

Agenda

Ordinary Meeting

Thursday, 18 June 2015

commencing at 9.00 am

Council Chambers, Corner Currie and Bury Streets, Nambour

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1 DECLARATION OF OPENING

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

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

That the Minutes of the Ordinary Meeting held on 21 May 2015 and the Special Meeting (Budget) held on 1 June 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 FOR MATERIAL CHANGE OF USE OF PREMISES (OUTDOOR SPORT RECREATION AND ENTERTAINMENT - PUBLIC WATER PARK)**

File No: MCU14/0033

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

Appendices: App A - Conditions of Approval 29

Attachments: Att 1 - Proposal Plans 43

Link to PD Online:

<http://pdonline.sunshinecoast.qld.gov.au/MasterView/Modules/Applicationmaster/default.aspx?page=wrapper&key=1462917>

SUMMARY SHEET	
APPLICATION DETAILS	
Applicant:	Oaks Hotels & Resorts Pty Ltd
Proposal	Development Permit for Material Change of Use of Premises (Outdoor Sport Recreation and Entertainment - Water Park)
Properly Made Date:	21/03/2014
Information Request Date:	1/04/2014
Information Response Received Date:	15/10/2014
Decision Due Date	18/06/2015
Number of Submissions	30 properly made and 17 not properly made submissions, of which 18 were objections
PROPERTY DETAILS	
Division:	2
Property Address:	2 Landsborough Pde, Golden Beach
RP Description:	Lot 26 SP 178324, BUP 10772, Lot 4 RP 173659
Land Area:	2.6950ha, 32ha, 2,190m ²
Existing Use of Land:	Tourist Resort
STATUTORY DETAILS	
Planning Scheme:	Caloundra City Plan 2004 (16 September 2013)
SEQR Designation:	Urban Footprint
Strategic Plan Designation:	Urban
Planning Area / Locality:	Caloundra South
Planning Precinct / Zone:	Mixed Use Residential
Assessment Type:	Impact

PURPOSE

The purpose of this report is to seek council's determination of an application for a Development Permit for Material Change of Use of Premises (Outdoor Sport Recreation and Entertainment – Public Water Park) at 2 Landsborough Parade, Golden Beach. The application is before council at the request of the Divisional Councillor.

The application is assessed against the Caloundra City Plan 2004.

EXECUTIVE SUMMARY

The applicant has applied to allow use of the existing Oasis Resort water park, located at 2 Landsborough Parade, Caloundra, by the general public between the hours of 9am to 6pm, 7 days a week. The water park, which is currently classed as ancillary to the approved resort accommodation use, is currently approved for resort patrons only. The applicant has opened the water park to the general public without the required planning approval, which has resulted in a number of complaints from adjoining property owners.

In order to accommodate the increased parking demand associated with the public use of the water park, the applicant proposes to provide an additional 34 formal and 12 informal onsite car parking bays. Access to the water park would be restricted to the main North Street entrance with egress only onto Landsborough Parade. A pedestrian path would connect the new car park to the water park facility. A new amenities block would also be provided within the water park. In all other respects, the water park would remain unchanged.

In order to mitigate noise emissions from the water park, the applicant proposes to construct a new C shaped 3.8m high acoustic barrier around the existing water park (refer to proposal plans). The new landscaped acoustic barrier would dramatically improve the existing situation for adjoining residents to the east, west and south, both acoustically and visually. The imposition of other acoustic conditions would improve the existing situation by regulating amplified music and emissions from associated plant and equipment, including the pump house, which are currently unregulated. Patronage and hours of operation are proposed to be limited, with no evening functions permitted. Landscape buffers would be provided between the water park and adjoining properties to the south, and between the new car park and apartments to the east.

The water park is considered to constitute an acceptable ancillary use to the primary use of the site for tourist accommodation under the Caloundra Planning Scheme. Its impacts can be adequately mitigated to improve on the existing situation, which would continue unregulated on the site for resort patrons if the current application were not approved.

The Coty Principle allows council to consider the new planning scheme when considering an application. The Sunshine Coast Planning Scheme has included the site as a Tourist Accommodation Zone. The purpose of the Tourist Accommodation Zone is to provide activities and attractions which complement tourist accommodation, making the ancillary water park consistent with the Sunshine Coast Planning Scheme.

The proposal was publicly notified for 30 days. A total of 47 submissions were received, of which 30 were 'properly made' and 17 were 'not properly made'. 29 submitters supported the public use of the water park, while 18 submitters objected to it.

While it is not considered that the proposal conflicts with the Caloundra Planning Scheme, to the extent that it may, the following are considered sufficient grounds to justify the approval despite any perceived conflict:

- Caloundra and Golden Beach are identified as tourism focus areas on Strategic Framework Map SFM2; 3.2.8B
- the site is identified as 1 of 6 'Key Sites' in the area to help make Caloundra a tourist destination
- the site is approved as a tourist resort and is located in the Tourist Accommodation Zone under the new planning scheme. Overall Outcome (2)(a)(ii) for the zone supports non-residential uses that complement tourist accommodation and enhance the function and attractiveness of the area as a visitor destination
- the water park would attract tourists to a tourist accommodation area
- the site is identified as Key Site 6 in Overall Outcome 2(t), which supports development for visitor accommodation, tourism, convenience, leisure and recreational related uses
- the proposed new acoustic barrier would mitigate noise emissions from the site and improve the existing situation for surrounding residents
- the proposal would not negatively impact on the surrounding road network and would provide sufficient onsite car parking to accommodate the use.

The proposal is recommended for approval with conditions.

OFFICER RECOMMENDATION

That Council approve with conditions Application No. MCU14/0033 and grant a Development Permit for a Material Change of Use of Premises (Outdoor Sport Recreation and Entertainment – Public Water Park) situated at Oasis 2 Landsborough Parade Golden Beach, in accordance with Appendix A.

FINANCE AND RESOURCING

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

Council's Infrastructure Policy Branch have advised that the total infrastructure charge estimate for this development is \$27,505.00. This is council's proportion of the maximum infrastructure charge described in the State Planning Regulatory Provisions.

PROPOSAL

The application seeks a Development Permit for Material Change of Use of Premises (Outdoor Sport Recreation and Entertainment – Public Water Park) to allow the existing Oasis Resort water park, which currently operates under existing use rights for resort guests, to be opened to the general public on a daily basis from 9am to 6pm. Currently, the water park, which is ancillary to the approved use of the site as a tourist resort, is approved for resort patrons only.

The water park is located at 2 Landsborough Parade, Golden Beach, directly to the south of the existing resort swimming pool and restaurant, approximately 25m from the southern resort boundary on land legally described as Lot 26 on SP178324. The 3-storey Oaks (Oasis) resort accommodation separates the water park from single storey residential dwellings located west of the development site. Landsborough Parade bounds the site to the east, separating the resort from apartment buildings to the east. Single storey residential dwellings are located south of the resort boundary, approximately 25m south of the water park.



Aerial overview



Aerial of existing water park

The water park is comprised of a 23m x 19m water play area surrounded by decking, sun loungers, two party tents, a kiosk and first aid room. An area with dry play equipment is also located within the water park. Amplified music is played through several ground level speakers located around the park. There is a separate amplified music system for the party tents. The water park is surrounded by grassed areas to the east, south and west.

The water park is currently open 9am-6pm, 7 days a week. The public currently pay to use the water park at the cabana, which also sells a range of refreshments. The pump equipment for the water park is located in a pump house structure located in the southwest corner of the site. There are no fences or acoustic barriers screening the water park from the adjoining residents.



Existing water park



Ancillary facilities

The applicant proposes an additional 32 formal car parking bays within a new sealed car park proposed along the eastern resort boundary. This new car park would be accessed via the existing central entrance on North Street. The existing access to the north of the proposed car park on Landsborough Parade would provide a left turn exit only from the new carpark. The new carpark would also allow access to an additional informal (grassed) overflow parking area to the south. In the past, the water park has accommodated up to 250 visitors a day during busy periods. No access from Kennedy Parade to the south of the water park is proposed.

