deal with height issues and the character and amenity of the surrounding areas. The pertinent issues arising out of assessment against the codes are discussed below.

Code	Discussion
Residential care facility and retirement facility code	<p>A Retirement facility and Residential care facility are defined as follows:</p> <p><b><i>“Retirement facility</i></b> - A residential use of premises for an integrated community and specifically built and designed for older people. The use includes independent living units and may include serviced units where residents required some support with health care and daily living needs. The use may also include a manager’s residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.”</p> <p><b><i>“Residential care facility</i></b> - A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care.”</p>

Code	Discussion
	<p>Performance Outcome PO5 states:</p> <p><i>The residential care facility or retirement facility is sited and designed in a manner which:-</i></p> <ul style="list-style-type: none"> <li><i>(a) results in a building scale that is compatible with surrounding development;</i></li> <li><i>(b) does not represent an appearance of excessive bulk to adjacent premises, the streetscape or other areas external to the site;</i></li> <li><i>(c) maximises the retention of existing vegetation and allows for spaces and landscapes between buildings;</i></li> <li><i>(d) allows sufficient area at ground level for private and communal open space, site facilities, resident and visitor parking, landscapes and maintenance of a residential streetscape; and</i></li> <li><i>(e) facilitates on-site stormwater management and vehicle access.</i></li> </ul> <p><u>Residential Density</u></p> <p>The code allows for a site density of 30 equivalent dwellings per hectare where in the low density residential zone. The site has an area of approximately 8.308 hectares. The existing facility contains 27 dwellings. The proposal includes an additional 80 dwelling units (68 x 2 beds &amp; 12 x 3 beds). Based on a factor of 1 for a two bedroom dwelling and 1.35 for a three bedroom dwelling the development provides for 10.12 equivalent dwellings per hectare. The proposal, therefore, easily complies with the site density requirements.</p> <p><u>Coverage</u></p> <p>The proposed buildings comply with the 40% site coverage being 30%.</p> <p><u>Building Bulk and Scale</u></p> <p>The applicant proposes that the building will exhibit a high degree of visual interest with architecturally designed features and a built form which minimises building bulk and scale. The design of the buildings would include variations in colour and textures. The proposed buildings would also not exceed 15m in length without articulation in the form of windows, balconies or changes in building angle.</p> <p>Acceptable outcome AO5.2 indicates that buildings should not exceed 40m in length with separation between buildings, for the purposes of cross ventilation, articulation and light of at least 6m. The proposal shows the Western and Eastern Stage buildings each having lengths of approximately 150m.</p> <p>The applicant submits that, as the buildings are not in a lineal plane, but rather a curved form with varied articulation including building stepping, windows, doors and private balconies, the building bulk is reduced. However, from the modelling presented by Council Officers the buildings when viewed from various locations in the area are bulky and dominant in appearance. The proposed amelioration measures to soften the buildings do not seem to reduce the bulk and</p>



Code	Discussion
	scale especially considering the length and height of the proposed buildings in the context of the surrounding low density residential development.

## CONSULTATION

### IDAS Referral Agencies

There were no referral agencies for this application.

### Other Referrals

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

- Development Engineer, Engineering and Environment Assessment Unit
- Hydraulics and Water Quality Specialist, Engineering and Environment Assessment Unit
- Landscape Officer, Engineering and Environment Assessment Unit
- Environment Officer, Engineering and Environment Assessment Unit
- Ecology Specialist, Engineering and Environment Assessment Unit
- Urban Designer, Planning Assessment Unit.

The application was also referred to Strategic Planning who provided the following advice:

*A retirement facility is a consistent use in the low density residential zone, and is ordinarily code assessable development. However, the proposed retirement facility buildings exceed the 8.5 metre height limit that applies to the subject land. The proponent seeks a preliminary approval to override the planning scheme (height limits) to allow for a future code assessable MCU application over the subject land.*

*The subject land is generally surrounded by properties included in the low density residential zone and Rural residential zone to the north, south and west, with a substantial area to the east being included in the Environmental management and conservation zone. An 8.5 metre building height limit generally applies to the locality, with the exception of several sites within closer proximity (approximately 400 metres) to the proposed Aroona transit station.*

*It is considered that the two proposed buildings that present as 'over height' have a scale and bulk that are not in keeping with the prevailing low density residential character of the surrounding area. In this regard, the buildings appear as 3 to 4 storeys in height and have very large, elongated floor plates with each extending approximately 150 metres in length. Despite the existence of mature tree cover on the subject land, based on the available application material, it is likely that the proposed over height buildings will be visible from existing residences on Gallery Place (directly south of subject land). While it is acknowledged that there has not been a large number of submissions made about the subject development application, it is noted that the residents to the south potentially most affected by the proposed development may not be fully aware of the application as they are not technically adjoining owners (and therefore were not required to be directly notified about the subject development application).*

*In this instance, it is considered that the proponent has not provided sufficient justification to exceed the specified height limit, nor has overriding community benefit been demonstrated. Whilst it is acknowledged that there are sites to the north of the subject land that have been allocated a greater height limit (13 metres), those sites are included in zones that ordinarily would deliver higher intensity (and taller) development outcomes such as the Medium density residential zone and Community facilities zone. It is also noted that the proponent had an opportunity to make a submission during the public consultation period for the draft Sunshine Coast Planning Scheme in relation to the proposed zoning and building height provisions for the subject land. However, no submissions were received by Council in this regard.*

*In summary, it is considered that the development application, in its current form, conflicts with the Sunshine Coast Planning Scheme 2014 and there appears to be insufficient grounds to justify approval of the application despite the conflict.*

**Public Notification**

The application was publicly notified for 15 business days in accordance with the requirements of the *Sustainable Planning Act 2009*. One (1) properly made submission was received.

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

Issues	Comments
<p>A resident whose southern boundary abuts the Seventh Day Adventist site submitted an objection to any development that will increase the threat of flooding to their home. The objection is based on a concern about stormwater runoff originating from the very steep entry point of the site from Sunset Drive. Stormwater flows through the site causing flooding in the park land area adjoining the northern fence boundary of the development site. This flood water has reportedly threatened this resident’s home and there is a concern that it will only worsen if more buildings (roofs) and road surface areas are added without significant drainage provision. The submitter is not aware of any stormwater mitigation measures proposed as part of the proposal to address storm water flooding levels that would disperse the water away from the property.</p>	<p>This application only seeks a Preliminary Approval Overriding the Planning Scheme for an Increase in the Building Height of the “West Apartment Building” and the “East Apartment Building”, and to change the level of assessment from Impact to Code Assessment. If approved, the buildings would be subject to further development applications for a Material Change of Use and at that stage, detailed Stormwater Management Plans would be required.</p> <p>Council’s Hydrologist has recommended that should the Preliminary Approval Overriding the Planning Scheme be approved conditions could be attached requiring no worsening impacts of stormwater flows onto adjacent lots.</p> <p>Such conditions would address the submitter’s concerns for non – worsening of stormwater runoff.</p>

**CONCLUSION**

Despite officer support for the extension of the Retirement facility and Residential Aged care facility uses, the assessment of this application finds that the proposed buildings’ bulk and scale, in particular the “East Apartments Stage” and “West Apartments Stage”, will be visible and overlooked by residents from Cabbage Palm Court, Gallery Place, Sunset Drive,

Pinanga Place, Allamanda Avenue and other vantage points in the area. The view of these buildings may not have been expected by residents, who enjoyed a vegetated outlook. Further, buildings of this bulk and scale and over height nature would not have been anticipated in a low density residential area. The proposed building massing and scale may, therefore, have significant impacts on these residents' views and also potentially have some impacts from potential lighting and mechanical plant.

The assessment finds the proposed over height buildings conflict with the Strategic Intent of the Planning Scheme, the low density residential zone code, the Caloundra West local plan code, the Residential care facility and retirement facility code and the maximum height of buildings and structures overlay code. The applicant has not demonstrated that there is an overriding public benefit to justify the proposal despite the conflict with the planning scheme.

One properly made submission was received. This submission raised concerns about the additional development on the site increasing stormwater runoff and, thus, flooding adjacent residential properties.

While there are some positive aspects about the proposed development in providing retirement accommodation and aged care facilities, thus fulfilling the delivery of housing diversity, choice and affordable living and ageing in place, it is considered that these are not adequate to justify a 5m increase in the minimum height requirement through the development application process. A complying development of clusters of smaller buildings of up to 8.5m in height on the same footprint as the "East Apartments Stage" and "West Apartments Stage", set in well landscaped grounds, is achievable and would be consistent with the Planning Scheme requirements.

It is, therefore, recommended that the application for a Preliminary Approval Overriding the Planning Scheme under Section 242 of the *Sustainable Planning Act 2009* for a Material Change of Use of Premises (Extension to a Retirement Facility (Exceedance of Height Overlay)) be refused. Furthermore, it is recommended that the matter be referred to Strategic Planning for consideration as part of any future Planning Scheme Amendments.

**8.1.2 TRANSPORT LEVY ANNUAL REPORT 2014/2015**

<b>File No:</b>	<b>Traffic and Transport</b>
<b>Author:</b>	<b>Coordinator Transport Strategy and Policy Regional Strategy &amp; Planning Department</b>
<b>Appendices:</b>	<b>App A - Transport Levy Annual Report 2014/2015 (Under Separate Cover) ..... Pg 5/32</b>

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**PURPOSE**

The purpose of the Transport Levy Annual Report 2014/2015 (Appendix A) is to provide an overview of the Transport Levy Program achievements for the 2014/2015 financial year.

**EXECUTIVE SUMMARY**

The *Transport Levy Policy 2014* 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 Transport Levy Program initiatives are delivered under five sub-programs:

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

The implementation of initiatives under these sub-programs involves numerous departments across the organisation including Infrastructure Services, Community Services, Corporate Services and Regional Strategy and Planning.

In 2014/2015 the Transport Levy had a number of achievements including:

- First rollout of Real Time Information system by TransLink to bus services across the Sunshine Coast
- \$101,768 contribution to the Hinterland Connect bus service which is now progressing to a permanent State Government funded bus service
- Distribution of 20,000 copies of the new and improved Public Transport Guide
- Installation of 36 taxi rank identification signs
- \$602,031 towards upgrading 27 bus stops across the Sunshine Coast
- 8,535 passenger trips on Council Link services
- 4,885 passenger trips on Flexilink Services and
- \$304,104 towards progressing the Light Rail Feasibility Project.

For the first time, a Transport Levy Annual Report 2014/2015 (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, printed and distributed via Council, libraries, customer service centres and select mailing groups as required.

**OFFICER RECOMMENDATION**

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).

**FINANCE AND RESOURCING**

In 2014-2015, the Transport Levy generated approximately \$2.545 million.

Table 1 provides an overview of the Transport Levy Program expenditure for each of the funding sub programs as at 30 June 2015.

**Table 1 Transport Levy Program Expenditure as at 30 June 2015**

	2014/2015 Actuals \$
<b>Total Revenue</b>	<b>2,545,717</b>
<b>Expenditure</b>	
Service Improvement	562,390
Infrastructure Assets	602,031
User Benefits	195,681
Research, planning and investigations	417,654
Transport Futures Fund	767,961
<b>Total Actual Expenditure</b>	<b>2,545,717</b>

The Transport Levy’s Transport Futures Fund balance was \$2.79 million as at 30 June 2015.

The 2014-2015 Annual Report has been graphically designed internally. Printing and distribution will be funded within the endorsed Transport Levy Communication and Marketing budget at an estimated cost of less than \$5,000.

**CORPORATE PLAN**

- Corporate Plan Goal:** *A new economy*
- Outcome:** 1.2 - New capital investment in the region
- Operational Activity:** 1.2.3.1 - Develop and implement a targeted advocacy plan to obtain government commitments to major regional infrastructure priorities
- 
- Corporate Plan Goal:** *People and places are connected*
- Outcome:** 2.4.1 - Continue to improve community connectivity through use of new digital technologies and online services:  
2.4.2 – Improve accessibility within and between communities:
- Operational Activity:** 2.4.2.1 - Facilitate the delivery of efficient transport systems and connections
- 
- Corporate Plan Goal:** *A public sector leader*
- Outcome:** 5.2 - A financially sustainable organisation
- Operational Activity:** 5.2.4 .4 - Undertake a review of the transport levy and report the outcomes to Council as part of the annual budget deliberations

**CONSULTATION**

Limited consultation occurred in the development of the annual report.

**Internal Consultation**

Consultation with representations from the following areas of Council was undertaken in preparing the Transport Levy Annual Report 2014/2015 (Appendix A):

- Traffic and Transportation, Infrastructure Services
- Community Plan and Strategy, Community Services
- Finance, Corporate Services
- Transport and Infrastructure Policy, Regional Strategy and Planning.

The Portfolio Councillor has been briefed on this report.

**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*****Background***

The *Transport Levy Policy 2014* 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. Public transport service improvements
2. Infrastructure assets
3. User benefits
4. Research, planning and investigations
5. Transport Futures Fund.

***Key Achievements***

In 2014/2015 the Transport Levy had a number of achievements including:

- \$101,768 contribution to the Hinterland Connect bus service which is now progressing to a permanent State Government funded bus service
- First rollout of Real Time Information system by TransLink to bus services across the Sunshine Coast
- \$304,104 towards progressing the Light Rail Feasibility Project
- Distribution of 20,000 copies of the new and improved Public Transport Guide
- Installation of 36 taxi rank identification signs
- \$602,031 towards upgrading 27 bus stops across the Sunshine Coast
- 8,535 passenger trips on Council Link services
- 4,885 passenger trips on Flexilink Services.

The Transport Levy Annual Report 2014/2015 (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.

It is intended that the annual report be made available on Council's website, printed and distributed to councillors, libraries, Council service centres and select mailing groups 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 2014*.

### Previous Council Resolution

The following Council resolution is relevant to this report.

#### **Council Resolution** (OM14/1)

*That Council:*

- (a) *receive and note the report titled "Transport Levy Policy Report 2014/2015"*
- (b) *adopt the Transport Levy Policy 2014 (Appendix A) and*
- (c) *adopt the Proposed 2014/2015 Transport Levy Program (Appendix B).*

### Related Documentation

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

**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 including Infrastructure Services, Community Services, Corporate Services and Regional Strategy and Planning.

Coordination of the Transport Levy Policy and Program is overseen by the Transport and Infrastructure Policy Branch. Implementation of various Transport Levy initiatives is undertaken by the Infrastructure Services and Community Services.



**8.1.3 ENVIRONMENT LEVY 2014-2015 ANNUAL REPORT**

<b>File No:</b>	<b>Statutory Meetings</b>
<b>Author:</b>	<b>Manager Environment and Sustainability Policy Regional Strategy &amp; Planning Department</b>
<b>Appendices:</b>	<b>App A - Environment Levy 2014-2015 Annual Report (<i>Under Separate Cover</i>) ..... Pg 17/32</b>

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**PURPOSE**

The purpose of this report is to present the Environment Levy 2014 – 2015 Annual Report to Council.

**EXECUTIVE SUMMARY**

Council's Corporate Plan 2014-2019 sets the goal of creating an enviable lifestyle and environment through maintaining and enhancing the region's natural assets, livability and environmental credentials.

The successful management of our environment requires an ongoing investment of time and money and a strategic approach. 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. environmental acquisitions
2. major projects
3. community engagement and support
4. environmental operational management.

The Environment Levy 2014-2015 Annual Report 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 2014-2015 achievements include:

- \$657,000 investment towards the maintenance of the Environment Levy conservation estate
- \$310,000 investment towards the establishment of 12 Environment Levy acquired reserves, consisting of 922 hectares
- \$497,000 investment to enhance 10 coastal reserve areas through the Coastal Rehabilitation Project
- \$460,000 investment towards pest action and community engagement initiatives
- Ongoing funding to support the \$570,000 fauna monitoring project
- \$550,000 awarded to not-for-profit community groups to strengthen partnerships to continue to advance conservation outcomes for the Sunshine Coast
- 118 landholders receiving \$341,000 of Landholder Environment Grants for natural resource management projects which contribute towards biodiversity conservation on privately owned properties

- 66 Voluntary Conservation Agreement partners assisted to protect 918 hectares of habitat for flora and fauna
- assistance to 857 registered Land for Wildlife members who are managing 6,734 hectares of retained habitat and restoring a further 596 hectares.

Program implementation involves a coordinated approach between departments including Infrastructure Services, Community Services, Corporate Services and Regional Strategy and Planning.

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 receive and note the Environment Levy 2014-2015 Annual Report (**Appendix A**).

## OFFICER RECOMMENDATION

**That Council:**

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

## FINANCE AND RESOURCING

In 2014-2015, the Environment Levy generated approximately \$7.6 million. Outcomes of the established Environment Levy Program for 2014-2015 were achieved within the budget provided by this revenue.

Table 1 provides an overview of where Environment Levy funding was invested during 2014/2015.

**Table 1: 2014-2015 Environment Levy investments against key annual report messaging.**

	<b>2014-2015 Actuals (\$M)</b>
<b>Total Revenue</b>	<b>7.637</b>
Buying protecting and enhancing environmentally significant land	0.971
Building our knowledge (monitoring and research)	0.356
Delivering on-ground environmental projects	0.843
Engaging and Supporting the Sunshine Coast community	1.402
Other environmental management activities; includes funding for flying fox and pest management activities and support for Council's environment education facilities.	2.151
Total Actual Expenditure	5.723
Reserved For Future Land Acquisition	1.914

As per the Environment Levy Policy 2014, any unspent funds associated with each of the four funding themes are returned to the Environment Levy restricted cash. The Environment Levy Restricted Cash balance is approximately \$ 6.3 million (30 June 2015).

The 2014-2015 Annual Report has been graphically designed internally. Printing and distribution will be funded within the endorsed Environment Levy communication and education budget at an estimated cost of less than \$5,000.

## CORPORATE PLAN

- Corporate Plan Goal:** *An enviable lifestyle and environment*
- Outcome:** 3.1 - Healthy natural ecosystems and protected remnant vegetation
- Operational Activity:** 3.1.1.1 - Manage and deliver the environmental land acquisition program
- Operational Activity:** 3.1.1.5 - Maintain and manage Council's existing environmental reserves
- 
- Corporate Plan Goal:** *An enviable lifestyle and environment*
- Outcome:** 3.2 - Well-managed and maintained open space, waterways and foreshore assets
- Operational Activity:** 3.2.1.1 - Implement the *Shoreline Erosion Management Plan*
- 
- Corporate Plan Goal:** *An enviable lifestyle and environment*
- Outcome:** 3.3 - A reputation for innovative environmental practices
- Operational Activity:** 3.3.2 - Continue to engage, support and grow community partnerships in managing and enhancing the region's natural assets on public and private lands
- 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 animals in the region

## CONSULTATION

### Internal Consultation

Consultation with Environment Levy Project Managers and representations from the following areas of Council was undertaken in preparing the Environment Levy Annual Report 2014-2015 (Appendix A):

- Environmental Operations Branch, Infrastructure Services
- Finance Branch, Corporate Services
- Community Relations Branch, Community Services
- Community Response Branch, Community Services.

### 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

### *Background*

Council's Corporate Plan 2014-2019 sets the goal of creating an enviable lifestyle and environment through maintaining and enhancing the region's natural assets, livability and environmental credentials.

The successful management of our environment requires an ongoing investment of time and money and a strategic approach. 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. environmental acquisitions
2. major projects
3. community engagement and support
4. environmental operational management.

The Environment Levy 2014-2015 Annual Report 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 2014-2015 Council continued to invest in the establishment of environmentally significant land, including the 400 hectares purchased in 2013-2014. This includes creating access, fire trail management, rehabilitation of vegetation and pest control in preparation for its long-term management as part of Council's expanding conservation network. Establishing and managing each reserve protects and enhances the region's biodiversity values for the Sunshine Coast community to enjoy and appreciate. Achievements include:

- Approximately \$310,000 was spent on establishment activities across 12 reserves (922 hectares)
- \$657,000 spent on the management of lands associated with the broader Environment Levy conservation estate
- While no acquisitions were made in 2014-2015, approximately \$1.9M has been reserved for future purchases.

### ***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 2014-2015 include the ongoing rehabilitation of coastal dunes and reserves, removing weeds in road reserves, and planning for, and restoring waterway vegetation in two of our major catchments the Pumicestone Passage and the Maroochy River. Achievements include:

- \$843,000 investment into on-ground environment projects
- \$140,000 weed removal and native plant establishment as part of the Bells Creek Rehabilitation Project
- \$85,000 towards removing woody weeds in road reserves adjoining environmental reserves
- \$497,000 towards coastal rehabilitation activities.

***Building our Knowledge***

The 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 2014/2015 the focus has been on gaining important koala habitat information, improving our knowledge on the movement of flying foxes and continued investment into the \$570,000 four year fauna monitoring project to better understand and manage the animals living in our reserves. Achievements include:

- An ongoing \$115,000 partnership with Healthy Waterways to understand the health of our waterways
- Building the knowledge of pest species through the use of remote monitoring cameras and fox-scent detection dogs
- Improving koala habitat knowledge through use of a trained border collie to detect koala scat (droppings) across environmental reserves, Land for Wildlife and Voluntary Conservation Agreement properties
- Pioneering research which used satellite tracking to understand flying fox movements.

***Engaging and Supporting the Sunshine Coast Community***

Council works in partnership with the community to achieve better conservation outcomes for the region's beautiful rivers, beaches and extensive bushlands.

The Environment Levy invests in not-for-profit community groups and private landowners, supports conservation volunteers and educates the younger generation as our environmental stewards of the future. Achievements include:

- \$550,000 awarded to not-for-profit community groups to strengthen partnerships to continue to advance conservation outcomes for the Sunshine Coast
- 118 landholders receiving \$341,000 of Landholder Environment Grants for natural resource management projects which contribute towards biodiversity conservation on privately owned properties
- 66 Voluntary Conservation Agreement partners assisted to protect 918 hectares of habitat for flora and fauna
- assistance to 857 registered Land for Wildlife members who are managing 6,734 hectares of retained habitat and restoring a further 596 hectares.

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

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. A community survey on understanding the environment levy may be undertaken to compare the results of last year's survey, in order to inform improved engagement strategies to better promote the program and its achievements.

**Legal**

There are no legal implications to this report.

**Policy**

In June 2014, 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**

There are no identified risks associated with this report. 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 – 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 2014

### **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, Corporate Services and Regional Strategy and Planning. 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
- continued implementation of a communication campaign to promote the Environment Levy and its achievements to the community.

**8.2 CORPORATE SERVICES****8.2.1 JULY 2015 FINANCIAL PERFORMANCE REPORT**

<b>File No:</b>	<b>Financial Reports</b>
<b>Author:</b>	<b>Acting Coordinator Financial Services Corporate Services Department</b>
<b>Attachments:</b>	<b>Att 1 - July 2015 Financial Performance Report ..... 71</b>

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**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 2015/16 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 2015, namely the 2014/15 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 2015 shows a positive variance of \$3.2 million compared to the forecast position.

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

The operating result variation is made up of lower than expected operating expenses of \$3.2 million (9.9%). Further detail is provided in the proposal section of this report.

As at 31 July 2015, \$7.0 million (3.8%) of Council's \$183.4 million 2014/15 Capital Works Program was financially expended.

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

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

**OFFICER RECOMMENDATION**

**That Council:**

- (a) receive and note the report titled "July 2015 Financial Performance Report" and**
- (b) write-off unrecoverable income of \$28,628.23 GST exclusive (\$31,491.05 GST inclusive) in relation to Loaded Aces Pty Ltd.**

**FINANCE AND RESOURCING**

There are no finance and resourcing implications from this report.

## CORPORATE PLAN

<b>Corporate Plan Goal:</b>	<b><i>A public sector leader</i></b>
<b>Outcome:</b>	5.2 - A financially sustainable organisation
<b>Operational Activity:</b>	5.2.2 - 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 2015/16 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 2015, namely the 2014/15 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 2015 shows a positive variance of \$3.2 million compared to the forecast position.

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

This operating result variation is made up of lower than expected operating expenses of \$3.2 million.

### Operating Revenue

#### Net Rates and Utility Charges

The adverse variance of \$1.5 million (-1.3%) is mainly due to the carbon tax refund which is funded by restricted cash held for this purpose. Budget will be updated through the Budget Review 1 process.

#### Fees and Charges

The favourable variance of \$521,000 (8.7%) in fees and charges is mainly attributable to development application revenue.

#### Interest from Investments

Interest from investments has exceeded the year to date budget by \$405,000 due to higher than budgeted cash balances.

#### Other Revenue

Other revenue has exceeded the year to date budget by \$351,000, this is mainly due to cost recovery action following legal proceedings.

### Operating Expenses

#### Employee Costs

As at 31 July 2015, employee costs were below budget by \$432,000 (4.0%).



The budget allows for a Certified Agreement increase. A new Certified Agreement has not yet been finalised however a 1.5% interim pay increase has been approved and will be paid in August 2015 back dated to 1 July 2015.

### **Materials and Services**

As at 31 July 2015, materials and services costs were below budget by \$2.7 million (21.5%). 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 revenues, at \$4.3 million, are higher than the year to date budget by \$1.2 million (41.4%). This is mainly due to the following items:

- Capital contributions, grants and subsidies, at \$4.3 million, have exceeded the year to date budget by \$3.3 million.
- Contributed assets, are below year to date budget by \$2.1 million.

### **Capital Expenditure**

As at 31 July 2015, \$7million (3.8%) of Council's \$183.4 million 2014/15 Capital Works Program was financially expended.