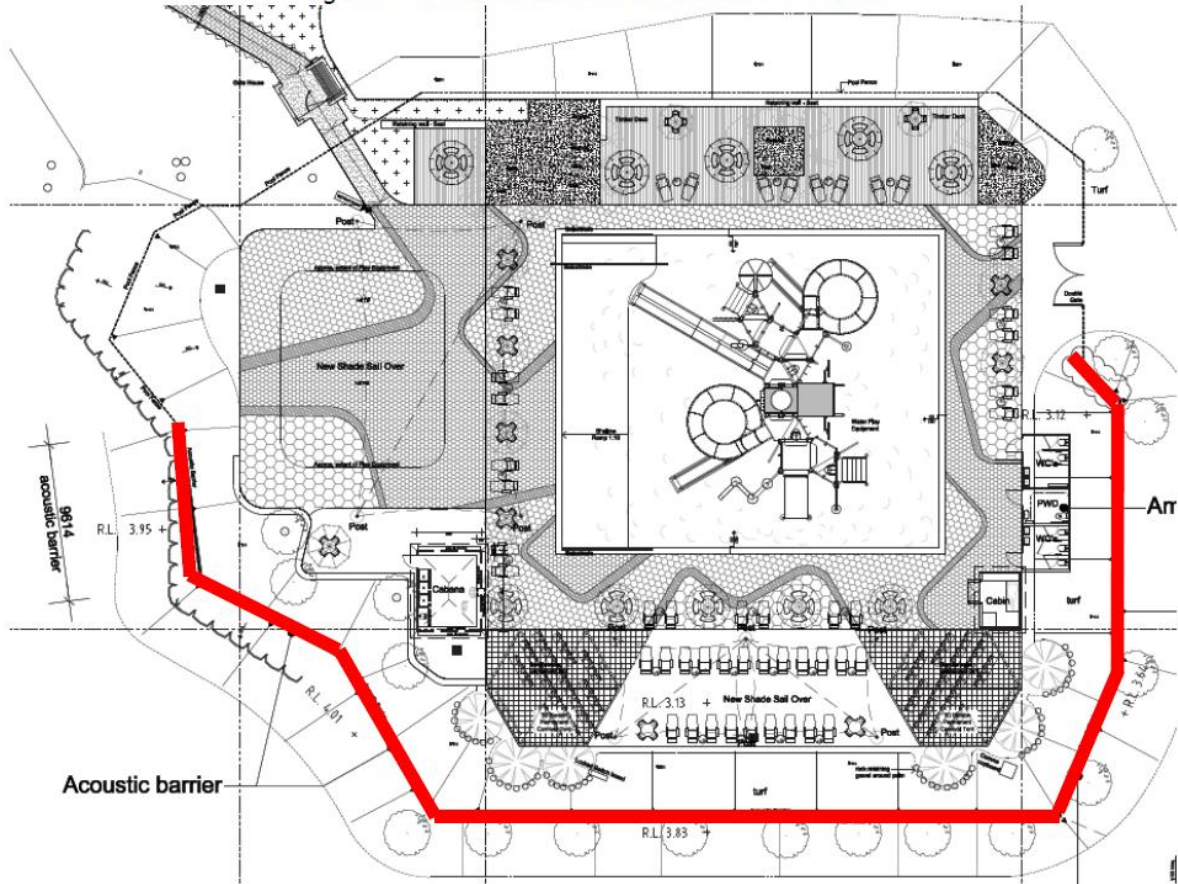


Proposed water park with acoustic barrier and additional parking

In response to Council's Information Request, the applicant has amended the proposal to limit the potential impacts of the public use of the water park on the adjoining residents by:

- relocating the proposed acoustic barrier to surround the water park to the east, west and south with a landscaped c shaped acoustic barrier, consisting of a 1.4m earth mound and 2.4m high acoustic fence (see below) to mitigate noise emanating from the water park
- providing extensive landscaping to the acoustic barrier so as to preserve the visual amenity of the adjoining residents
- removing the proposal for evening functions
- limiting the hours of operation for public use of the site to 9am to 6pm
- capping the maximum number of public users at any one time to a maximum of 125 persons
- providing an amenities block within the water park
- providing additional informal overflow parking onsite to ensure no offsite impacts.

Figure 4: Recommended Acoustic Barrier Location



C shaped 3.8m high acoustic barrier



Elevation of acoustic barrier

The applicant has provided a breakdown (below) of total visitor numbers to the water park for the period from 19/12/13 to 8/05/14, indicating that the busiest days were Christmas, Australia Day and Easter holidays. The table identifies that, on 115 days, the total number of people using the park was less than 200, with only 26 days where more than 200 people attended.

Number of Visitors	Number of Days	Approx. % of Total
0-100	81	58
100-200	34	24
200-300	17	12
300-400	5	3
400+	4	2

Of the above total numbers, on 122 days (87%), less than 150 public patrons used the facility. On 19 peak period days (13%), public patronage exceeded 150 people (see below).

Number of Public Visitors	Number of Days	Approx. % of Total
0-50	69	49
51-100	36	26
101-150	17	12
150-201	6	4
200+	13	9

SITE DETAILS

Background/Site History

1 March 1988 – Rezoning Consent Order for Appeal No 177 of 1988 – Rezoning from Residential A to Special Facilities, including units, shops, office, refreshment services, indoor and outdoor entertainment and tourist facilities, caretakers residence camp-o-tel sites, and parking requiring a further Rezoning Deed.

Note: The 1988 Court approval has few conditions to regulate development.

7 April 1989 - Rezoning Deed (Schedule 2) allowed uses including 171 accommodation units, 100m² shops, administration office, 80m² refreshment services, manager's residence, 30 short term holiday accommodation sites, indoor and outdoor entertainment, tourist facilities and ancillary facilities.

Stages 1 to 3 of the resort accommodation, the Oaks hotel and ancillary facilities, including restaurant, pool, lake, park, and indoor/outdoor entertainment were established pursuant to the 1988 Court Rezoning Approval, Rezoning Deed and amended layout plan (plan No 89/27/301 dated December 1989).

3 September 1998 – Council issued a second rezoning approval for a Special Facilities Zone (Tourist Resort), which recognized the existing stages and proposed a further 2 stages. Stages 4 and 5 were to include a new convention/function centre and an additional 110 accommodation units adjacent to Landsborough Parade. However, the 1998 rezoning approval subsequently lapsed.

26 April 2012 – Council issued a Full Town Planning Certificate for the Oaks Hotel and Resort, which advised that the undeveloped parts of the 1998 rezoning approval identified as stage 4 and 5 had lapsed.

17 July 2012 – Council issued written advice (WA13/0114) to the applicant that the proposed water park play area was considered to be ancillary to the existing use rights and would not require further planning approvals if used exclusively by resort guests.

The letter advised that a further development permit for Outdoor Sport and Recreation would be required if the ancillary water park was to be used by the general public, which has resulted in the current impact assessable application being lodged.

Site Description

The development site is located south of North Street and west of Landsborough Parade.



Surrounding Land Uses

Low density residential zone (detached houses) are located to the south of the site. Multi-unit residential developments (apartments) are located to the east and west of the site. Caloundra Regional Business precinct is located to the north of the site.

ASSESSMENT

Framework for Assessment

Instruments for Statutory Assessment

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

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

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

Statutory Instruments – State and Other

State Planning Policies

The following State Planning Policies would have been applicable to this application:

- Southeast Queensland Regional Coastal Management Plan 2006
- SPP1/02 Development in the Vicinity of Certain Airports and Aviation Facilities
- SPP2/02 Planning and Managing Development Involving Acid Sulfate Soils
- SPP1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide

The above State Planning Policies have been deemed by the Minister for Local Government and Planning as being appropriately reflected in the Caloundra Planning Scheme and, therefore, do not warrant a separate assessment.

In December 2013, a single SPP came into effect, which consolidated and replaced the above SPPs. As the resort and water park currently exist, the SPP is not relevant to the current application.

South East Queensland Regional Plan

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

Statutory Instruments – Planning Scheme

The applicable planning scheme for the application is Caloundra City Plan 2004 (16 September 2013). The following sections relate to the provisions of the Planning Scheme. The application for Sport and Recreation is impact assessable pursuant to Table 4.2.2(a) *Mixed Use Residential Precinct (Material Change of Use) Table of Development Assessment*.

‘Outdoor sport, recreation and entertainment means a use of premises on a commercial basis for the playing of a game, recreation, instruction, athletics, sport and entertainment where these activities take place primarily outdoors. The term also includes the provision of a clubhouse and other associated facilities on the same site.’

It is considered that the above definition relates to the use of the site for outdoor sport, recreation and entertainment and is an additional land use to the use of the site for tourist accommodation. The use of the water park by the public is considered to constitute an intensification of the current use and, therefore, a Material Change of Use for Outdoor Sport, Recreation and Entertainment is required.

Strategic Provisions

The proposal for the use of an existing water park by the public would not compromise the Desired Environmental Outcomes for the whole of the Caloundra planning scheme area. It is considered that opening the water park to the public would be consistent with DEO 1 (Economic Development) by increasing occupancy rates at the resort, attracting tourists to the Caloundra area and contributing to the overall tourist attractions on the coast.

Local Area Provisions

The subject site is located in the Caloundra South Planning Area and is zoned for Mixed Use Residential.

5.2.2 Overall Outcomes for the Residential Precinct Class

(1) The overall outcomes for the Mixed Use Residential Precinct are as follows:

- (a) The precinct provides for predominantly mixed uses comprising multi-unit residential uses and limited business and commercial uses;*
- (b) The precinct is comprised of active street frontages that create a vibrant environment at street level;*
- (c) Development in the precinct maintains a level of residential amenity which makes these areas suitable for either permanent or short term accommodation;*
- (d) Development in the precinct provides all urban services; and*
- (e) Any podium level promotes an attractive landscape and urban design outcome to all street frontages.*

The use of the existing water park by the public would not compromise any of the above overall outcomes, provided its impacts on surrounding residential development can be mitigated.

Outdoor Sport, Recreation and Entertainment is identified by Table 5.2.3 (b) as an inconsistent use within a Mixed Use Residential Precinct. However, as the proposed new land use is a secondary land use to the primary use of tourist accommodation, **and** the structures already exist on site and are a minor component of the overall site, the use is considered not to compromise the zone objectives.

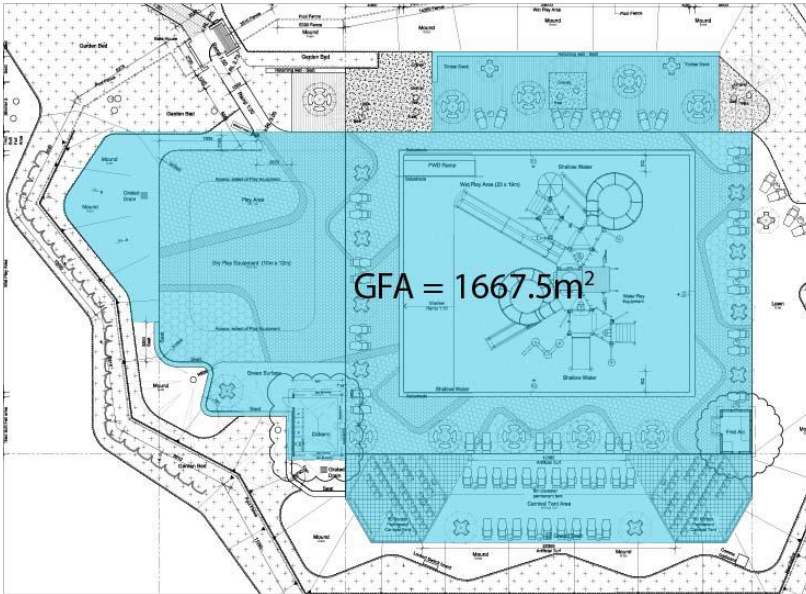
Land Use and Works Provisions

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

- Caloundra South Planning Area Code
- Sport and Recreation Code
- Landscaping Code
- Nuisance Code
- Stormwater Management Code
- Parking and Access Code

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

Code	Discussion
<p>Caloundra South Planning Area Code:</p> <p>O13 Development in the Mixed Use Residential Precinct located on the southern side of North Street:</p> <p>(a) provides for family orientated low rise residential development, including tourist accommodation and <u>associated uses</u>;</p> <p>(b) does not adversely affect the amenity of low density residential areas adjoining the southern boundary of the Precinct; and</p> <p>(c) does not adversely affect the traffic carrying function of Landsborough Parade.</p>	<p>The proposed use of the existing water park would comply with the overall outcome in as much as:</p> <ul style="list-style-type: none"> • The water park would remain a secondary use to existing tourist accommodation (there is no proposal to substantially expand the existing facility); • The incorporation of a new C shaped 3.8m high acoustic barrier, consisting of an earth mound and 2.4m high acoustic fence, in close proximity to the existing water park would substantially mitigate noise emissions from the facility and improve the existing situation for adjoining residential properties; • Access from North Street to a new onsite carpark with egress only onto Landsborough Parade, would not significantly impact the carrying capacity of Landsborough Parade, which is a major traffic corridor. <p>Therefore, the proposal would meet the requirements of the overall outcome.</p>
<p>Sport and Recreation Code</p> <p>O1 The siting and design of outdoor sport, recreation and entertainment venues and facilities are compatible with nearby development and conveniently located for users.</p>	<p>The proposed use of the existing water park complies with the overall outcome in as much as:</p> <ul style="list-style-type: none"> • The water park is conveniently located for users; • The inclusion of a landscaped acoustic barrier means that the water park would not cause adverse noise impacts on nearby development; • Would provide onsite car parking. <p>The proposal is considered to meet other general specific outcomes relating to building standards, traffic, parking, safety and security and noise and light emissions (refer to Nuisance Code).</p> <p>Therefore, the proposal would meet the requirements of the overall outcome.</p>

Code	Discussion
<p>Parking and Access Code</p> <p>O4 Vehicular site access to development does not adversely impact on the safety, capacity and operations of the existing road system, and is convenient and legible for all users including people with disabilities, pedestrians, cyclists and public transport services, where relevant.</p> <p>O5 Sufficient on-site car parking is provided for the number and type of vehicles likely to be generated by the development activity.</p>	<p>The applicant submitted a Traffic Study which recommended access from North Street, through the existing internal road network, providing for left out (exit only) onto Landsborough Parade from a new purposely built car park, located adjacent to Landsborough Parade.</p> <p>The applicant has proposed to cap the total number of public patrons at 125 at any point in time. Based on 4 persons (2 adults and 2 children) per car, equating to 31 cars, the applicant's initial proposal to provide an additional 32 onsite formal car parks demonstrates that the additional parking demand could be accommodated on the site with no adverse off site impacts.</p> <p>The proposal plans identify 34 new, sealed formal carparks and 12 informal overflow carparks (total 46) to accommodate the increased parking demand. The number of car parks required, based on Table 9.10 (minimum onsite parking rates) of the Parking and Access Code, is 15 spaces plus 1 space per 100m² of GFA (outdoor recreation). The water park (pool and play area excluding landscaping) is approximately 1,667m² equating to a requirement of 32 additional bays, comprised of the base 15 plus an additional 17 spaces. The proposed parking area would be conditioned to comply with AS2890.1:2004 Part 1: <i>Off Street Parking</i>.</p>  <p>A pedestrian path would connect the new carpark to the water park. A condition limiting public patronage at any one time to a maximum of 125 has been recommended. Signage at the site entrance and along the internal road network to the carpark has also been conditioned.</p> <p>The proposal is considered to address the purpose of the Parking and Access Code. The provision of an additional 46 parking bays is considered to be sufficient to accommodate the peak period demand.</p>

Code	Discussion
<p>Landscaping Code</p> <p>O8 Landscaping creates privacy between adjoining and overlooking residences, units and balconies.</p> <p>O9 Acoustic barriers, retaining walls, solid walls and fences along road frontages and within the development are visually softened and screened.</p> <p>O15 Landscaped buffers are provided to:</p> <p>(a) maximise the separation of potentially incompatible land uses from residential locations;</p> <p>(b) improve the visual appearance of the proposed development.</p>	<p>With respect to O8, Council’s Landscape specialist considers that the location and proposed density of the landscape plantings would provide an effective visual screening of the water park and new car park from adjacent residential areas located to the south and east of the site on the opposite side of Landsborough Parade. It is considered that the existing Syzygium hedge on the southern boundary, in combination with the elevated planted embankment, would provide an effective visual screen to the overlooking residences, units and balconies.</p> <p>Existing upper canopy palm plantings along the Landsborough Parade frontage would be embellished with new hedge style plantings between the road frontage and proposed new car park.</p> <p>With respect to O9, the proposed landscape detail and sections identified on the Landscape Plans demonstrates that the acoustic barrier, the boundary fence and the low retaining wall to Landsborough Parade would all be visually softened and screened by appropriate vegetation.</p> <p>With respect to O15, the landscape buffer plantings on the acoustic mound are located to maximise the separation distance between the pool area and the existing southern residential area.</p> <p>Landscape Section AA depicts the embellishment of the existing upper canopy palm plantings along the Landsborough Parade frontage, which would provide a screening hedge to the existing eastern residential area. Shade trees to the car park area are proposed in accordance with the requirements of the code.</p> <p>Proposed species provide a landscape outcome with upper, middle and lower canopy foliage and flower elements. All species proposed are suitable for the intended use and are appropriate for the coastal location.</p>
<p>Stormwater Management Code</p>	<p>Pool Water Quality – It is expected that the site will achieve adequate pool water quality in accordance with <i>Queensland Health Guidelines</i> for public swimming pools.</p>
<p>Nuisance (Noise Amenity)</p> <p>O8 - Development involving live entertainment or amplified music maintains a satisfactory level of amenity for surrounding noise</p>	<p>The applicant has submitted an Acoustic Report, which demonstrates that when the proposed new 3.8m high acoustic barrier (1.4 mound and 2.4 fence) is installed, the proposal would meet the requirements of the Planning Scheme based on a noise assessment associated with the proposed daytime (9am-6pm) use, in accordance with the following noise criteria:</p>

Code	Discussion
<p>sensitive development.</p> <p>S8.1 The sound pressure level generated by $L_{\text{Oct}10}$ in a full octave band with centre frequencies from 63 kHz to 2 kHz does not exceed the background $L_{\text{Oct}90}$ by more than 8 dB in 1 or more octave band frequencies when measured at the boundary of the noise sensitive development .</p>	<ul style="list-style-type: none"> - Caloundra City Plan Nuisance Code Table 9.6 (Background Plus); - Environmental Protection (Noise) Policy 2008 - Acoustic Quality Objectives - External limits (lower & upper floors) - Background Creep - Time Varying Noise (lower & upper floors) <p>The assessment was based on approximately 80 patrons using the park at the time of the assessment, which is commensurate with normal use. In order to address the maximum patronage, the number of noise events associated with the use was tripled to 240 persons for the predicted acoustic impact assessment. The assessment modelling has established compliance with the relevant criteria. In addition to the modelling, a combined noise (L_{EQ}) compliance measurement was undertaken at the closest residential receiver (dwelling) while the water park was in use, which established exceedance of the daytime criteria by 6dB. However, this is in the absence of the acoustic barrier. With the recommendations of the submitted acoustic report, it is considered that proposed use can achieve compliance with noise criteria of the Caloundra City Plan 2004 Nuisance Code. Conditions have been recommended to ensure compliance.</p> <p>A condition is recommended to mitigate the noise impacts emanating from the pump house/ structure located in the southwest corner of the site and any other plant or equipment associated with the water park, to ensure that noise emissions accord with <i>EPP Noise Acoustic Quality Objectives</i>, so as not to cause nuisance to any adjoining residential property owners.</p> <p>Amplified music associated with the water park is similarly conditioned in accordance with the recommendations of the acoustic assessment report so as to not cause nuisance.</p>

Overlay Provisions

The following overlays codes are applicable to this application:

- Aviation Affected Area
- Acid Sulphate Soils (area 1)
- Acid Sulphate Soils (area 2)

The application has been assessed against each of the applicable overlay codes and found to be compliant with, or can be conditioned to comply with, each. The water park currently exists on the site. The application involves opening an existing water park to the general public. None of the above overlays would be impacted by the current application, as the water park currently exists.