Detail by Capital Works Program is outlined below:

<b>Program</b>	<b>Original Budget \$000</b>	<b>Current Budget \$000</b>	<b>YTD Actuals \$000</b>	<b>% of Annual Budget Spent</b>
Buildings and Facilities	6,422	6,422	61	0.9%
Coasts and Canals	1,900	1,900	173	9.1%
Divisional Allocations	3,590	3,590	94	2.6%
Environmental Assets	975	975	15	1.5%
Fleet	3,118	3,118	0	0%
Parks and Gardens	9,975	9,975	50	0.5%
Stormwater	5,972	5,972	175	2.9%
Transportation	49,500	49,500	2,475	5.0%
Information Technology	3,620	3,620	170	4.7%
Strategic Land & Commercial Properties	1,350	1,350	588	43.6%
Aerodromes	215	215	6	2.6%
Sunshine Coast Airport	5,056	5,056	204	4.0%
Holiday Parks	770	770	11	1.4%
Quarries	630	630	-	0.0%
Waste	4,387	4,387	594	13.5%
Region Making Projects	85,888	85,888	2,401	2.8%
<b>TOTAL COUNCIL</b>	<b>183,368</b>	<b>183,368</b>	<b>7,015</b>	<b>3.8%</b>

**Write-off of unrecoverable income**

A retail lease awarded to Loaded Aces Pty Ltd at Sunshine Coast Airport has been terminated by Council due to non-payment of rental arrears. Several attempts to recover the debt have been undertaken.

A debt of \$31,491.05 (GST inclusive) remains and is recommended for write-off in this report.

**Investment Performance**

- All investment parameters remain within the guidelines established by the Investment Policy.
- For the month ending 31 July 2015 Council had \$280 million cash (excluding Trust Fund) with an average interest rate of 2.78%, being 0.65% above benchmark. This is compared to the same period last year with \$203 million cash (excluding Trust Fund) where the average interest rate was 3.50%, being 0.77% 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 2014/15 Investment Policy.  
Corporate Services Credit Accounts, Debt Collection and Write Off Policy August 2012.

**Risk**

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

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

*That Council:*

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

**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 BUDGET REVIEW 1 2015/2016**

**File No:                   Reviews**

**Author:                   Acting Coordinator Financial Services  
Corporate Services Department**

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**Report to be provided.**

**8.2.3 FINANCIAL SUSTAINABILITY PLAN 2015 - 2025**

**File No:** Long Term Financial Planning  
**Author:** Acting Coordinator Financial Services  
Corporate Services Department  
**Attachments:** Att 1 - Financial Sustainability Plan 2015 - 2025 ..... Att Pg 5

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**PURPOSE**

The purpose of this report is to receive Council endorsement of the financial commitments contained in the Financial Sustainability Plan.

**EXECUTIVE SUMMARY**

The Sunshine Coast Council (Council) vision is 'to be Australia's most sustainable region – vibrant, green, diverse'. To be a leader and driver towards this vision, the Council organisation must be sustainable in its own right.

The Council Financial Sustainability Plan is an essential tool the organisation will use to achieve and maintain financially sustainable operations, asset management, and service delivery to our community into the future.

The Financial Sustainability Plan defines the high level financial policies, commitments, positions, and parameters. This guides the development of service levels, rating and other income, expenditure, and treasury management.

In February 2014, the Queensland Treasury Corporation reported that "Sunshine Coast Council (Council) has been rated as strong with a neutral outlook." This is the highest rating for Councils in Queensland of the credit reviews undertaken by Queensland Treasury Corporation.

Queensland Treasury Corporation stated, "This rating and outlook primarily reflects Council's operating result with historical operating surpluses recorded and also expected over the next five years. These results are supported by Council's willingness to implement regular rate increases, relatively low level of borrowings and consistent investment in its asset base to support the growing population. Although Council will be undertaking a number of significant projects with substantial financial risks, appropriate measures are being taken to manage these risks."

The Financial Sustainability Plan contains a number of commitments that will position Council to achieve the objective of long term financial sustainability contained in the legislation and that will maintain its strong financial rating over the ten year financial forecast period.

Further, the parameters included in the Financial Sustainability Plan have been used as inputs into the Long Term Financial Forecast to demonstrate performance against the adopted measures of financial sustainability contained in the legislation.

The adopted 2015/16 budget is the basis for the Long Term Financial Forecast. The Financial Sustainability Plan is Council's response to the legislative requirements contained in Section 102(a) of the *Local Government Act 2009*, enabling Council to maintain its financial capital and infrastructure capital over the long term.

## OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Financial Sustainability Plan 2015 - 2025”
- (b) adopt the financial commitments contained in the Financial Sustainability Plan and
- (c) note the parameters in the Long Term Financial Forecast to be used as the basis for the preparation of the 2016/17 annual budget.

## FINANCE AND RESOURCING

The Long Term Financial Forecast has been prepared as a means of demonstrating clearly that Council is working towards maintaining long-term financial sustainability, in accordance with the requirements of the *Local Government Act 2009*.

The Financial Sustainability Plan provides a strategic framework upon which Council can reliably make policy decisions having a financial impact on both current and future generations.

Commentary around how successful Council has been in achieving the identified strategies and goals will be included in the Annual Report.

## CORPORATE PLAN

**Corporate Plan Goal:** *A public sector leader*

**Outcome:** 5.2 - A financially sustainable organisation

**Operational Activity:** 5.2.1 - Develop and implement long-term financial plans to guide the optimal utilisation of resources

## CONSULTATION

### Internal Consultation

The draft Financial Sustainability Plan financial commitments were considered at Councillor Budget Development Workshops held from February 2015 to May 2015, and the Long Term Financial Forecast was adopted as part of the 2015/16 Budget on 25 June 2015.

The workshops were attended by Councillors, the Executive Leadership Team and other senior staff representing all departments of Council. The issues raised at that workshop along with specific submissions made as a result of those discussions have been incorporated into the revised Financial Sustainability Plan.

### External Consultation

The Queensland Treasury Corporation has reviewed the prior year's ten-year financial forecast as part of the Credit Review. This was presented to Council at the Budget Development Workshop held on 16 February 2015.

### Community Engagement

No direct community engagement has been undertaken in the compilation of this report.

## PROPOSAL

Section 102(a) of the *Local Government Act 2009* states “a local government is financially sustainable if the local government is able to maintain its financial capital and infrastructure capital over the long term.”

The *Local Government Regulation 2012*

Section 164(1) requires Council to, “keep a written record stating the following:

- a) the risks the local government’s operations are exposed to, to the extent they are relevant to financial management;
- b) the control measures adopted to manage the risks.”

Section 169 (2) requires Council’s budget for each financial year to “include a long-term financial forecast; and a revenue statement; and a revenue policy.”

Section 169 (4) states that “the budget must include each of the relevant measures of financial sustainability for the financial year for which it is prepared and the next 9 financial years.”

### Financial Sustainability Plan

The Financial Sustainability Plan is an essential tool the organisation will use to achieve and maintain sustainable operations, asset management, and service delivery to our community into the future.

The Financial Sustainability Plan defines the high level financial policies, commitments, positions, and parameters that guide the development of service levels, rating and other income, expenditure, and treasury management.

The financial plan covers a period of at least 10 years after the commencement of the plan, and includes the following policies which are developed and/or reviewed annually as part of the budget development process:

- (a) an investment policy
- (b) a debt policy
- (c) a revenue policy and
- (d) a procurement policy.

Accordingly, Council has developed a Financial Sustainability Plan that contains a number of commitments that will position Council to achieve the objective of long term financial sustainability. Further, the parameters included in the Financial Sustainability Plan have been used as inputs into the Long Term Financial Forecast to demonstrate performance against the adopted measures of financial sustainability contained in the legislation.

Key commitments from the Financial Sustainability Plan include:

- Council will target an operating surplus each year rather than just a balanced budget position.
- Early payment discounts will be maintained at 5% of the general rate or \$200 per annum, whichever is the lesser amount.
- Growth of employee numbers will need to be requested on an annual basis.
- In each year, a vacancy factor of 3% will be deducted from the full establishment costs to produce budgeted employee costs.
- Council is committed to balancing long term financial sustainability with the recognition and inclusion of all operating costs directly evolving from asset management plans into budgets.

Performance against the sustainability indicators identified in the *Local Government Regulation 2012* are summarised in the following table:

**Table 1**

**Key Financial Ratios, Definitions and Benchmarks**

2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
<b>Operating Performance</b>									
<u>Operating surplus ratio (%)</u>									
Target: 0% - 10%									
5.5	5.3	4.8	4.3	4.3	4.8	5.5	6.0	6.4	6.9
<b>Fiscal Flexibility</b>									
<u>Council controlled revenue ratio (%)</u>									
Target: greater than 60%									
77.2	76.1	76.1	76.5	77.1	78.1	78.4	78.8	79.3	79.4
<u>Total debt service cover ratio (times)</u>									
Target: Greater than 2 times									
4.8	5.1	5.3	5.5	5.8	6.0	6.4	6.8	7.3	7.9
<u>Net financial liabilities ratio (%)</u>									
Target: Less than 60%									
46.8	50.4	48.1	48.1	49.2	48.0	44.9	40.6	36.0	34.1
<b>Liquidity</b>									
<u>Cash expense cover ratio (months)</u>									
Target: Greater than 3 months									
7.3	7.0	6.7	6.4	5.9	5.5	5.4	5.1	5.2	5.1
<b>Asset Sustainability</b>									
<u>Asset sustainability ratio (%)</u>									
Target: Greater than 90%									
82.9	78.2	86.8	85.4	77.7	78.8	73.5	80.4	65.8	69.2

It should be noted that the Asset Sustainability indicator will be affected by the application of Asset Management Plans currently being developed and refined, and also through a review of depreciation methodology currently being undertaken. As such it is anticipated that this ratio will fall within the advised target ranges as capital programs are adjusted.

All other indicators are within guidelines provided.

**Legal**

Council's budget, long term financial plans and borrowings are undertaken in accordance with the *Local Government Act 2009*; *Local Government Regulation 2012*; and the Financial Management (Sustainability) Guideline 2013 Version 1.

**Policy**

Council adopts an Investment Policy, a Debt Policy, a Revenue Policy and a Procurement Policy as part of the annual Budget process.



**Risk**

Council is required to report against the Long Term Financial Plan annually and this includes a range of sustainability ratios identified in the *Local Government Regulation 2012*. Failure to determine a sustainable long term strategy would see financial results outside benchmark guidelines for these ratios.

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

*That Council:*

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

**Special Meeting (Budget) 21 February 2011, Council adopted the Sunshine Coast Financial Sustainability Plan 2010 to 2020 – Council Resolution (SM11/4)**

*That Council:*

- (a) *receive and note the report titled "Long Term Financial Forecast and Sustainability Plan"*
- (b) *adopt the financial commitments contained in the Financial Sustainability Plan and*
- (c) *note the parameters contained in the Long Term Financial Forecast to be used as the basis for the preparation of the 2011/2012 annual budget development.*

**Related Documentation**

Attached to this report are copies of the Financial Sustainability Plan and commitments, along with a suite of financial reports.

**Critical Dates**

The parameters contained in the Long Term Financial Forecast will provide the basis for budget estimates and forecasts for development of the 2016/17 annual budget, which will commence in October 2015.

**Implementation**

The financial commitments included in the Financial Sustainability Plan will be applied over the coming years to enable Council to maintain long term sustainability, as required under the legislation, and to assist in achieving Council's vision of becoming Australia's most sustainable region.

## 8.2.4 EXCEPTION UNDER LOCAL GOVERNMENT REGULATION 2012 - PROPOSED LEASES TO A GOVERNMENT AGENCY AND COMMUNITY ORGANISATIONS

<b>File No:</b>	<b>Statutory Meetings</b>
<b>Author:</b>	<b>Senior Property Officer Corporate Services Department</b>
<b>Attachments:</b>	<b>Att 1 - September 2015 Tenure Renewal .....93</b>

### PURPOSE

The purpose of this report is to seek exceptions from council, in accordance with the *Local Government Regulation 2012*, from the tender/auction process to allow the renewal of one lease to a government agency and six leases to community organisations (**Appendix A**).

### EXECUTIVE SUMMARY

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

The organisations have occupied the sites for considerable periods and facilitate community participation in sporting, cultural and community emergency response activities.

The leases will be for a period of ten years and will be in accordance with the council approved standard community lease.

S.236(2) provides that a local government must decide by resolution that an exception applies. A resolution that exceptions apply will allow the renewal of the seven leases without the need to engage in a tender or auction process.