Economic Development

This proposed development fits well with the goals of the Regional Economic Development Strategy 2013-2033 and the Tourism Sport and Leisure Industry and Investment Plan (Actions 1A and 1C).

The proposed Oaks Oasis Public Water Park will be a new tourism offering for Caloundra, encouraging people to holiday in the region and boosting economic activity. It will also support the viability of Oaks Oasis which is currently the biggest single accommodation provider in Caloundra and a major employer within the region.

This attraction is not currently available at any other location in Caloundra, and allowing casual use by locals as well as visitors will provide a new leisure facility in a safe, controlled environment for families within the region.

Approval of this application will provide confidence to the tourism industry on the Sunshine Coast that council is supportive of the industry. The Economic Development Branch of Sunshine Coast Council supports the application for the public use of the existing water park.

CONSULTATION

IDAS Referral Agencies

Not Applicable.

Other Referrals

Unitywater

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

Internal Referrals

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

- Development Engineer, Engineering and Environment Assessment Unit
- Landscape Officer, Engineering and Environment Assessment Unit
- Environment Officer, Engineering and Environment Assessment Unit
- Industry Investment Facilitator, Economic Development Branch

Public Notification

The application was publicly notified for 15 days in accordance with the requirements of the *Sustainable Planning Act 2009*. The public notification period was subsequently extended for an additional 15 business day to allow time, for a missed referral, to an adjoining owner to lodge a submission. A total of 47 submissions were received, of which 30 were 'properly made' and 17 were 'not properly made'.

Of the 47 submissions, 23 supported the water park proposal, 19 objected to it and 5 were neutral subject to conditions to limit hours of operation and noise.

Of the 30 properly made submissions, 8 were supportive, 18 were against and 4 were neutral.

The following table summarises the 23 supportive and 5 neutral submissions, including a submission from the Caloundra Chamber of Commerce on behalf of its 420 members.

Issues	Comments
Encourages families to holiday in Caloundra	Agree. Refer to Economic Development section of this report
Facility is vital to viability of Oaks Hotel	Agree. Refer to Economic Development section of this report
Waterpark is a great tourist attraction not available elsewhere in Caloundra	Agree. Refer to Economic Development section of this report
The water park brings Brisbane families to the Sunshine Coast who would otherwise go to the Gold Coast so is good for the local economy.	Agree. Refer to Economic Development section of this report
The resort and its facilities should be open to everyone.	This is a compliance issue, as the existing Court approval does not allow for this.
Inclusion of acoustic barrier and additional parking adequately mitigate impacts	Agree. Refer to report.
Occasional private evening functions would be insignificant in terms of impacts	Conditions would prevent the evening use of the water park by the public.
The water park is consistent with the existing approval for the site for tourist accommodation and facilities. If the area had been developed for another resort based function (apartments, pool, carpark, restaurant) there would be offsite acoustic and visual impacts.	Agree. The 1998 Court approval approved a tourist resort, including outdoor entertainment and tourist facilities. The lapsed 1998 rezoning approval allowed for a function centre/apartments. The applicant could apply for additional tourist accommodation and associated facilities on the site, which would have greater offsite impacts.
There should be a reasonable expectation from adjacent residents that a measured and reasonable impact will be occasioned by the existence and operation of the resort and water park facility.	Agree. However, the 1988 Court approval does not provide sufficient conditions to regulate all offsite impacts. The acoustic barrier and regulatory conditions could mitigate existing and anticipated offsite impacts, improving the situation for nearby residents.
Whether the children using the facility are members of the general public or resort guests of course makes no difference to the level of noise that they make.	Agree. If the current application is refused, the use of the water park by resort guests would continue unmitigated and unregulated.
Limitations on visitor numbers, control of outdoor music, hours of operation and the use of supplementary acoustic treatments; could controls impacts.	Agree. The acoustic barrier and additional onsite parking would mitigate offsite impacts through conditions limiting patronage, hours of operation, amplified music, noise emissions and evening use.
The public use of the water park will stimulate the local economy.	Agree. Refer to Economic Development section of this report
Children and parents love the water park.	Not a planning consideration.
Locals and families love and support the water park and its holiday atmosphere.	Not a planning consideration.

Issues	Comments
Day use of the water park has always occurred and an application should not be required.	A current compliance issue.
Kennedy Parade should not allow access and visual/noise emissions should be regulated.	Agree. Conditions would achieve this result (refer to report).
Day use of the water park is supported but petitioners strongly object to its night use which would generate noise and light.	Conditions are recommended to limit the public use of the water park to the day use only (9:00am to 6:00pm) generally in accordance with the applicant's revised proposal.
While the public use of the water park is supported, access should be limited to the water park only and parking accommodated onsite.	Conditions have been recommended to limit public access to the water park area only, with parking limited to the new 44 bay parking area north of the park adjacent to Landsborough Parade.

The following table summarises the 18 objecting submissions (which included 2 petitions with 14 signatures).

Issues	Comments
The water park is currently being used for public use generating off site impacts without regulation.	Agree. The resort's existing use rights under the 1998 Court approval allows for ancillary outdoor entertainment and tourist facilities for resort guests only, as advised by Council on 17 July 2012. If the current application for the public use of the water park is not approved, those unregulated existing use rights would continue, posing an ongoing compliance issue for Council in terms of determining who is a guest and who is not. Additionally, the use of the water park by resort guests would continue without an acoustic barrier or regulatory conditions. Conditions of approval in conjunction with a new landscaped acoustic barrier and additional onsite parking would mitigate offsite impacts.
Loss of ambience and inadequate notification of adjoining owners	The applicant has undertaken public notification in accordance with the requirements of the <i>Sustainable Planning Act</i> . Conditions of approval to limit patronage and hours of operation in conjunction with a new landscaped acoustic barrier would mitigate the impact on adjoining residences. No night time use would be permitted.
Critical unacceptable increase in traffic/parking in the area	The applicant's Traffic Report finds that the street network is adequate to accommodate the proposed use. Access would be limited to North Street with an additional 46 onsite parking bays provided.
Additional noise and lights reducing the amenity of surrounding residences. Amplified music is unregulated.	Hours of operation would limit the water park to day use only between the hours of 9:00am to 6pm. The acoustic barrier in conjunction with noise conditions would mitigate noise emissions at sensitive receivers (adjoining dwellings). Currently, there are no conditions to regulate

Issues	Comments
	noise emissions. If the public use of the water park was not approved, the use of the water park by resort guests, with its amplified music and no acoustic barrier, would continue under existing use rights, likely resulting in ongoing complaints and compliance action.
Lack of supervision and substandard facilities	Conditions are recommended to ensure adequate lifeguard supervision. The water park would be upgraded in accordance with the proposal plans and conditions of approval.
The additional noise impacts on adjoining retired, elderly or disabled people interferes with the quiet, peaceful Golden Beach atmosphere.	Unregulated noise from use by resort guests would continue unregulated and unmitigated if the current application was not approved. Approval would allow imposition of conditions to limit offsite impacts by constructing a new acoustic barrier.
The proposed increase in hours of operation to allow occasional evening functions is ambiguous and unsupported.	Agree. Conditions are recommended to limit hours of operation to 9:00am to 6:00 with a prohibition on evening functions to limit offsite impacts.

SUNSHINE COAST PLANNING SCHEME

The subject site is zoned Tourist Accommodation Zone and located within the Map Tile 45 – Caloundra Local Plan of the Sunshine Coast Planning Scheme.

The application would trigger Impact assessment under the draft planning scheme, and would be affected by the following Overlays:

- Acid sulphate soils
- Obstacle limitation
- Height of buildings (21m)
- Flooding and Inundation Area
- Maximum Building Height (21 m)
- Priority Infrastructure Area.

A Resort Complex is a 'premises used for tourist and visitor short-term accommodation that include integrated leisure facilities such as:-

- *restaurants and bars;*
- *meeting and function facilities;*
- *sporting and fitness facilities;*
- *staff accommodation;*
- *transport facilities directly associated with the tourist facility such as a ferry terminal and air services.'*

A resort complex is identified as a consistent use within a Tourist Accommodation Zone.

Limited Outdoor Sport Recreation and/or Entertainment facilities, which are ancillary to a resort complex, such as a water park, are considered to be consistent with the intent of the new planning scheme, in as much as:

1. the purpose of the Tourist Accommodation Zone is to 'provide for activities comprising predominantly multi-unit visitor accommodation and a limited range of retail, business and entertainment activities which primarily service visitor needs'
2. the zone could accommodate activities which 'complement tourist accommodation and enhance the function and attractiveness of the area as a visitor destination, which are compatible with the mixed use character and amenity of the area'.

Therefore, a secondary use for a water park is considered to be anticipated by, and consistent with, the Sunshine Coast Planning Scheme.

The applicant contends that the Sunshine Coast Planning Scheme supports the proposal because:

- the site is located within the Sunshine Coast Enterprise Corridor, which is intended to be the leading location for economic and residential growth
- Caloundra and Golden Beach are identified as tourism focus areas on Strategic Framework Map SFM2; 3.2.8B
- a key concept of the Economic Development Strategy, which underpins the planning scheme, seeks to create competitive and attractive tourism focus areas and other tourism activities which offer unique experiences, facilities and accommodation types and support major events
- the implementation framework for economic development (section 3.4.2.1 (b)) explains that the tourism industry will be supported by facilitating development in appropriate location as provided for by the zones within the planning scheme and by identifying the tourism focus areas as the primary locations for tourism related activities, facilities and infrastructure
- Element 5 of the implementation framework explains that tourism focus areas should provide for a range of visitor accommodation and tourist services, consistent with the intended role of the respective tourism focus area with a particular emphasis on those uses that are well suited to and compatible with existing tourism development. Golden Beach is identified as an area which "accommodates a concentration of visitor accommodation and related services"
- the site is located in the Tourist Accommodation Zone. Overall Outcome (2)(a)(ii) for this zone supports non-residential uses that complement tourist accommodation and enhance the function and attractiveness of the area as a visitor destination
- the site is identified as Key Site 6 in Overall Outcome 2(t) which supports development for high density visitor residential accommodation, tourism, convenience, leisure and recreational related uses. This Overall Outcome underpins the detailed provisions for the site set out in the Caloundra Local Plan Code.

COTY PRINCIPLE

The Coty Principle stemming from the case of Coty (England) Pty Ltd v Sydney City Council (1957) 2 LGRA 117, established the principle that when assessing a development application under an existing planning scheme, a local government may, in certain circumstances, afford weight to a future planning scheme. The extent of the weight which may be afforded depends upon:

1. the status of the new planning scheme
2. the extent to which the development application, if approved, would substantially undermine the planning principles established in the draft planning scheme
3. considerations of 'fairness' to the applicant.

With respect to the above:

1. the new planning scheme took effect on 21 May 2014, before the commencement of the Decision Stage for the current application
2. the current development application would not undermine the principles of the Sunshine Coast Planning Scheme, for the reasons explained in this report
3. the current application was lodged on 19 March 2014, before the Sunshine Coast Planning Scheme came into effect.

Council's guidelines in relation to the weight afforded to the Coty Principle for the current application is 'moderate weight'. On the basis of giving moderate weight to the existing proposal under the Coty Principle to the Sunshine Coast Planning Scheme, the proposal could be supported.

CONCLUSION

The applicant has applied for a Development Permit for Material Change of Use (Outdoor Sport Recreation and Entertainment – Public Water Park) to allow the existing resort water park to be open to the general public. The water park is currently available for use by guests of the resort. The applicant proposes to mitigate the impacts of the additional usage by establishing a 3.8m high C shaped acoustic barrier around the southern end of the water park. Currently, there is no acoustic barrier around the facility. The new barrier would significantly mitigate noise impacts from the facility and improve the amenity of adjoining residents to the east, west and south of the water park.

If the application were refused, the operation of the resort water park will continue unmitigated under existing use rights for resort guests. It is considered that the current proposal provides council with the opportunity to regulate offsite impacts through the imposition of reasonable and relevant conditions. The application is recommended for approval.

8.1.2 SUPERSEDED PLANNING SCHEME REQUESTS

File No: SPS15/0081
Author: Principal Development Planner
Regional Strategy & Planning Department

PURPOSE

The purpose of this report is to seek council's consideration of 9 requests for development applications to be assessed against the applicable Superseded Planning Scheme. The requests are before council as they seek development that represents a departure between the Superseded Planning Scheme and the Sunshine Coast Planning Scheme.

EXECUTIVE SUMMARY

Under Section 95 of the *Sustainable Planning Act 2009*, applicants had one year from the commencement of the Sunshine Coast Planning Scheme, i.e. until close of business on 20 May 2015, in which to lodge a request for a Superseded Planning Scheme to be applied to a proposed development.

At this stage, council is only required to determine whether or not the applications will be permitted to be lodged under the superseded scheme. No assessment of the applications with regard to their merits has occurred or is required at this time.

If council allow the applications to be considered under the superseded scheme, then a formal application is able to be lodged within 6 months and will then be fully assessed, including public notification for impact assessable applications.

Where a council effects a change to the planning scheme or any planning scheme policy, Section 704 of the *Sustainable Planning Act 2009* identifies that an affected owner may be entitled to be paid reasonable compensation where the change reduces the development potential, such as zone changes, loss of yield, loss of building height, or loss of residential density, of a subject site.

Council has received 9 separate requests for consideration.

1. SPS15/0046 - 13 and 15 Anning Ave & Esplanade, Golden Beach

The application seeks approval to be assessed against the now superseded planning scheme – Caloundra City Plan 2004 (16 September 2013), to establish Multi-Unit Dwellings not exceeding 8.5 metres in height (as defined under Caloundra City Plan) at 13 and 15 Anning Avenue and the Esplanade, Golden Beach.

The Sunshine Coast Planning Scheme 2014 changes the zoning from Multi-Unit Residential and reduces the density for the site from the Caloundra City Plan 2004.

Given that the change in zoning may result in a loss of yield, it is recommended that council allow the application to be assessed under the superseded scheme.

2. SPS15/0081 - 84-86 Caloundra Road, Little Mountain

The application seeks approval for a Material Change of Use application to establish an Aged Care Facility (as defined under the Caloundra City Plan) to be assessed against the now superseded planning scheme - Caloundra City Plan 2004 (16 September 2013), at 84-86 Caloundra Road, Little Mountain. The proposed facility will accommodate 129 beds with a maximum height of 12.5 metres. The proposed development has a gross floor area of 9,625m² and a site cover of 52% (3,348m²).

The Sunshine Coast Planning Scheme moves height to be an overlay, placing a greater emphasis on building height.

Given that the change in height requirements may result in a loss of yield, it is recommended that council allow the application to be assessed under the superseded scheme.

3. SPS15/0093 - Riveraine Avenue, Warana

The application seeks approval to be assessed against the now superseded planning scheme – Caloundra City Plan 2004 (16 September 2013), to establish a high care residential aged care facility on the subject site comprising of approximately 140 beds across 3 storeys (estimated approximately 11-12 metres) in height at Riveraine Avenue, Warana.

While the height provisions for this site have not changed from 8.5 metres, the Sunshine Coast Planning Scheme moves height to be an overlay, placing a greater emphasis on building height.

Given this policy change relating to building height may result in a loss of yield, it is recommended that council allow the application to be assessed under the superseded scheme.

4. SPS15/0130 - 39 Barns Lane, Coolum Beach

The application seeks approval for an application for a Material Change of Use to establish a Showroom and Garden Centre, Convenience Restaurant and Service Station, and a Reconfiguration of a Lot (1 lot into 4 lots and access easements) and Operational Works application for an Advertising Device to be assessed against the now superseded planning scheme - Maroochy Plan 2000 (16 September 2013). The site is located at 39 Barns Lane, Coolum Beach.

The Sunshine Coast Planning Scheme changes the zoning of the site to Rural, whereas it had previously been zoned Master Planned Community.

Given that the change in zoning may result in a loss of yield, it is recommended that council allow the application to be assessed under the superseded scheme.

5. SPS15/0136 - Howard Street, Nambour

The application seeks approval for an application for a Material Change of Use to establish a Showroom and Multiple Dwelling Units to be assessed against the now superseded planning scheme - Maroochy Plan 2000 (16 September 2013), at Howard Street, Nambour.

Under the Sunshine Coast Planning Scheme, all lots other than Lot 5 are included within the Specialised Centre Zone of the Nambour Local Plan Area. Lot 5 is now located within the Limited Development (Landscape Residential) zone. The site had previously been zoned Town Centre Frame, which allowed multiple dwelling units under Maroochy Plan. The changed zoning no longer supports this use. Height limits for the site have also reduced from 12 metres to 8.5 metres.

Given that the change in zoning and height may result in a loss of yield, it is recommended that council allow the application to be assessed under the superseded scheme.

6. SPS15/0139 - *Seriata Way, Mountain Creek*

The application seeks approval for an application for a Reconfiguration of a Lot (1 lot into 150 lots) to be assessed against the now superseded planning scheme - Maroochy Plan 2000 (16 September 2013), at Seriata Way, Mountain Creek.

The Sunshine Coast Planning Scheme 2014 changes the zoning from Neighbourhood Residential under Maroochy Plan 2000 to Limited Development (Landscape Residential).

Given that the change in zoning may result in a loss of yield, it is recommended that council allow the application to be assessed under the superseded scheme.

7. SPS15/0142 - *141 Jones Road, Buderim*

The application seeks approval for an application for a Material Change of Use to establish a Shopping Centre and Fast Food Outlet to be assessed against the now superseded planning scheme - Maroochy Plan 2000 (16 September 2013), at 141 Jones Road, Buderim.

The Sunshine Coast Planning Scheme changes the zoning of the site to Specialised Centre when it had previously been zoned Town Centre Frame.

Given that the change in zoning may result in a loss of yield, it is recommended that council allow the application to be assessed under the superseded scheme.

8. SPS15/0159 - *Parkyn Parade, Mooloolaba*

The application seeks approval to be assessed against the now superseded planning scheme – Maroochy Plan 2000 (16 September 2013), to establish an Integrated Tourist Facility at Parkyn Parade, Mooloolaba. The applicant has stated that any future application would be 3 storeys (estimated approximately 12 metres) in height.

The Sunshine Coast Planning Scheme changes the zoning of the site from Special Purpose (Mooloolaba Boat Harbour) to Sport and Recreation Zone and Waterfront and Marine Industry zone. This change in zoning removes wording that indicates an Integrated Tourist Facility may be acceptable.

Given that the change in zoning may result in a loss of yield, it is recommended that council allow the application to be assessed under the superseded scheme.