### OFFICER RECOMMENDATION

**That Council:**

- (a) receive and note the report titled “Exception under Local Government Regulation 2012 - proposed leases to a government agency and community organisations”
- (b) resolve, pursuant to s.236(2) *Local Government Regulation 2012*, that exceptions to dispose of an interest (lease) in the properties identified in Appendix A, other than by tender or auction applies, as the disposals are, pursuant to ss.236(1)(b)(i) and 236(1)(b)(ii), to the following organisations:
  - (i) The State of Queensland (Represented by Public Safety Business Agency) – Mapleton Rural Fire Brigade
  - (ii) Nambour Heights Bowls Club Inc
  - (iii) Caloundra Arts Centre Association Inc
  - (iv) Sunshine Coast Historical and Genealogical Resource Centre Inc
  - (v) Mooloolah Hinterland Churches Soccer Club Inc

- (vi) Suncoast Hinterland Softball Association Inc and
- (vii) Suncoast Hinterland BMX Club Inc and
- (c) note that the organisations in (b) above include one government agency and six community organisations where activities are for a public purpose.

## FINANCE AND RESOURCING

There are no financial or resourcing impacts relating to this matter.

## 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 including The Events Centre and other performance venues

## CONSULTATION

### 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.

Divisional Councillors and relevant operational areas have been consulted about the proposed leases and there were no objections.

### External Consultation

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

### Community Engagement

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

## PROPOSAL

Council manages 230 community tenures and when due for renewal, the Property Management Branch seeks advice from the Community Services Department. Community Services has sought the renewal of the seven leases.

The *Local Government Regulation 2012* provides the process by which a local government may dispose of valuable non-current assets, which include land or an interest in land (e.g. leasing of land and/or buildings). It provides that a disposal, other than by tender or auction, may only occur if an exception applies. A disposal to a government agency is considered an exception under s.236(1)(b)(i). A government agency is defined in the *Local Government Regulation 2012* as:

- (a) *the State, a government entity, a corporatized business entity or another local government; or*
- (b) *another Australian government or an entity of another Australian government; or*
- (c) *a local government of another State.*

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

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

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

The seven organisations have occupied the sites for considerable periods and facilitate community participation in sporting, cultural and emergency activities.

A resolution that exceptions apply to the seven organisations will enable community leases to be entered into without the need to engage in a tender or auction process.

The leases will be for a period of ten years and will be in accordance with the council approved standard community lease.

### **Legal**

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

### **Policy**

This request is in accordance with the following council policies:

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

### **Risk**

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

### **Previous Council Resolution**

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

*That council:*

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

### **Related Documentation**

There is no other documentation relevant to this report.

### **Critical Dates**

There are no critical dates relevant to this report.

### **Implementation**

Should council resolve that exceptions apply; leases to the community organisations will be arranged.

## 8.3 COMMUNITY SERVICES

### 8.3.1 NAMING OF THE SUNSHINE COAST - 50TH ANNIVERSARY CELEBRATIONS

**File No:** Statutory Meetings 17 September 2015

**Author:** Director Community Services  
Community Services Department

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#### PURPOSE

This report responds to the Council resolution (OM15/18) to refer the recommendations to Council from the Mayor and Councillors Dwyer, McKay, O'Pray, Hungerford and Rogerson who met to determine the scale and scope of a program of celebrations to commemorate the 50<sup>th</sup> anniversary of the naming of the Sunshine Coast.

Council previously resolved to recognise the official gazetted naming date, in accordance with the *Queensland Place Names Act 1958*, of the Sunshine Coast being 1 August, 1967.

#### EXECUTIVE SUMMARY

The name 'Sunshine Coast' was launched in December 1958 at the inaugural dinner of the Sunshine Coast Branch of the Real Estate Institute of Queensland, held at the Hotel Caloundra. The Branch had begun a drive to popularise and obtain recognition for the name, to replace the term 'Near North Coast', which was not considered distinct enough, and had 'no significance for southerners.'

The name 'Sunshine Coast' was officially endorsed by the then Landsborough, Maroochy and Noosa councils in November, 1966 when it was agreed to utilise the name to cover the three Shires. The name tied in with the decision to also form the Sunshine Coast Promotion Bureau to promote the district covered by the three Shires.

It gave the district 'a great start in developing a tourist industry'; 'Sunshine', signifying 'brightness and warmth' (and providing a different but complementary attraction to the Gold Coast).

A "Notification of Decision to Adopt a Place Name" under the *Queensland Place Names Act* of 1958 appeared in the Queensland Government Gazette in July 1967.

The name was endorsed by the Minister for Lands, Alan Fletcher, who advised that the decision would take effect from 1 August, 1967.

The 50<sup>th</sup> anniversary of the naming of the Sunshine Coast offers an opportunity for the community to celebrate its history and how that history has formed who we are today in a regional context.

It represents a unique opportunity to schedule activities that promote the Sunshine Coast's quality tourism, leisure and event experiences that have been founded on the region's beaches and waterways, scenic hinterland and national parks.

In this report, it is proposed that Council consider celebrating the milestone with a program of celebrations. In a collaborative effort, it is proposed that community groups will be encouraged to brand activities and events in the calendar year of 2017 (12 months), assisted through Council's Community Grants program. Council will focus on branding Council operated and supported major events, community activities and celebrations held in this same timeframe, as well as conducting anniversary related events over a period that commences 1 August, 2017 and culminates with the New Year's Eve celebrations held at Mooloolaba in December 2017. It is proposed that an Organising Committee be established with key internal and external stakeholders to provide the strategic overview that directs the

management of such activities and events associated with the 50<sup>th</sup> anniversary celebrations of the naming of the Sunshine Coast.

The main objectives of the celebrations are to:

- strengthen the community by developing community spirit and promoting pride in the Sunshine Coast region through recognising and celebrating our identity and
- enhance the region's profile nationally to attract increased visitor numbers from across the nation to the Sunshine Coast.

## OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Naming of the Sunshine Coast - 50<sup>th</sup> Anniversary Celebrations"
- (b) endorse the proposed program of celebrations to commemorate the 50<sup>th</sup> anniversary of the naming of the Sunshine Coast as outlined in the report
- (c) refer an amount of \$150,000 budget request to the 2016/17 budget process for consideration for an additional community grant program relating to commemorate the 50<sup>th</sup> anniversary of the naming of the Sunshine Coast and
- (d) refer an amount of \$126,000 budget request to the 2016/17 budget processes for consideration.

## FINANCE AND RESOURCING

An equivalent full time dedicated Council officer will be required to support the planning and execution of the proposed program of celebrations to commemorate the 50<sup>th</sup> anniversary of the naming of the Sunshine Coast. Staff will be required to commence work in July 2016 for a period of approximately 18-20 months. Variable working hours will be required so it is expected that staffing will be casualised or shared part time. The EFT funding to support this request would be approximately \$76,000 per annum. The majority of the work undertaken by staff will relate to community liaison, branding, events management (i.e. Winter Ball), support for community groups undertaking their own events and liaison with Council's Community Connections Team regarding grants.

Furthermore, a materials budget to support the activities of the dedicated officer is required. This budget would be required to assist with advertising materials, logo development, website maintenance etc. and is expected to be \$50,000.

A grants budget for the 12 month period is also required and is expected to be approximately \$150,000.

Therefore the total budget request to be referred to the 2015/16 budget process for Council's consideration is \$276,000.

## CORPORATE PLAN

<b>Corporate Plan Goal:</b>	<b><i>A strong community</i></b>
<b>Outcome:</b>	2.3 - Culture, heritage and diversity are valued and embraced
<b>Operational Activity:</b>	2.3.3 - Deliver a revised festive season program and key community participation events including New Year's Eve at Mooloolaba, citizenship ceremonies and Australia Day civic events

## CONSULTATION

### Internal Consultation

#### November 2014

Councillors received a memo from the Director Community Services, in relation to progressing a program similar to minimalist approach outlined in this report. Councillors were invited to provide their thoughts in relation to the proposal and any further ideas they wished to progress.

#### December 2014

Council's representative on the Sunshine Coast Events Board, Cr Jason O'Pray, requested an internal meeting to initiate discussions that developed the program of celebrations to one more in line with the fully developed program of activities. That meeting was attended by:

- Director Community Services
- Manager Community Relations
- Manger Economic Development
- Manager Corporate Communications.

Post the above two processes, and in response to the Council resolution, further consultation was held with staff in the Economic Development, Corporate Communications and Community Relations branches.

Legal advice was also sought to provide direction in relation to critical dates associated with the naming of the Sunshine Coast.

#### March 2015

The Mayor and Councillors Dwyer, McKay, O'Pray, Hungerford and Rogerson met with relevant Council staff to determine the scale and scope of a program of celebrations to commemorate the 50<sup>th</sup> anniversary of the naming of the Sunshine Coast.

#### August 2015

The Mayor and Councillors McKay, O'Pray, Hungerford and Rogerson again met with relevant Council staff to finalise discussions regarding the proposed scale and scope of a program of celebrations to commemorate the 50<sup>th</sup> anniversary of the naming of the Sunshine Coast and to inform a further report to Council. Councillor Dwyer was an apology for this meeting.

### External Consultation

#### October 2014

Community Services and Corporate Strategy and Delivery department representatives met with Ralph Devlin in his role as Chair of the Sunshine Coast Events Board to discuss opportunities to celebrate the 50<sup>th</sup> anniversary of the naming of the Sunshine Coast. At this meeting it was agreed that a suitable way to profile the significance of the year was to:

- promote generally as an important year within the community
- theme all Council owned events
- invite non-Council events held on public land to theme/acknowledge the anniversary.

In this way every celebration or event would be an opportunity to mark the anniversary.

It was also agreed that the Events Board would help with the promotion of the anniversary year in a more strategic manner.

While no further formal consultation has been undertaken with the Board, the Board, via its Council officer and Councillor representatives, is aware of the discussion being held by Council and is supportive of celebrating the event.

**Community Engagement**

No further community engagement has been undertaken at this time.

**PROPOSAL****Proposed program of celebrations to commemorate the 50<sup>th</sup> anniversary of the naming of the Sunshine Coast****(i) Timeframe**

Community groups will be encouraged to brand activities and events in the calendar year of 2017 (12 months). These activities can be an already established event or a new event.

Council will focus on conducting anniversary related events over a period that commences 1 August, 2017 and culminates with the New Year's Eve celebrations held at Mooloolaba in December 2017.

**(ii) 50<sup>th</sup> anniversary of the naming of the Sunshine Coast Organising Committee**

It is proposed that an Organising Committee be established that includes the Mayor, the Portfolio Councillor for Tourism, Sports and Major Events, the Portfolio Councillor for Community Policy and Programs, a representative of the Sunshine Coast Events Board, a representative of Sunshine Coast Destinations Ltd, a representative of the Combined Chambers Alliance Sunshine Coast and relevant Council staff from Community Services and Corporate Strategy and Delivery. It is proposed that this committee will have regular contact with the community and seek input from the community as necessary. The committee will also play a liaison role with the neighbouring council regarding potential partnering arrangements associated with this celebration. This Committee is proposed to meet on a regular basis, and as needed to provide the strategic overview to allow for the day to day management of activities and events associated with the 50<sup>th</sup> anniversary celebrations of the naming of the Sunshine Coast. As required status reports will also be prepared for Council's consideration as will reports requiring Council resolution pertaining to grants and financial assistance. This Committee will be required to commence in July 2016.

**(iii) Branding**

It is proposed that Council operated and supported community activities and celebrations held in the 2017 year be branded with a specially designed logo that compliments Council's corporate logo. The logo does not replace Council's corporate logo, but is to be used in conjunction.

Use of the 50<sup>th</sup> anniversary logo is meant to identify with the 50<sup>th</sup> anniversary naming of the Sunshine Coast celebrations, and does not imply endorsement of any event, product or service.

It is proposed that community organisations be allowed to customise the logo with their own imagery, graphics, community language and text if so desired. This design requirement will need to be considered in the design of the logo. It is further proposed that the logo can be utilised by these groups on their merchandising, promotions and decorations.

Official design, size, colours, typography, and guidelines will be developed by a graphic artist and procured in accordance with Council's policies and procedures. The logo will need to be finalised by September, 2016 to allow for its utilisation by community organisations commencing January 2017.

**(iv) What's on**

It is proposed that Council promote and where appropriate fund community activities and celebrations by community organisations throughout 2017 as part of the calendar of events for the 50<sup>th</sup> anniversary naming of the Sunshine Coast celebrations. A specifically designed



online events calendar managed by Council staff will capture this information, as will Council's website and Facebook pages. Funding opportunities and branding regarding these events is outlined below.

All Council operated events in the 2017 calendar year will be branded with the 50<sup>th</sup> anniversary naming of the Sunshine Coast logo. Theming of the events in accordance with the celebration will also be examined. Such events will include the Australia Day Awards, Caloundra Music Festival, Green June Festival, Book Week, Youth Week etc.

For any major events in this period that Council provides financial assistance, a request will be made of event organisers to incorporate the 50<sup>th</sup> anniversary naming of the Sunshine Coast branding to raise awareness of the celebration. Such events would include the Mooloolaba Triathlon, the Sunshine Coast Marathon, Real Food Festival etc.