9. SPS15/0169- 6 and 8 Naroo Court, and 16 and 20 Smith Street, Mooloolaba

The application seeks approval to be assessed against the now superseded planning scheme – Maroochy Plan 2000 (16 September 2013), to establish Multiple Dwelling Units (50 x 2 bedroom dwelling units) and Professional Offices (2 x commercial tenancies) at 6 and 8 Naroo Court and 16 and 20 Smith Street, Mooloolaba.

Under the Maroochy Plan 2000, the maximum acceptable building height for the precinct is 12 metres. However, the precinct intent allows council to give consideration to allow a development with a building height of 25 metres, subject to certain urban design matters being included in the development. The Sunshine Coast Planning Scheme 2014 has decreased the nominated height to 15 metres.

Given that the change in height may result in a loss of yield, it is recommended that council allow the application to be assessed under the superseded scheme.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Superseded Planning Scheme Requests”**
- (b) agree to accept the application reference SPS15/0046, to assess a development application for a Material Change of Use for Multiple Dwelling Units at 13 and 15 Anning Avenue and Esplanade, GOLDEN BEACH under the superseded Caloundra City Plan 2004 (16 September 2013)**
- (c) agree to accept the application reference SPS15/0081, to assess a development application for a Material Change of Use for an Aged Care Facility at 84-86 Caloundra Road, LITTLE MOUNTAIN under the superseded Caloundra City Plan 2004 (16 September 2013)**
- (d) agree to accept the application reference SPS15/0093, to assess a development application for a Material Change of Use to establish an Aged Care Facility at Riveraine Avenue, WARANA under the superseded Caloundra City Plan 2004 (16 September 2013)**
- (e) agree to accept the application reference SPS15/0130, to assess a development application for a Material Change of Use to establish a Showroom and Garden Centre, Convenience Restaurant and Service Station and a Reconfiguration of a Lot (1 lot into 4 lots and access easements) and Operational Works for an Advertising Device at 39 Barns Lane, COOLUM BEACH under the superseded Maroochy Plan 2000 (16 September 2013)**
- (f) agree to accept the application reference SPS15/0136, to assess a development application for a Material Change of Use to establish a Showroom and Multiple Dwelling Units at Howard Street, NAMBOUR under the superseded Maroochy Plan 2000 (16 September 2013)**
- (g) agree to accept the application reference SPS15/0139, to assess a development application for a Reconfiguration of a Lot (1 lot into 150 lots) at Seriate Way, MOUNTAIN CREEK under the superseded Maroochy Plan 2000 (16 September 2013)**
- (h) agree to accept the application reference SPS15/0142, to assess a development application for a Material Change of Use to establish a Shopping Centre and Fast Food Outlet at 141 Jones Road, BUDERIM under the superseded Maroochy Plan 2000 (16 September 2013)**

- (i) agree to accept the application reference SPS15/0159, to assess a development application for a Material Change of Use to establish an Integrated Tourist Facility at Parkyn Parade, MOOLOOLABA under the superseded Maroochy Plan 2000 (16 September 2013) and
- (j) agree to accept the application reference SPS15/0169, to assess a development application for a Material Change of Use to establish 50 x Multiple Dwelling Units and Commercial Tenancies at 6 and 8 Naroo Court, and 16 and 20 Smith Street, MOOLOOLABA under the superseded Maroochy Plan 2000 (16 September 2013).

FINANCE AND RESOURCING

There are no specific finance or resourcing issues applicable to the proposals.

However, in the event that council refuse to accept a request to apply the Superseded Planning Scheme, the affected land owner may apply to the Planning and Environment Court for compensation, as described in the 'Legal' section below.

CORPORATE PLAN

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

CONSULTATION

No internal consultation has occurred regarding the consideration of these matters.

Internal Consultation

No internal consultation has occurred regarding the consideration of these matters.

External Consultation

No consultation is required regarding the consideration of these matters.

Community Engagement

No community engagement is required for consideration of these matters. Should the future development application be Impact Assessable, public notification will be required in accordance with the Integrated Development Assessment System of the *Sustainable Planning Act 2009*.

PROPOSAL

Council's role in determining whether to accept lodgment of an application under the Superseded Planning Scheme is described in Section 95 of the *Sustainable Planning Act 2009*. Section 95 states that an applicant must apply, within one year of the commencement of the new planning instrument, being the Sunshine Coast Planning Scheme (21 May 2014), to request that council assess a development application against the Superseded Planning

Scheme. This 'one year' period began at the commencement of the Sunshine Coast Planning Scheme (21 May 2014) and ended on 21 May 2015.

If the request for assessment against the Superseded Planning Scheme is agreed to by council, the applicant must make the subsequent application within 6 months from the date the decision is given. In the event that the development was nominated as self-assessable in the Superseded Scheme, the applicant has 4 years to commence the use.

There are no assessment criteria for such requests, because the purpose of the request is not to assess the development application for compliance with either planning scheme, but, rather, to determine whether council will allow for the relevant Superseded Scheme to be applied to the development proposal.

There are 9 Superseded Planning Scheme requests that are the subject of this report. These are discussed individually below.

1. **SPS15/0046 – 13 and 15 Anning Ave & Esplanade, Golden Beach - (Lot 2 RP111459, Lot 246 RP63679, Lot 247 RP63679, Lot 272 RP63679, Lot 273 RP63679, Lot 274 RP63679, Lot 275 RP63679, Lot 276 RP63679, Lot 277 RP63679, Lot 278 RP63679, Lot 55 RP96153, Lot 56 RP96153, Lot 57 RP96153) - for Biabi Enterprises (Australia) Pty Ltd**

This application was received on 2 April 2015.

Proposal

The application seeks approval to be assessed against the now superseded planning scheme – Caloundra City Plan 2004 (16 September 2013), to establish Multi-Unit Dwellings complying with the 8.5 metre building height (as defined under Caloundra City Plan).

No further details have been provided with the request application. The applicant has stated that any application would not exceed the 8.5 metres height limit for the area.

Site Description

The subject site incorporates 11 lots comprising the existing Military Jetty Caravan Park and 2 additional lots (containing dwellings houses) immediately to the south-west, fronting Anning Avenue and has a combined area of 8,410m². Surrounding uses are a mix of Multiple Dwelling Units and Detached Dwellings.



Elements of Inconsistency

The table below shows the elements of inconsistency between the Sunshine Coast Planning Scheme and the Caloundra City Plan 2004 (16 September 2013).

Element	Caloundra City Plan 2004 (16 September 2013)	Sunshine Coast Planning Scheme (6 March 2015)
Zoning	11 x Lots within Multi-Unit Residential Precinct 2 x Lots within Low Density Residential Zone	11 x Lots within Community Facilities Zone 2 x Lots within Low Density Residential Zone (LDR1)
Level of Assessment	Code - (Lots within Multi-Unit Residential Precinct) Impact - (Lots within the Low Density Residential Precinct)	Impact
Building Height	8.5 metres (if to remain code assessable in the Multi-Unit Residential Precinct)	8.5 metres

Zoning

The subject site is included in the Multi-Unit residential precinct under the Caloundra City Plan 2004 (being the Military Jetty Caravan Park lots). The 2 additional lots in the south-western corner of the subject site were included in the Low density residential precinct. Under the Caloundra City Plan 2004, an MCU application for a multiple dwelling (not exceeding the maximum applicable building height of 8.5 metres) would be code assessable (consistent use) in the Multi-Unit residential precinct and impact assessable (inconsistent use) in the Low density residential precinct.

Under the Sunshine Coast Planning Scheme 2014, the subject site is in the Community facilities zone (annotated 19. Tourist Park) corresponding to the Military Jetty Caravan Park lots. The 2 additional lots in the south-western corner of the subject site are included in the Low density residential zone and subject to Precinct LDR1 (Protected Housing Area). An MCU application for a multiple dwelling would be impact assessable in both the Community facilities zone and the Low density residential zone. In addition, a multiple dwelling in the Low density residential zone is an inconsistent use.

The maximum building height for the subject site in both the superseded planning scheme and current planning scheme is 8.5 metres.

Flooding Issues

It is recognised that the subject sites are located within a flooding and inundation area. Council is entitled to impose relevant or reasonable conditions upon any future development approvals. Flood modelling which includes the projected effects of climate change at 2100 will be used as part of the future assessment of this application.

Risk of Compensation

Compensation may be applied for in the event that council do not agree to assess this application against the Superseded Planning Scheme.

Given that the change in zoning may result in a loss of yield, it is recommended that council allow the application to be assessed under the superseded scheme.

2. SPS15/0081 – 84 – 86 Caloundra Road, Little Mountain - (Lot 2 RP 902089) - for Tricare Holdings Pty Ltd

This application was received 5 May 2015.

Proposal

The application seeks approval for a Material Change of Use application to establish an Aged Care Facility (as defined under Caloundra City Plan) to be assessed against the now superseded planning scheme Caloundra City Plan 2004 (16 September 2013). The proposed facility will accommodate 129 beds with a maximum height of 12.5 metres. The proposed development has a gross floor area of 9,625m² and a site cover of 52% (3,348m²).

Each bed is situated within a separate room containing toilet and shower facilities. Ancillary facilities include offices, meeting rooms, kitchen, dentist, hair salon, therapy room, staff rooms and storage rooms. Communal recreation areas are proposed throughout the building including lounge areas, sitting areas dining room and outdoor landscaped courtyards.

Site Description

The subject site is located on a service lane of Caloundra Road. Surrounding land uses include a relocatable home park to the north (on the opposite side of Caloundra Road), retirement village to the south, relocatable home park to the west and a residential dwelling to the east. The subject site is located on a high point of the surrounding area and is moderately vegetated.

On 26 August 2007, council approved an 81 bed Aged Care Facility on the site (Application No. 2007/5100022). The applicant had originally applied for a 135 bed facility, but this was changed during the assessment period to 81 beds. The approved facility had a maximum height of 10.5 metres. This approval expires on 26 August 2016.

On 13 April 2015, the applicant applied for a Permissible Change application to increase the number of beds to 129 and the height of the approved building to 12.5 metres. On 24 April 2014, council advised the applicant that the submitted application was “Not Properly Made” on the basis that the proposed changes were substantially different and would likely cause a person to make a submission.

The subject application is a result of this advice.



Elements of Inconsistency

The table below shows if there are elements of inconsistency between the Sunshine Coast Planning Scheme and the Caloundra City Plan 2004 (16 September 2013).

Element	Caloundra City Plan 2004 (16 September 2013)	Sunshine Coast Planning Scheme (6 March 2015)
Zoning	Low Density Residential	Low Density Residential
Level of Assessment	Impact Assessable	Impact Assessable
Building Height	8.5 metres	8.5 metres

Height

Under the Sunshine Coast Planning Scheme 2014, the site is within the Caloundra West Local Plan Area and the Low Density Residential Zone. The site is subject to the Height of Buildings and Structures Overlay (8.5 metres).

The applicant suggests that the Caloundra City Plan 2004 provisions are more supportive of the proposed height of the development given the assessment of height under Caloundra City Plan 2004 relates to a merits based assessment against the Specific Outcome noted below.

The height of a building or structure:

- (a) contributes to retention of the inherent character and identity of the Planning Area;*
- (b) is visually unobtrusive; and*
- (c) does not adversely impact upon the amenity of adjoining development, having regard to:
 - (i) overshadowing;*
 - (ii) privacy and overlooking;*
 - (iii) views and vistas;*
 - (iv) building character and appearance; and*
 - (v) building massing and scale.**

As height is an overlay in the Sunshine Coast Planning Scheme 2014, the proposal would have a major conflict with the planning scheme and would need to demonstrate overriding need in the public interest to justify the development.

Risk of Compensation

Whilst there has been no effective change in the building height provisions, the Sunshine Coast Planning Scheme 2014 has strengthened its position on building height. In a legal sense, this could constitute a change in policy.

To remove the opportunity for potential compensation, it is recommended that council allow the application to be assessed under the superseded scheme.

3. SPS15/0093 – Riveraine Avenue, Warana - (Lot 10 SP143572) - for Tricare Holdings

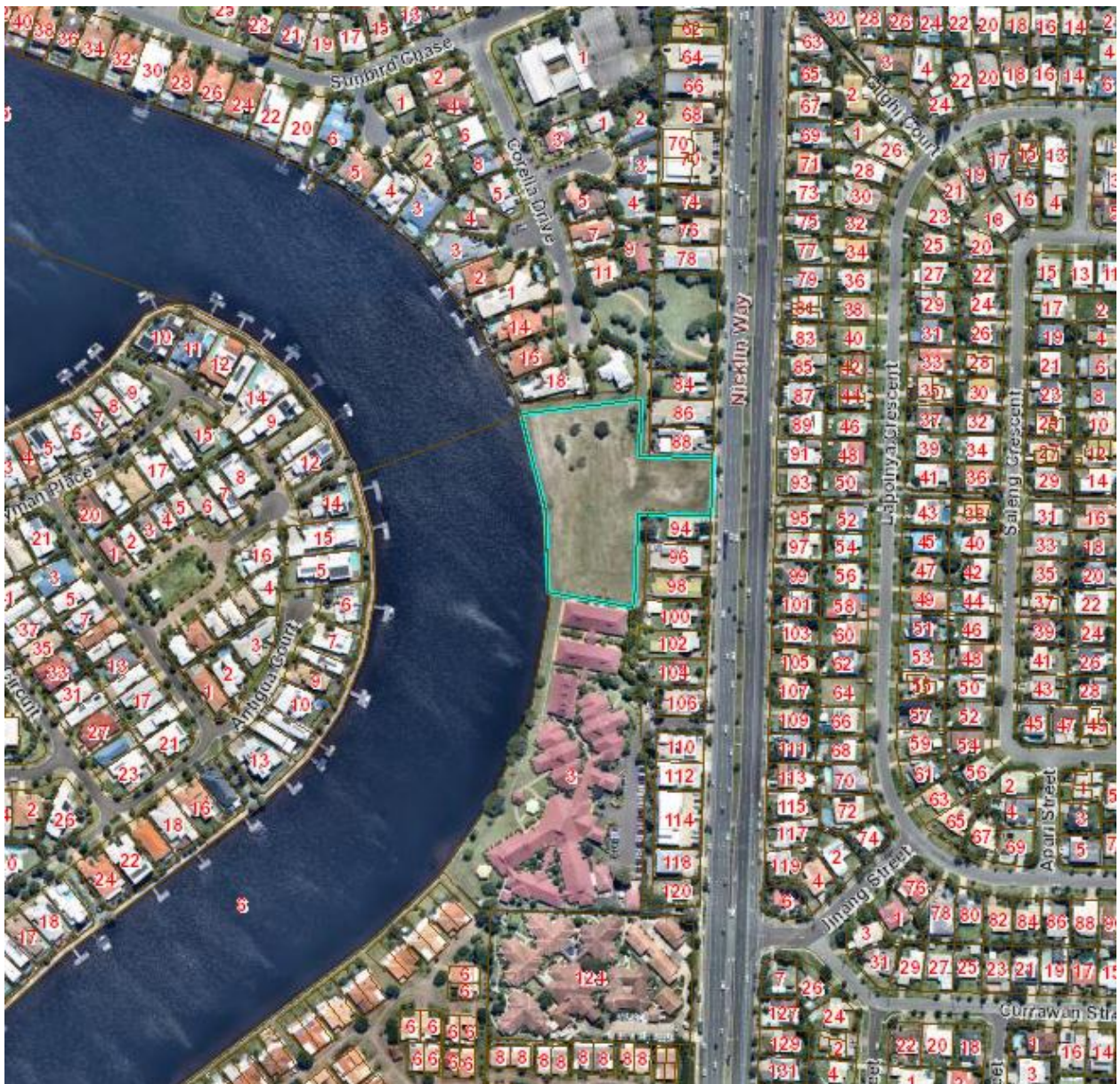
This application was received on 12 May 2015.

Proposal

The application seeks approval to be assessed against the now superseded planning scheme – Caloundra City Plan 2004 (16 September 2013), to establish a high care residential aged care facility on the subject site comprising of approximately 140 beds across 3 storeys in height (estimated from sketches at approximately 11-12 metres).

Site Description

The subject site has an area of 9,195m². Access to the site can be achieved via Riveraine Avenue or Nicklin Way. Surrounding uses include a Retirement Village to the south, residential dwellings to the north and south, with some now being used for commercial premises.



Elements of Inconsistency

The table below shows any elements of inconsistency between the Sunshine Coast Planning Scheme and the Caloundra City Plan 2004 (16 September 2013).

Element	Caloundra City Plan 2004 (16 September 2013)	Sunshine Coast Planning Scheme (6 March 2015)
Zoning	Multi-Unit Residential	Medium Density Residential
Level of Assessment	Impact	Impact
Building Height	8.5 metres	8.5 metres

Height

Both the Caloundra City Plan 2004 and the Sunshine Coast Planning Scheme identify a maximum height of 8.5 metres.

The applicant proposes a 3 storey building (estimated approximately 11-12 metres), exceeding the height under both Planning Schemes. The applicant suggests that the Caloundra City Plan 2004 provisions are more supportive of the proposed height of the development given the assessment of height under Caloundra City Plan 2004 relates to a merits based assessment against the Specific Outcome noted below.

The height of a building or structure:

- (a) *contributes to retention of the inherent character and identity of the Planning Area;*
- (b) *is visually unobtrusive; and*
- (c) *does not adversely impact upon the amenity of adjoining development, having regard to:*
 - (i) *overshadowing;*
 - (ii) *privacy and overlooking;*
 - (iii) *views and vistas;*
 - (iv) *building character and appearance; and*
 - (v) *building massing and scale.*

As height is an overlay in the Sunshine Coast Planning Scheme 2014, the proposal would have a major conflict with the planning scheme and would need to demonstrate overriding need in the public interest to justify the development.

Risk of Compensation

Whilst there has been no effective change in the building height provisions, the Sunshine Coast Planning Scheme 2014 has strengthened its position on building height. In a legal sense, this could constitute a change in policy.

To remove the opportunity for potential compensation, it is recommended that council allow the application to be assessed under the superseded scheme.

4. SPS15/0130 – 39 Barns, Lane Coolum Beach - (Lot 100 SP 161821) - for Bunnings Group Pty Ltd

This application was received 15 May 2015.

Proposal

The application seeks approval for an application for a Material Change of Use to establish an Showroom and Garden Centre, Convenience Restaurant and Service Station, and an a Reconfiguration of a Lot (1 lot into 4 lots and access easements) and Operational Works application for an Advertising Device to be assessed against the now superseded planning scheme Maroochy Plan 2000 (16 September 2013).