It is proposed that Council organised celebrations commence with a Winter Ball hosted by the Mayor on Saturday 5 August, 2017. This will be a ticketed cost neutral event managed by Council and proceeds raised from the event will go to a charitable entity yet to be determined. It is proposed that eligible charities apply to Council in early 2017 to be the recipient of funds raised and that an application assessment process be conducted and endorsed by Council. Dependent on the success of the Winter Ball, it is anticipated that this event will become an annual activity. Locations and logistics of the Winter Ball will be undertaken by Council's Community Program and Events Team in consultation with the 50<sup>th</sup> anniversary of the naming of the Sunshine Coast Organising Committee.

#### **(v) Celebration Fund**

It is proposed that Council call for applications for funding that groups can access throughout the year and also for the period of the 1 August, 2017 to December 2017.

Category A: Throughout the year grants of up to \$2,000 can be accessed by community groups to assist with the costs associated with enhancing already existing events and activities so that they become associated with the 50<sup>th</sup> anniversary naming of the Sunshine Coast. This funding program will be operated in accordance with Council's Community Grants program, however it is important that each project be evaluated on its ability to:

- raise awareness of the Sunshine Coast identity and sense of belonging as per Council's *Corporate Plan 2014-2019* and *Sunshine Coast Social Strategy 2015*
- reach out and engage the community, as well as
- show potential in successful completion and execution, according to a clear plan within the 2017 year.

Applications for grants will open in July 2016 for funding commencing in January 2017.

Category B: For the period of 1 August, 2017 to December 2017 Council call for applications for funding for grants of up to \$10,000 from community organisations to specifically stage events and activities that clearly celebrate the 50th anniversary naming of the Sunshine Coast. It is anticipated that this funding will generate an activity each week of the 5 month period that the community can participate in. It is expected that these events will be heavily branded with the specially designed logo and that criteria above is met by the groups. Council will actively promote these events. Examples of such events could include the production of short film that captures 50 years on the Sunshine Coast, 50 year reunions where people return to places on the Sunshine Coast, community picnics, 50 year heritage talks, parades celebrating 50 years, profiles of significant people living on the Sunshine Coast, festivals and art exhibitions. It is expected that these events will promote and market the Sunshine Coast across Australia and lead to increased visitor nights and spending.

Applications for grants will open in January 2017.

**Legal**

While there are no legal implications from the recommendations in this report, and noting that all processes to ensure any public events and programs adhere to laws and other legal requirements, advice was sought in relation to the official dates to inform the timelines in this report.

That advice confirmed that 1 August, 1967 is the official anniversary date in terms of when Sunshine Coast became the legal place name of the region under State legislation.

**Policy**

There are no policy implications associated with this report.

**Risk**

The risk inherent in this report, which is difficult to quantify at this stage, is the level of community support for Council to celebrate the 50<sup>th</sup> anniversary of the naming of the Sunshine Coast in 2016. Risk also extends to the ownership of the celebrations by the business and tourism sectors and how such groups will partner with Council.

**Previous Council Resolution****Ordinary Meeting 26 February 2015 – Council Resolution (OM15/18)**

*That Council:*

- (a) *receive and note the report titled: “Naming of the Sunshine Coast – 50<sup>th</sup> Anniversary”*
- (b) *request the Mayor and Councillors Dwyer, McKay, O’Pray, Hungerford and Rogerson to meet and determine the scale and scope of a program of celebrations to commemorate the 50<sup>th</sup> anniversary of the naming of the Sunshine Coast*
- (c) *recognise the official gazetted naming date, in accordance with the Queensland Place Names Act 1958, of the Sunshine Coast being 1 August, 1967 and*
- (d) *refer the recommendations of the meeting as outlined in (b) above to the 2015/16 budget process for consideration.*

**Ordinary Meeting 29 January 2015 - Council Resolution (OM15/1)**

*That Council request the Chief Executive Officer to prepare a report for Council’s consideration for the February 2015 Ordinary Meeting, outlining a proposed schedule of Council region activities and associated costings to celebrate the 50<sup>th</sup> anniversary of the naming of the Sunshine Coast in 2016, culminating in a key event on 15 November 2016.*

**Related Documentation**

- Sunshine Coast Social Strategy 2015
- Sunshine Coast Council Corporate Plan 2014-2019

**Critical Dates**

Planning for activities associated with a program of celebrations to commemorate the 50<sup>th</sup> anniversary of the naming of the Sunshine Coast are required to commence in July 2016 to allow for a timely approach to promoting the celebration, engaging the community and other partners, staging events and providing financial assistance.

**Implementation**

A budget request associated with a program of celebrations to commemorate the 50<sup>th</sup> anniversary of the naming of the Sunshine Coast will be presented to Council for consideration as part of the 2016/17 budget process.

Post budget endorsement, Council will commence work on the program of celebrations to commemorate the 50<sup>th</sup> anniversary of the naming of the Sunshine Coast in July 2016 with the employment of a dedicated officer and the establishment of the 50<sup>th</sup> anniversary of the naming of the Sunshine Coast Organising Committee.

**8.3.2 CONONDALE MEMORIAL SPORTS & RECREATION RESERVE  
TRUSTEESHIP**

**File No:** Property Number: 162178  
**Author:** Sport and Recreation Officer  
Community Services Department

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Report to be provided.

## 8.4 INFRASTRUCTURE SERVICES

### 8.4.1 BUDERIM VILLAGE PARK LANDSCAPE PLAN

**File No:** 20804

**Author:** Landscape Architect / Urban Design  
Infrastructure Services Department

**Appendices:** App A - Buderim Village Park Landscape Plan Report ... Att Pg 59

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#### PURPOSE

The purpose of the report is to present a Landscape Plan for Buderim Village Park for council to consider for endorsement.

#### EXECUTIVE SUMMARY

Buderim Village Park is a significant land parcel of 3.4ha, located on the corner of Church and King Streets, Buderim. The land was purchased by Council at the beginning of 2010 to the approximate value of \$8.75 million. The site was deemed to meet the requirements of a district level recreation park, due to its topography, physical capacity and location in central Buderim.

In 2010, council invited the community to share ideas and help shape the vision for Buderim Village Park. A combination of community engagement activities were undertaken including a questionnaire, 'Meet us on the Street' and stakeholder interviews.

The vision for Buderim Village Park is:

*"a place of spectacle, nature, tranquillity, peace and activity. A parkland with varied landscapes and leisure experiences to be enjoyed by everyone."*

A Landscape Plan was developed based on the community's vision and recommendations for the park. The Landscape Plan portrays a short term and long term vision for Buderim Village Park. The purpose of this is to highlight that the development of the park will evolve over time through a staged implementation process.

Some of the key components of the Landscape Plan include:

- a village green
- a large kick-about area
- internal paths
- shade trees and garden beds
- viewing terraces
- children's play area
- BBQ and picnic areas
- multi-functional community events space
- village square
- amenities block
- parking for park users
- rehabilitation of the escarpment.

The Landscape Plan has been prepared to maximise recreation, social and cultural opportunities and reduce the risk of ad-hoc development within the site. The development of the Landscape Plan ensures that future embellishments are in line with the park's long term vision and its role as a district-level recreation park in Buderim. The Landscape Plan will

inform and direct the detailed design, construction and funding processes that are required for the park to evolve.

## OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Buderim Village Park Landscape Plan” and
- (b) endorse the Buderim Village Park Landscape Plan (Appendix A), to guide the future development of Buderim Village 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.

## FINANCE AND RESOURCING

The development of Buderim Village Park will require funding from the Capital Works Program or other sources such as State, Federal and organisational grants to fully develop the park in accordance with the Landscape Plan. The following budgets are currently scheduled in the Capital Works and Operational Programs for the development of Buderim Village Park:

### 2015/16

Parks Capital Works Program	\$455,500	Staged implementation
Natural Areas Operational Program	\$ 20,000	Vegetation management

### 2016/17

Parks Capital Works Program	\$400,000	Staged implementation
Natural Areas Operational Program	\$ 20,000	Vegetation management

### 2017/18

Parks Capital Works Program	\$300,000	Staged implementation
Natural Areas Operational Program	\$ 20,000	Vegetation management

### 2018/19

Parks Capital Works Program	\$100,000	Staged implementation
Natural Areas Operational Program	\$ 20,000	Vegetation management

### 2019/20

Parks Capital Works Program	\$125,000	Staged implementation
Natural Areas Operational Program	\$ 20,000	Vegetation management

### 2020/21

Parks Capital Works Program	\$100,000	Staged implementation
Natural Areas Operational Program	\$ 20,000	Vegetation management

### 2021/22

Parks Capital Works Program	\$100,000	Staged implementation
Natural Areas Operational Program	\$ 20,000	Vegetation management

## CORPORATE PLAN

**Corporate Plan Goal:** *An enviable lifestyle and environment*

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

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

## CONSULTATION

### Internal Consultation

The development of the Landscape Plan required internal consultation from the following stakeholders:

- Councillor Christian Dickson (Division 6)
- Councillor Ted Hungerford (Division 7)
- Chief Executive Officer
- Infrastructure Services
  - Director
  - Manager Parks and Gardens
    - Coordinator Landscape Design & Planning
    - Principal Landscape Architect & Urban Designer
    - Coordinator Park Operations & Arboriculture
    - Coordinator Parks Operations & Contracts
    - Parks Services Delivery Leader
    - Parks Supervisor
    - Senior Arborist
    - Parks Community Partnership Officer
  - Manager Environmental Operations
    - Coordinator Natural Areas Management
    - Natural Areas Project Officer
    - Natural Areas Technical Officer
  - Manager Transport Infrastructure Management
    - Coordinator Design Services
    - Coordinator Traffic & Transportation
    - Coordinator Water Management & Drainage Services
    - Principal Place Project Officer
  - Coordinator Recreation Projects (Project Delivery)
    - Coordinator Civil Projects
    - Senior Environment Officer
  - Waste Collection Officer (Waste and Resource Management)
- Corporate Services
  - Manager Property Management
    - Coordinator Land Management
    - Coordinator Portfolio Management
  - Health and Safety Advisor
- Community Services
  - Manager Community Relations
  - Manager Community Facilities & Planning
- Regional Strategy and Planning
  - Coordinator Open Space & Social Policy
    - Senior Open Space Planner
    - Social Policy Officer
  - Manager Transport & Infrastructure Policy
    - Coordinator Transport Strategy & Policy

- Infrastructure Planner & Analyst
- Coordinator Major Planning Projects
- Senior Development Planner
- Coordinator Hydraulics and Water Quality
- Coordinator Engineering & Environmental Assessment
- Team Leader Environment & Landscape

Summary of responses from internal stakeholders with feedback incorporated in the design:

- Parks and Gardens provided feedback on tree management, park maintenance service levels and design specifications to reduce maintenance issues.
- Environmental Operations provided input on weed management, viewline retention and the vegetation rehabilitation of the escarpment.
- Transport Infrastructure Management provided feedback on current site usage and provided design input on the carpark design, drainage, electrical infrastructure and the centre design palette.
- Waste and Resource Management provided input on current and future waste service levels.
- Property Management provided input on current land information and public amenities provision.
- Health and Safety provided advice on risk management and assessment of site safety for public use.
- Community Services provided information on historical records, nearby community buildings and events within the area.
- Regional Strategy and Planning provided feedback on the existing open space network, suitable open space embellishment levels for the park, current and future community facilities in Buderim, flood and erosion advice and information on adjacent development applications.

### **External Consultation**

Relevant approvals and permits will be obtained as required during the detailed design and staged construction.

An Aboriginal and Torres Strait Islander cultural heritage search was carried out and there is currently no registered Cultural Heritage body for the 7/SP152103 & 1/SP195841 areas.

The Department of Main Roads was consulted during the development of the Landscape Plan. Consultation included confirmation that a roundabout was not planned for the intersection and that any future works (currently not planned) were likely to include road widening to accommodate a dedicated cycle lane. The Landscape Plan has allowed for this future intersection widening in the design.

Initial advice was sought from Unitywater in relation the alignment and renewal of the sewer line that runs through the site.

The land was not on the Queensland Government's Environmental Management Register or Contaminated Land Register prior to the land purchase. An old diesel leak was discovered when two fuel tanks were removed from the site. Remediation of the contaminated site was done in accordance with the Department of Environment and Resource Management requirements. Monitoring wells remain in place for future assessment of hydrocarbon levels in the groundwater.

### **Community Engagement**

A community engagement plan was developed to provide different ways and opportunities for the various user groups in the community to have input on the development of the park.

The community engagement process involved:



- **Share Your Ideas** (August 2010): The purpose of the consultation was to gather ideas from the community to determine the vision for the park and how it should be developed. Opportunities for community involvement were through:
  - 3x 'Meet us on the Street' events - provided an opportunity for meaningful conversation between council officers, local councillors and the community. Many different user groups were represented including families, teenagers, couples, retirees, the elderly, professionals, retailers, artists, adjacent residents, and other interested members of the local community. Participants were happy to have an opportunity to have their say in the planning process and willingly contributed their local knowledge and ideas as to how the site could become a park.
  - Questionnaire - used to gather more targeted data on the community's views regarding uses & activities, comfort & image, access & linkage and viewlines. Two hundred and three questionnaires were submitted.

The above was promoted through:

- Signs placed in and around the site
- Media releases placed in the Sunshine Coast Daily (web), Buderim Chronicle
- Questionnaires and submission box available at the Old Post Office
- Council's website - project information, 'Meet us on the Street' details, access to the questionnaire.

Summary of responses:

The vision for Buderim Village Park is *a place of spectacle, nature, tranquillity, peace and activity. A parkland with varied landscapes and leisure experiences to be enjoyed by everyone.*

The view and the large flat open space area were qualities most liked about the site. Least liked site qualities were that council did not acquire the remaining commercial land parcels and the possible increase in parking pressures. Walking and picnicking ranked high for recreational activities within the site. When asked if the escarpment should be rehabilitated, 85% respondents answered yes. However, when asked what was most important, 46% (the highest response) wanted the existing view maintained by revegetating with shrub planting only. Revegetating the entire escarpment with a mix of trees and shrubs despite limited views was nominated by 9% of respondents. Public amenities and viewing platforms ranked highly for park infrastructure.

- **Have Your Say on the Draft Landscape Plan** (August 2011): The purpose of the consultation was to receive feedback on the draft Landscape Plan and also gain input on the order in which the proposed park elements should be implemented.
- Opportunities for community involvement were through:
  - A 'Meet us on the Street' event - provided an opportunity for meaningful conversation between council officers, local councillors and the community. Participants were happy to have an opportunity to have their say in the design process, and willingly contributed feedback on what they liked about the design and offered further suggestions for consideration.
  - Feedback form - used to gather more targeted data on the community's views towards the design and the order in which the park elements should be implemented. Seventy-five feedback forms and eleven additional letters were submitted.

The above was promoted through:

- Signs placed in and around the site
- Media releases placed in the Sunshine Coast Daily (web), Buderim Chronicle
- Project Newsletter and submission box available at the Old Post Office

- Council's website - project information, 'Meet us on the Street' details, access to the project newsletter.

Summary of responses:

Responses included compliments and support for the proposal; comments relating to particular components; the park's name; staging of park elements.

Changes to the Landscape Plan included additional bbq/picnic shelters located near the playground and carpark and additional carparking spaces. Other outcomes from the consultation were identified including the development of Vegetation Management Plan for the escarpment in order to retain the views in the long term and a park naming community consultation initiative. In April 2013, the site was officially named Buderim Village Park following a separate community consultation process by Community Services.

- **Final Draft Landscape Plan** (May 2012): A community update project newsletter detailing information regarding the final draft Landscape Plan. The newsletter featured the short term and long term Landscape Plans for the park, as well as the stage one construction area.

The above was promoted through:

- Signs featuring the Landscape Plan on the site
- Media releases placed in the Sunshine Coast Daily (web), Buderim Chronicle
- Project Newsletter available at the Old Post Office
- Council's website - project information, access to the project newsletter.

## PROPOSAL

Buderim Village Park is a significant land parcel of 3.4ha, located on the corner of Church and King Streets, Buderim. The large, vacant, open area is located adjacent to the Buderim War Memorial Community Association Hall, Buderim Library and the Craft Cottage – a hub of Buderim's social, artistic and community activities.

The land was purchased by Council at the beginning of 2010 to the approximate value of \$8.75 million. The site was deemed to meet the requirements of a district level recreation park, due to its topography, physical capacity and location in central Buderim. A district-level park provides a greater range of spaces than can normally be provided in local parks, including:

- more diverse play spaces
- picnic and social spaces
- kick-about areas
- community gatherings / events
- opportunities for art and artistic expression
- access to natural bushland areas or links to a recreation trail or pathway networks.

In 2010, council invited the community to share ideas and help shape the vision for Buderim Village Park. A combination of community engagement activities were undertaken including a questionnaire, 'Meet us on the Street' and stakeholder interviews.

The vision for Buderim Village Park is *a place of spectacle, nature, tranquility, peace and activity. A parkland with varied landscapes and leisure experiences to be enjoyed by everyone.*

A Landscape Plan was developed based on the community's vision and recommendations for the park. The purpose of the Landscape Plan is to:

- create a high quality, safe and usable public open space that is comfortable, accessible and legible

- increase the quality of life and community satisfaction for residents and visitors to Buderim
- create a distinctive and coordinated image for Buderim that draws on the established park and streetscape character and palettes
- ensure that the maintenance requirements of the new infrastructure does not impose a significant or unnecessary burden on council resources
- provide equitable access for site users with health and mobility concerns
- provide a space for community focus and gathering within Buderim
- respond to the region's subtropical climate and enhance the unique character and sense of place of Buderim and the Sunshine Coast
- inform the design of the adjoining development site through the promotion of active frontages, pathway linkages and complimentary land uses.

The Landscape Plan portrays a short term and long term vision for Buderim Village Park. The purpose of this is to highlight that the development of the park will evolve over time through a staged implementation process.

Some of the key components of the Landscape Plan include:

- a village green
- a large kick-about area
- internal paths
- shade trees and garden beds
- viewing terraces
- children's play area
- BBQ and picnic areas
- multi-functional community events space
- village square
- amenities block
- parking for park users
- rehabilitation of the escarpment.

The Landscape Plan has been prepared to maximise recreation, social and cultural opportunities and reduce the risk of ad-hoc development within the site. The development of the Landscape Plan ensures that future embellishments are in line with the park's long term vision and its role as a district-level recreation park in Buderim. The Landscape Plan will inform and direct the detailed design, construction and funding processes that are required for the park to evolve.

Implementation of the park's short term vision has commenced with four construction stages completed. These stages have been funded through capital works, councillor discretionary funds, developer contributions and state funding grants. The staged implementation of the Landscape Plan is detailed in **Appendix A**.

### **Legal**

There are no legal implications relevant to this report.

### **Policy**

Council's endorsement of this report is in line with the direction of the following organisational plans, strategies and policies:

- Sunshine Coast Council Corporate Plan 2014-2019
- Sunshine Coast Active Transport Plan 2011-2031
- Sunshine Coast Access and Inclusion Plan 2011-2016

- Sunshine Coast Recreational Trail Plan 2012
- Sunshine Coast Open Space Strategy 2011 (August 2014 edition)
- Sunshine Coast Social Infrastructure Strategy 2011
- Sunshine Coast Community Events and Celebrations Strategy 2010
- Sunshine Coast Social Strategy 2015
- Sunshine Coast Waste Minimisation Strategy 2009-2014
- Sunshine Coast Climate Change and Peak Oil Strategy 2010-2020
- Sunshine Coast Sustainable Transport Strategy 2011-2031
- Sunshine Coast Biodiversity Strategy 2010-2020
  
- Sunshine Coast Events Policy 2010
- Sunshine Coast Community Safety Policy 2014
- Sunshine Coast Access and Inclusion Policy 2011
- Sunshine Coast Place Making Policy 2012
  
- Sunshine Coast Open Space Landscape Infrastructure Manual (LIM) 2013
- Sunshine Coast Local Government Area Pest Management Plan 2012-2016

### **Risk**

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

- developing the park in accordance with the community approved Landscape Plan to reduce the risk of ad-hoc development
- using the Landscape Plan to guide and inform the budget process and funding requirements for its staged implementation
- continuing community consultation through the detailed design and construction phases
- adhering to relevant Australian Standards, Building Code and legislative requirements such as the Disability Discrimination Act (DDA)
- applying the Crime Prevention Through Environmental Design (CPTED) principles.

### **Previous Council Resolution**

At Ordinary Meeting on 10 December 2009, Council Resolution (OM09/386):

*'That Council delegate authority to the Chief Executive Officer to negotiate the purchase (in freehold) of specific land parcels as identified in the confidential session with an upper funding limit as identified'.*

### **Related Documentation**

The following documents relate to the implementation of the Landscape Plan and ongoing park management and maintenance:

- Buderim District Park Natural Rehabilitation Area, 2012
- Buderim Village Park Management Plan, draft - June 2015

### **Critical Dates**

There are no critical dates relevant to this report.

### **Implementation**

1. Place the endorsed 2015 Buderim Village Park Landscape Plan on the council internet site.
2. Continue with the orderly implementation of the Landscape Plan in accordance with available funding.

**8.4.2 JACK MORGAN PARK COOLUM LANDSCAPE PLAN****File No:** 23603**Author:** Landscape Architect / Urban Design  
Infrastructure Services Department**Appendices:** App A - Jack Morgan Park Landscape Plan Report ..... Att Pg 91

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**PURPOSE**

The purpose of the report is to present a Landscape Plan for Jack Morgan Park, Coolum, for council to consider for endorsement.

**EXECUTIVE SUMMARY**

The Landscape Plan for Jack Morgan Park, Coolum, represents the long term vision for the Jack Morgan Park precinct. The Jack Morgan Park precinct is a three hectare land parcel centrally located, off Elizabeth Street, behind Coolum's commercial strip along David Low Way. The precinct contains the Coolum Civic Centre, Library, Child Care Centre, Community Centre and Bowls Club. Approximately one hectare of the site is parkland.

Jack Morgan Park and two nearby parks, Tickle Park and Norrie Job Park, are collectively designated in the *Sunshine Coast Open Space Strategy (2011)* as being Sunshine Coast Wide status. The strategy recommends that 'a master plan is prepared for the three main Coolum parks to maximise recreation, social and cultural opportunities'.

Coolum has a significant shortfall in recreation parks, yet Jack Morgan Park is underutilised as a recreation park. The park is land locked with limited frontage, therefore, is concealed from view and feels like a private space. The lack of pathways, limited passive surveillance and poor site planning all contribute to the park's limited use.

In 2009, council carried out workshops with residents, traders and property owners aimed to establish key priorities and guide the development of the Coolum Village Centre Landscape Masterplan (2010). The community identified Jack Morgan Park as the 'Cultural/Civic Heart of the Town' and some key aspirations for the Jack Morgan Park precinct were identified. These 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 consider relocating the community centre to the north-western corner of Jack Morgan Park. The Landscape Plan (2015) proposes that the Community Centre building be relocated off site to a more suitable, alternate, local site.

The development of the Landscape Plan for Jack Morgan Park draws on outcomes identified in the Coolum Village Centre Masterplan (2010) and includes some amendments that represent council's current strategic direction since the Masterplan. The Landscape Plan also addresses and resolves site specific issues within the precinct.

The purpose of the Landscape Plan is to provide design outcomes that:

- activate and revitalise this Sunshine Coast Wide-level recreation park
- create a safe and usable public open space area that is high quality, comfortable and accessible
- relieve the pressure and high use at Tickle Park by providing an alternate desirable destination

- recognise that the park provides a significant open space facility to host performances, street theatre and community gardens as well as a broader public benefit
- partner with existing building uses such as the Library and Civic Centre by bringing the inside activities outside. e.g. reading areas, Wi-Fi areas, concert cool down areas, outdoor meeting rooms and indoor/outdoor markets
- improve the connectivity to and through the site by the provision of desirable pathway routes, legible signage and complementary infrastructure
- create a distinctive and coordinated image for the Jack Morgan Park precinct that draws on the established streetscape character and palettes.

The Landscape Plan has been prepared to maximise recreation, social and cultural opportunities within the Jack Morgan Park precinct. The Landscape Plan defines the long term vision for the cultural civic precinct and will be used to inform future improvements and embellishments, ultimately reducing the risk of ad-hoc development within the site. The Landscape Plan is to be delivered through a staged process of priority works subject to council's budget approval process.

## OFFICER RECOMMENDATION

That Council:

- receive and note the report titled "Jack Morgan Park Coolum Landscape Plan" and**
- 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.**

## FINANCE AND RESOURCING

The development of the Jack Morgan Park precinct will require funding from the Capital Works Program or other sources such as State, Federal and organisational grants to fully develop the precinct in accordance with the Landscape Plan. The following budgets are currently scheduled in the Capital Works Program for the development of the Jack Morgan Park precinct:

### 2014/15

Parks Capital Works (CW) Program	\$270,000	<i>Stage 1 Landscape Plan implementation</i>
Civil Works Capital Works Program	\$450,000	<i>Stage 1 Landscape Plan implementation</i>
Civil Works Resealing Program	\$ 30,000	<i>Stage 1 Landscape Plan implementation</i>
Property Management CW Program	\$200,000	<i>Civic Centre entry statement</i>
Property Management CW Program	\$204,000	<i>Civic Centre internal refurbishment</i>
Property Management CW Program	\$100,000	<i>Civic Centre structural improvements</i>
Property Management Operational	\$ 15,300	<i>Civic Centre asbestos removal</i>

### 2015/16

Parks Capital Works Program	\$200,000	<i>Stage 1 Landscape Plan implementation</i>
Bendigo Bank contribution	\$ 20,000	<i>Stage 1 Landscape Plan implementation</i>
Local Councillor contribution	\$ 35,000	<i>Civic Centre internal refurbishment</i>
Property Management CW Program	\$ 62,500	<i>Library extension design &amp; planning</i>
Property Management CW Program	\$ 90,000	<i>Community centre planning/relocation</i>

**2016/17**

Parks Capital Works Program	\$200,000	<i>Stage 2 Landscape Plan implementation</i>
Property Management CW Program	\$350,000	<i>Library extension construction</i>
Property Management CW Program	\$210,000	<i>Community centre relocation</i>

**2017/18**

Parks Capital Works Program	\$150,000	<i>Stage 3 Landscape Plan implementation</i>
Property Management CW Program	\$400,000	<i>Library extension construction</i>

**2018/19**

Parks Capital Works Program	\$150,000	<i>Stage 3 Landscape Plan implementation</i>
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**CORPORATE PLAN**

**Corporate Plan Goal:** *An enviable lifestyle and environment*

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

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

**CONSULTATION****Internal Consultation**

Internal consultation was sought from the following stakeholders:

- Councillor Stephen Robinson (Division 9)
- Infrastructure Services
  - Director
  - Manager Parks and Gardens
    - Coordinator Landscape Design & Planning
    - Principal Landscape Architect & Urban Designer
    - Coordinator Parks Operations and Arboriculture
    - Parks Services Delivery Leader
    - Parks Supervisor
    - Senior Arborist
    - Parks Community Partnership Officer
  - Manager Transport Infrastructure Management
    - Coordinator Design Services
    - Coordinator Traffic & Transportation
    - Coordinator Water Management & Drainage Services
    - Principal Place Project Officer
  - Coordinator Recreation Projects (Project Delivery)
    - Coordinator Civil Projects
    - Senior Environment Officer
  - Waste Collection Officer (Waste and Resource Management)
- Corporate Services
  - Manager Property Management
    - Coordinator Land Management
    - Coordinator Portfolio Management
    - Facility Officer Asset Management
    - Senior Facility Officer (Maintenance)
    - Senior Property Officer
- Community Services
  - Manager Community Relations
    - Coordinator Community Programs & Events
    - Senior Cultural Programs Officer

- Team Leader Library Hub
- Supervisor Coolum Library
- Manager Community Facilities & Planning
  - Coordinator Community Planning & Strategy
  - Development Officer (Community)
  - Planning Officer (Community)
  - Coordinator Major Venues
  - Venue Coordinator
- Coordinator Community Land Permits & Parking (Community Response)
- Regional Strategy and Planning
  - Coordinator Open Space & Social Policy
  - Senior Open Space Planner
  - Social Policy Officer
  - Senior Engineering Modelling (Transport and Infrastructure Policy)

Summary of responses from internal stakeholders with feedback incorporated in the design:

- Parks and Gardens provided feedback on current site usage, tree management, community gardens and design specifications to reduce maintenance issues.
- Transport Infrastructure Management provided feedback on current site usage and provided design input on reconfiguring the road and car parking, reducing pedestrian/vehicle conflicts, drainage, electrical infrastructure and the centre design palette.
- Waste and Resource Management provided input on current waste practices and design input on improving vehicle movement, pedestrian safety and efficiency.
- Property Management provided input on current land and building information, leases, public amenities provision, scheduled capital works projects within the project area.
- Community Services provided feedback on building usage, site usage, current planning documents and recommendations, scheduled capital works project outcomes, event and community group usage.
- Regional Strategy and Planning provided feedback on the existing open space network, suitable open space embellishment levels for the park, and the planning of current and future community facilities in Coolum and surrounds.

### **External Consultation**

A cultural heritage search was carried out and there is currently no registered Cultural Heritage body for the 7RP893289 area.

Relevant approvals and permits will be obtained as required during detailed design.

The proposed relocation of the Coolum Community Centre has involved initial consultation with the building's management. Consultation around finding a suitable location for the council-owned building and services is ongoing. Community Services are currently investigating suitable relocation options for both building and services. The building and services will be retained as part of Jack Morgan Park until a suitable, alternative, permanent, local site can be found. The relocation will take place in conjunction with Community Centre management and the community will be notified well in advance.

### **Community Engagement**

In 2009, council carried out workshops with residents, traders and property owners aimed to establish key priorities and guide the development of the Coolum Village Centre Landscape Masterplan (2010). The community identified Jack Morgan Park as the 'Cultural/Civic Heart of the Town' and some key aspirations for the Jack Morgan Park precinct were identified. These 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.

In 2014, community consultation focusing on the Jack Morgan Park precinct was undertaken. The purpose of the consultation was to present a Landscape Plan which represented council's current strategic direction since the Masterplan. The Landscape Plan addresses and resolves site specific issues within the precinct.

The community engagement process involved:

- August 2014: A project newsletter was distributed to residents adjoining the park with an invitation to attend a public information session to view the draft Landscape Plan and speak with council.
- August-September 2014: Meetings presenting the draft Landscape Plan with key community groups including:
  - Coolum Community Centre
  - Coolum Bowls Club
  - Coolum Childcare Centre
  - Coolum Theatre Players
  - Coolum Senior Citizens
  - Project Coolum (representatives from Coolum Residents Association, Coolum Beach Lions Club, Coolum High School, Coolum Library, Coolum Cliffs Boardwalk Community Association, Coolum Sports Precinct, Sunshine Coast Council and Coolum Business and Tourism).
- September 2014: An open public information session was held at the Coolum Civic Centre on 1 September for interested parties to view the draft Landscape Plan and speak with council.
- September 2014: A project newsletter was distributed to residents adjoining the park inviting interested parties to provide further comment on the draft Landscape Plan.
- December 2014: A community update project newsletter detailing information regarding the final draft Landscape Plan. Newsletter and plan were emailed to the project database, posted on council's website and available for viewing in the Coolum Library, Coolum Civic Centre and Community Centre.
- February 2015: Attendance at Project Coolum's bi-monthly meeting presenting the final draft Landscape Plan, discussing priorities and future staged construction works.
- April 2015: A community update project newsletter detailing information regarding the final draft Landscape Plan, Civic Centre internal and external improvements, Stage one construction. Newsletter and plan were emailed to the project database and posted on council's website.

Summary of responses:

Respondents most valued the following proposals:

- improved park and precinct's appearance
- improved path network
- increase in open space
- provision of infrastructure for outdoor events
- improved entry to the precinct – both functional and aesthetic

- removal of pedestrian and vehicle conflicts
- provision of outdoor seating areas.

The main concerns raised were:

- loss of car spaces
- location of disabled bays and drop off area
- loss of open space
- relocation of the Community Centre
- modifications to a retaining wall
- relocation of refuse bin
- provision for a community garden.

The Landscape Plan portrays a reconfigured carpark accommodating the equivalent 18 carpark spaces and 2 disabled spaces along a widened entrance road to the Library. There is no loss of car spaces within the precinct. This was relayed to respondents with concerns during the consultation phase.

The location of the disabled bay car space and the inclusion of a drop off area were modified in the final draft Landscape Plan following community consultation. The design was revised to include a drop off bay at the Civic Centre entry and a disabled bay was repositioned closer to the building entry.

The Landscape Plan portrays an overall increase in open space due to the proposed changes to the existing road network. This was relayed to respondents with concerns during the consultation phase.

The proposed relocation of the Community Centre offsite was of concern for some respondents due to the unknown location, timing and future of the building and its services. A key message through the consultation process was council is currently investigating suitable relocation options for both building and services. The building and services will be retained as part of Jack Morgan Park until a suitable, alternate, permanent, local site can be found. The relocation will take place in conjunction with Community Centre management and the community will be notified well in advance. The building's relocation was also an outcome of the 2010 Masterplan. The Masterplan proposed that the Community Centre building be relocated from its current position to the north-western corner of Jack Morgan Park. The Landscape Plan (2015) proposes that the building be relocated off site to a more suitable, alternate, permanent, local site.

Modifications to a retaining wall were of concern by some neighbouring residents. The modification was required in order to widen the access road and provide suitable footpath provision for pedestrians. This was relayed to respondents during the consultation phase.

Relocation of the refuse bin was of concern by a neighbouring resident as it may impact on views into the precinct and smell. The design was altered to conceal the bins within a screened bin enclosure. Further internal consultation was also undertaken regarding building waste type and frequency of waste disposal.

There were mixed responses in relation to the community garden. Some respondents saw a need and opportunity while others did not. The community garden was an outcome of the 2010 Masterplan and was also in response to numerous customer requests. The implementation of the Landscape Plan is not dependent on the timing of the community garden. Elements such as the path, arbour, shelter, shade trees can be implemented in isolation. It is intended that the community garden will be a community driven initiative that is developed in accordance with SCC Community Gardens Policy and Guidelines. In the interim, the space will be a turf open area for informal recreation.

A new pedestrian path linking Frank Street to Park Street was incorporated in the final draft landscape concept plan following community recommendations.

## PROPOSAL

The Jack Morgan Park precinct is a three hectare land parcel centrally located, off Elizabeth Street, behind Coolum's commercial strip along David Low Way. The precinct contains the Coolum Civic Centre, Library, Child Care Centre, Community Centre and Bowls Club. Approximately one hectare of the site is parkland.

Jack Morgan Park and two nearby parks, Tickle Park and Norrie Job Park, are collectively designated in the *Sunshine Coast Open Space Strategy* as being Sunshine Coast Wide status. A Sunshine Coast Wide park is for users from across the Sunshine Coast and is 'primarily used by the community for informal recreation, social, cultural and leisure activities and which may provide for other complementary values (e.g. landscape amenity or conservation).' The strategy recommends that 'a master plan is prepared for the three main Coolum parks to maximise recreation, social and cultural opportunities'.

Coolum has a significant shortfall in recreation parks, yet Jack Morgan Park is underutilised as a recreation park. The park is land locked with limited frontage, therefore, the park is concealed from view and feels like a private space. The lack of pathways, limited passive surveillance and poor site planning all contribute to the park's limited use.

The purpose of the Landscape Plan is to provide design outcomes that:

- activate and revitalise this Sunshine Coast Wide-level recreation park
- create a safe and usable public open space area that is high quality, comfortable and accessible
- relieve the pressure and high use at Tickle Park by providing an alternate desirable destination
- recognise that the park provides a significant open space facility to host performances, street theatre and community gardens as well as a broader public benefit
- partner with existing building uses such as the Library and Civic Centre by bringing the inside activities outside. e.g. reading areas, Wi-Fi areas, concert cool down areas, outdoor meeting rooms and indoor/outdoor markets
- improve the connectivity to and through the site by the provision of desirable pathway routes, legible signage and complementary infrastructure
- create a distinctive and coordinated image for the Jack Morgan Park precinct that draws on the established streetscape character and palettes.

The development of the Landscape Plan for Jack Morgan Park draws on outcomes identified in the Coolum Village Centre Masterplan (2010) and includes some amendments that represent council's current strategic direction since the Masterplan. The Landscape Plan also addresses and resolves site specific issues within the precinct.

Jack Morgan Park was identified in the Coolum Village Centre Masterplan (2010) as being the 'Cultural and Civic Heart of the Town'. The precinct was identified as a place where all **paths** (east-west, north-south) converged at one point (i.e. Jack Morgan Park). The Landscape Plan links and connects these outlying paths through the park to the beach, creating east-west, north-south connections without comprising the large open space area. The paths will encompass varying experiences though the use of art, arbours and material changes in sections.

The design also improves the connectivity to the existing buildings **while creating outdoor spaces** that bring the internal uses to the outside, such as a poet's corner, Wi-Fi zones and reading rooms. Outdoor spaces that allow people to congregate are also proposed such as the Library forecourt and Civic Centre plaza area.

A large unimpeded parcel of open space has been retained to provide a **kick and throw** space while also having the ability to facilitate future **community events**. Bringing community events to Jack Morgan Park will help activate this under-utilised park, reduce the usage pressures of Tickle Park and strengthen Jack Morgan Park's role as being the civic heart of Coolum. Event infrastructure such as power, water and sewerage will be installed within the precinct.

A **community garden** is proposed within the park. Council has been approached in the past to have a community garden in Coolum. The plan identifies a potential location for this community-driven initiative. The garden would be developed in accordance with SCC Community Gardens Policy and Guidelines.

The **picnic shelter** proposed near the community garden features a water tank to be used in the community garden. It is envisaged the shelter can be used as a place for community garden meetings and for the general public to picnic.

No bbqs or playgrounds are proposed within this park due to the close proximity of Tickle Park. The three parks, Jack Morgan, Tickle and Norrie Job are to offer varying recreational experiences that complement rather than compete.

A **new toilet block** is proposed to accommodate park users. The toilet block size and capacity will consider park usage levels and proximity to other toilet facilities such as Tickle Park and the Library's amenities.

**Lighting** will be introduced along the new path network and to carparking areas. It is envisaged that decorative lighting will be incorporated within the Civic Centre plaza area.

**Park furniture** such as bins, seating, picnic tables, drinking fountain, bike racks and signage is proposed within the precinct.

**New shade trees** and garden bed areas are proposed within the park. The plan features over fifty new shade trees within the precinct, not including the bush tucker and fruit trees proposed in the community garden.

The design portrays a **reconfigured road layout and carparking area** which reduces the area of bitumen within the precinct and creates 500m<sup>2</sup> of additional open space. The new layout achieves the equivalent parking numbers and a drop of zone, while creating a 6 metre wide entrance road to the Library. The road widening provides better visibility and removes the safety issues associated with a vehicle blind spot. The proposed reconfiguration also formalises the turning area for vehicles, provides a safe path of travel for pedestrians accessing the Library and the east-west boardwalk link, while creating a Library forecourt area for people to congregate.

Community consultation for the Village Centre Masterplan (2010) resulted in the proposed **relocation of the Coolum Community Centre building** and services from its current location. The Village Centre Masterplan proposed that the building be relocated from its current position to the north-western corner of Jack Morgan Park. The Landscape Plan (2015) proposes that the building be relocated off site to a more suitable, alternate, permanent, local site.

The Community Centre building was once the old picture theatre and was temporarily moved from the corner of Elizabeth Street and David Low Way to its current location in Jack Morgan Park. The building is currently used as a Community Centre and has inherent adaptability issues as it is not a purpose-built Community Centre. The building is not heritage listed and from a historical standpoint is regarded as having lost its heritage value when the building was moved from its original setting. The community may have an emotional connection with the building.

Reasons for its recommended removal of the Community Centre building include:

- It was temporarily placed within the park until a more suitable location was sought.

- It takes up valuable open space. Jack Morgan Park was once a three hectare parkland and over time has been reduced to 1ha 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.

The Landscape Plan is designed to ensure timing of the building's removal will not impact on the implementation in the short term.

The Landscape Plan portrays a long term vision for the Jack Morgan Park precinct. The Landscape Plan has been prepared to maximise recreation, social and cultural opportunities and reduce the risk of ad-hoc development, ensuring that future improvements align with the park's long term vision and its role as a cultural civic precinct for Coolum Village and Sunshine Coast.

### **Legal**

The land tenure for the site is council owned estate in fee simple. The buildings within the precinct are also council-owned with the exception of the Coolum Beach Bowls Club building. There are lease arrangements in place for the Coolum Beach Bowls Club, C&K Childcare Centre and the Coolum Community Centre.

### **Policy**

Council's endorsement of this report is in line with the direction of the following organisational plans, strategies and policies:

- Sunshine Coast Council Corporate Plan 2014-2019
- Sunshine Coast Active Transport Plan 2011-2031
- Sunshine Coast Performance and Community Venues Service Plan 2014-2029
- Sunshine Coast Access and Inclusion Plan 2011-2016
- Sunshine Coast Libraries Plan 2014-2024
  
- Sunshine Coast Open Space Strategy 2011 (August 2014 edition)
- Sunshine Coast Social Infrastructure Strategy 2011
- Sunshine Coast Community Events and Celebrations Strategy 2010
- Sunshine Coast Social Strategy 2015
  
- Sunshine Coast Community Gardens Policy 2012
- Sunshine Coast Events Policy 2010
- Sunshine Coast Community Safety Policy 2014
- Sunshine Coast Access and Inclusion Policy 2011
- Sunshine Coast Place Making Policy 2012
  
- Sunshine Coast Open Space Landscape Infrastructure Manual (LIM) 2013

### **Risk**

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

- adhering to relevant Australian Standards, Building Code and legislative requirements such as the Disability Discrimination Act (DDA)
- applying the Crime Prevention Through Environmental Design (CPTED) principles
- continuing community consultation through the detailed design and construction phases

- continuing consultation with Community Centre management on the relocation of the Community Centre building and its services.

The Landscape Plan defines a long term vision for the park and reduces the risk of ad-hoc development. The Landscape Plan was used to inform the recent building designs for the Library expansion and the Civic Centre entry structure. The Landscape Plan clearly defines spaces for the different user activities while preserving the precinct's open space values.

### **Previous Council Resolution**

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

### **Related Documentation**

Documentation relating to this report includes:

- Coolum Village Centre Landscape Master Plan – Final Draft Report, March 2010

### **Critical Dates**

There are no critical dates relevant to this report. However, delays resulting from further consideration on the project may affect delivery of the relevant projects in the Capital Works Program.

### **Implementation**

1. Place the endorsed 2015 Jack Morgan Park Coolum Landscape Plan on the council internet site.
2. Continue with the orderly implementation of the Landscape Plan in accordance with available funding.

**8.5 CORPORATE STRATEGY AND DELIVERY**

Nil

**8.6 OFFICE OF THE MAYOR AND THE CEO****8.6.1 PROPOSED AMENDMENTS TO STANDING ORDERS SUNSHINE COAST COUNCIL 2015**

<b>File No:</b>	<b>Statutory Meetings</b>	
<b>Author:</b>	<b>Team Leader Meeting Management Office of the Mayor and Chief Executive Officer</b>	
<b>Appendices:</b>	<b>App A - Standing Orders Sunshine Coast Council 2015 .....</b>	<b>129</b>
<b>Attachments:</b>	<b>Att 1 - Strategy Policy 2011.....</b>	<b>151</b>
	<b>Att 2 - Standings Orders Sunshine Coast Council 2015 - Track Changes .....</b>	<b>153</b>

**PURPOSE**

This report presents for council's consideration and adoption, amendments to the "Standing Orders Sunshine Coast Council 2015" to assist with the orderly and proper conduct of council meetings. The proposed amendments ensure the Standing Orders will align with current legislation and accommodate minor administrative amendments.

**EXECUTIVE SUMMARY**

The *Local Government Act 2009* (the Act) and the *Local Government Regulation 2012* (the Regulation) provide a framework for conducting the business of council at council meetings.

Sunshine Coast Council's Standing Orders were last updated in 2011 where changes were made to ensure alignment to the legislation. Prior to that, changes were made by resolution of Council in February of 2009 relating to the recording of votes for each decision. The Standing Orders Sunshine Coast Council 2015 (**Appendix A**) incorporates these amendments and reflects recent legislated changes.

The Regulation has introduced changes such as the adjournment of a meeting if a quorum is not present within 15 minutes (previously 30 minutes) and participation at a meeting via teleconferencing. These amendments have been included noting the local government must approve any teleconferencing arrangement.

The Strategic Policy adopted in 2011 (**Attachment 1**) is no longer required under current legislation and Council's approval is required to delete the policy from council's strategic policy register.

**OFFICER RECOMMENDATION**

**That Council:**

- (a) receive and note the report titled "Proposed Amendments to Standing Orders Sunshine Coast Council 2015"**
- (b) adopt the Standing Orders Sunshine Coast Council 2015 (Appendix A)**
- (c) note Strategic Policy 2011 Standing Orders is no longer required and delete same from the Strategic Policy Register and**
- (d) authorise the Chief Executive Officer to make minor administrative amendments to the Standing Orders Sunshine Coast Council 2015 (Appendix A) to ensure the Standing Orders remain consistent with the Local Government Act and Local Government Regulations.**



## FINANCE AND RESOURCING

The review of the Standing Orders has been accommodated within the operational budget for Meeting Management (Office of Mayor and Chief Executive Officer).

## CORPORATE PLAN

**Corporate Plan Goal:** *A public sector leader*  
**Outcome:** We serve our community by providing this great service  
**Operational Activity:** S28 - Elected council - providing community leadership, democratic representation, advocacy and decision-making

## CONSULTATION

Consultation for the suggested amendments to the standing orders has occurred with:

- Mayor and all Councillors
- Chief Executive Officer
- Executive Leadership Team
- Manager Corporate Governance
- Chief Legal Officer

## External Consultation

The Standing Orders for several comparable Councils were reviewed as research for this review. The majority of other councils reviewed still utilise model local laws which are out of date and reference superseded legislation.

## Community Engagement

There has been no community engagement necessary to undertake the review and update of the Standing Orders.

## PROPOSAL

The *Local Government Act 2009* (the Act) and the *Local Government Regulation 2012* (the Regulation) provide a framework for conducting the business of council at council meetings.

Sunshine Coast Council's Standing Orders were last updated in 2011 where changes were made to ensure alignment to the legislation. Prior to that, changes were made by resolution of council in February of 2009 relating to the recording of votes for each decision. The Standing Orders Sunshine Coast Council 2015 (**Appendix A**) incorporates these amendments and reflects recent legislated changes.

The Regulation has introduced changes such as the adjournment of a meeting if a quorum is not present within 15 minutes (previously 30 minutes) and participation at a meeting via teleconferencing. These amendments have been included noting the local government must approve any teleconferencing arrangement.

The Strategic Policy adopted in 2011 (**Attachment 1**) is no longer required under current legislation and council's approval is required to delete the policy from council's strategic policy register.

Where details relating to the conduct of meetings are included in the Act or the Regulation they are referenced but not reiterated in the standing orders. Duplications have been removed and consultation with councillors has enabled amendments throughout the document to reflect current practice.

It is also recommended that Council authorise the Chief Executive Officer to make any future minor changes in relation to the legislation to accommodate legislative reprints, publishing and renumbering. Any significant amendments would see the Standing Orders return to Council for consideration.

**Legal**

This report meets the requirements of sections 255 to 277 of the *Local Government Regulation 2012*.

**Policy**

This report proposes the deletion of 'Strategic Policy 2011 Standing Orders' from the Strategic Policy Register as it is no longer required.

**Risk**

The adoption of the "Standing Orders Sunshine Coast Council 2015" will ensure that Council complies with legislative requirements.

**Previous Council Resolution**

**Council Resolution** (OM11/298) – Ordinary Meeting 7 December 2011

*That Council:*

- (a) *receive and note the report titled "Strategic Policy - Standing Orders";*
- (b) *adopt the Strategic Policy Standing Orders (Appendix A); and*
- (c) *adopt the Standing Orders of the Sunshine Coast Regional Council 2011 (Appendix B).*

**Council Resolution** (OM11/182) – Ordinary Meeting 3 August 2011

*Council resolved that the Sunshine Coast Regional Council Local Law No 2 (Meetings) 2008 had been reviewed and had been identified as redundant.*

**Council Resolution** (OM09/065) – Ordinary Meeting 19 February 2009

*That Council amend Clause 24 "Method of taking vote" as contained within the Sunshine Coast Regional Council Standing Orders for Meetings 2008 by:*

1. *deleting sub-clauses (4), (5), (6) and (7) relating to divisions on motions;*
2. *inserting new sub-clause (4) "the chief executive officer shall record the names of the members voting in the affirmative and of those voting in the negative (including abstaining); and*
3. *inserting new sub-clause (5) "the chairperson shall declare the result of a vote as soon as it has been determined.*
4. *adding new Clause 24 (4) and (5) to Section 37 relating to Standing Committees.*

**Related Documentation**

- *Local Government Act 2009*
- *Local Government Regulation 2012*
- *Corporate Plan 2014-2019*

**Critical Dates**

There is no critical date for this decision, other than noting that the Standing Orders need to align with current Legislation.

**Implementation**

Hard copies of the Act, Regulation and Standing Orders will be available at all council meetings to ensure compliance with the legislation.

The Standing Orders Sunshine Coast Council 2015 will be made available to the public along with other statutory documentation, on the council website.

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

Petitions only eligible for submission if:

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

**11 CONFIDENTIAL SESSION****11.1 REGIONAL STRATEGY AND PLANNING**Nil

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**11.2 CORPORATE SERVICES****11.2.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - ACQUISITION OF LAND NAMBOUR**

**File No:** ACQ 0098  
**Author:** Senior Property Officer  
Corporate Services Department

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

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**11.2.2 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - BRISBANE ROAD UPGRADE PROJECT WIDENING ACQUISITIONS**

**File No:** Statutory Meetings  
**Author:** Principal Property Officer  
Corporate Services Department

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

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**11.3 COMMUNITY SERVICES****11.3.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - LEASE ARRANGEMENT**

**File No:** Statutory Meetings 17 September 2015  
**Author:** Manager Community Facilities & Planning  
Community Services Department

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

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**11.4 INFRASTRUCTURE SERVICES**

Nil

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**11.5 CORPORATE STRATEGY AND DELIVERY****11.5.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - SUNSHINE COAST INVESTMENT INCENTIVE SCHEME**

**File No:** Statutory Meeting  
**Author:** Industry Investment Facilitator  
Corporate Strategy and Delivery Department

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

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**11.6 OFFICE OF THE MAYOR AND THE CEO****11.6.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - MAROOCHYDORE CITY CENTRE PROJECT****File No:** Statutory Meetings**Author:** Acting Chief Executive Officer  
Office of the Mayor and Chief Executive Officer

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

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**12 NEXT MEETING**

The next Ordinary Meeting will be held on 15 October 2015 in the Council Chambers, Corner Currie and Bury Streets, Nambour.

**13 MEETING CLOSURE**