The proposed floor areas are as follows:

Use	Gross Floor area
Showrooms/ Garden Centre	5,850m ²
Service Station	300m ²
Convenience Restaurant	300m ²
Total	6,450m²

Site Description

The subject site is located at 39 Barns Lane, Coolum Beach. There have been many development applications lodged over the site in the past 15 years. The relevant history relating to the current Superseded Planning Scheme Requests is as follows:

- On 12 September 2003, the Planning and Environment Court approved a Development Permit for a Material Change of Use for Showrooms (5,100m²), Garden Centre (750m²), Shopping Complex (supermarket – 2,750m²), Service Station (300m²) and Convenience Restaurant (300m²).
- In 2012, Bunnings lodged a new application for an 11,500m² store and balance development sites for retail (MCU12/0170). This was subsequently withdrawn.



Elements of Inconsistency

The table below shows the elements of inconsistency between the Sunshine Coast Planning Scheme and the Maroochy Plan 2000 (16 September 2013).

Element	Maroochy Plan 2000 (16 September 2013)	Sunshine Coast Planning Scheme
Zoning	Master Planned Community	Rural
Strategic Designation	Urban	Rural Enterprise and Landscape Area
Level of Assessment	Impact	Impact
Land Uses	A range of urban land uses acceptable where of a limited scale and in accordance with a master plan for the site	Very limited urban land uses are consistent uses for the zone.
Building Height	8.5 metres	8.5 metres

Zoning

The subject site is zoned Rural under Sunshine Coast Planning Scheme. The site is zoned Master Planned Community under the Maroochy Plan 2000.

The precinct intent for the site under Maroochy Plan 2000 indicates that a local area master plan is required for the precinct, but that showrooms may be an appropriate use for the precinct provided that the range of goods and services do not compete with those available in the Village Centre Precinct. Additionally, the Scheme suggests that higher order and larger scale retail and commercial services should not be established at Coolum but, instead, only those retail and commercial activities that serve only the immediate catchment area of Coolum.

The Sunshine Coast Planning Scheme 2014 zones the site Rural where 'consistent' use types within the Business Activity nesting of uses are limited to only home based businesses, markets (on council land), prize homes or an art and craft centre not exceeding 300m². Additionally, the Coolum Local Plan Area Code contains the following requirement specifically for the subject site:

*PO21 Development in the Rural zone, located between Barns Lane and the Sunshine Motorway, consists of **rural land uses** that maintain and enhance the rural and natural landscape character providing an attractive **non-urban** gateway entrance into Coolum.*

Flooding Issues

It is recognised that the subject sites are located within a flooding and inundation area. Council is entitled to impose relevant or reasonable conditions upon any future development approvals. Flood modelling which includes the projected effects of climate change at 2100 will be used as part of the future assessment of this application.

Risk of Compensation

Compensation may be applied for in the event that council do not agree to assess this application against the Superseded Planning Scheme.

Given that the change in zoning may result in a loss of yield, it is recommended that council allow the application to be assessed under the superseded scheme.

5. SPS15/0136 – Howard Street, Nambour - (Lot 2 RP82280, Lot 8 RP28029, Lot 2 RP72793 and Lot 5 SP257645) - for Nambour Developments (No 135) Pty Ltd

This application was received 18 May 2015.

Proposal

The application seeks approval for an application for a Material Change of Use to establish a Showroom and Multiple Dwelling Units to be assessed against the now superseded planning scheme Maroochy Plan 2000 (16 September 2013).

It is proposed to develop the front portion of the site as a showroom and to develop the rear of the site for multiple dwelling units above ground storey level. The proposed development will not exceed a height of 12 metres and 3 storeys. The multiple dwelling unit portion of the proposal will not exceed a dwelling unit factor of 200.

Site Description

The subject site encompasses Lot 2 RP82280, Lot 8 RP28029, Lot 2 RP72793 and Lot 5 SP257645 and is located at Howard Street, Nambour.

The subject site gains access via Howard Street and adjoins the Aldi supermarket and other commercial uses to the south, vacant land and parkland to the north and west, and low density residential uses. The site is predominantly cleared of vegetation.

There is no relevant planning history associated with the subject site.



Elements of Inconsistency

The table below shows the elements of inconsistency between the Sunshine Coast Planning Scheme and the Maroochy Plan 2000 (16 September 2013).

Element	Maroochy Plan 2000 (16 September 2013)	Sunshine Coast Planning Scheme
Zoning	Town Centre Frame	Specialised Centre Limited Development (Landscape Residential)
Level of Assessment	Code (Impact where multiple dwelling units are located at ground level)	Impact
Building Height	12 metres (all lots)	Lot 2 RP82280 – 12 metres Lot 8 RP28029 – 12 metres Lot 2 RP72793 – 12 metres Lot 5 SP257645 – 8.5 metres
Density	Dwelling Unit Factor of 200	Not specified (residential activities are not supported with the sites designations)

Zoning

Under the Sunshine Coast Planning Scheme 2014, all lots other than Lot 5 are included within the Specialised Centre Zone of the Nambour Local Plan Area. The zone code and the applicable table of development assessment identifies that a showroom is a consistent and code assessable use within the specialised centre zone. However, the multiple dwelling component of the proposal is identified as an inconsistent and impact assessable use within the specialised centre zone. Lot 5 is included within the Limited Development (Landscape Residential) zone, in which both showroom and multiple dwelling units are inconsistent and impact assessable uses.

Under the Maroochy Plan 2000, the site is included within the Town Centre Frame of the Nambour Planning Area. Within this designation, both showroom and multiple dwelling units are identified as preferred and acceptable uses where the multiple dwelling units are established above ground storey level. The applicable table of assessment identifies that both showroom and multiple dwelling units proposed on the subject site and assessed under the Maroochy Plan 2000 would be code assessable where the multiple dwelling units area established above ground storey level.

Height

Lot 5 has a maximum building height of 8.5 metres and all other lots allow a maximum building height of 12 metres under Sunshine Coast Planning Scheme.

Under the Maroochy Plan 2000, the maximum building height for all lots is 12 metres.

Risk of Compensation

Compensation may be applied for in the event that council do not agree to assess this application against the Superseded Planning Scheme.

Given that the change in zoning and height requirements may result in a loss of yield, it is recommended that council allow the application to be assessed under the superseded scheme.

6. SPS15/0139 – Seriate Way, Mountain Creek - (Lot 456 on SP111641) - for Stockland Developments Pty Ltd

This application was received 18 May 2015.

Proposal

The application seeks approval for an application for a Reconfiguration of a Lot (1 into 150 Lots) to be assessed against the now superseded planning scheme Maroochy Plan 2000 (16 September 2013).

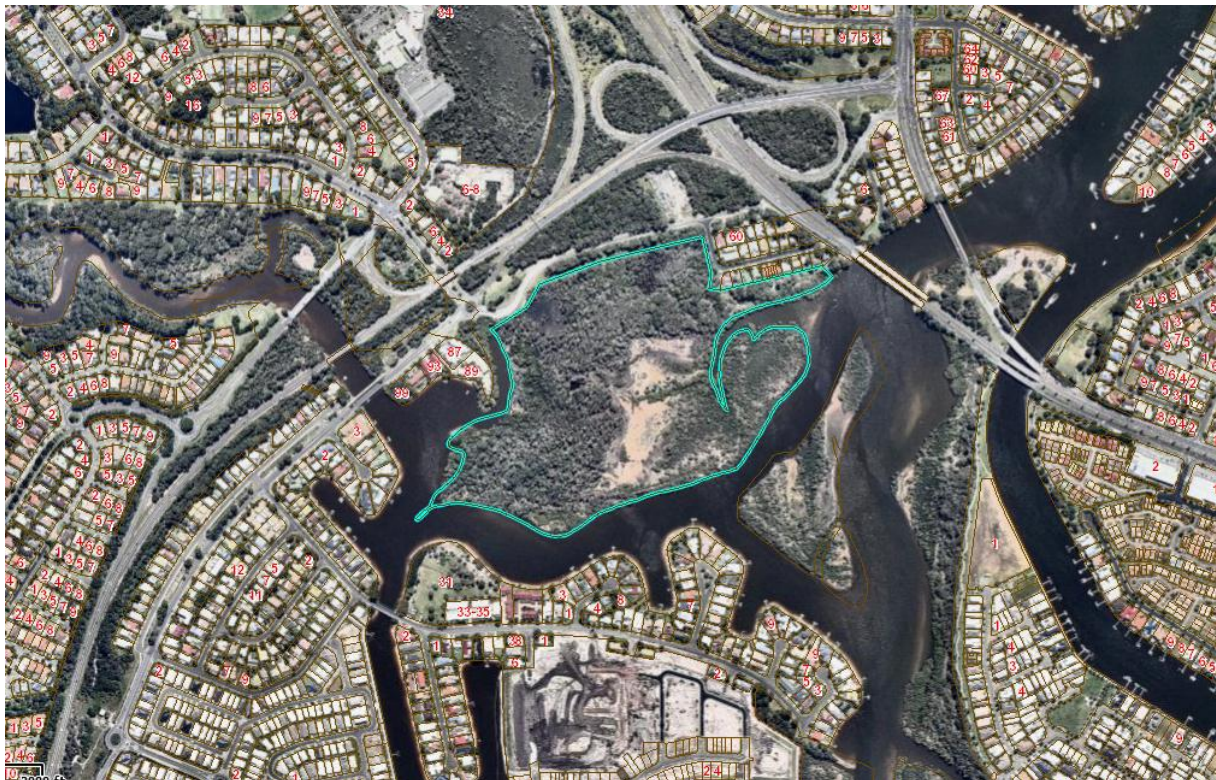
The proposal seeks to develop approximately half of the 20.740 hectare site into detached residential lots, with the remainder to be retained for open space/conservation purposes. The preliminary concept layout proposes lots ranging from 187m² up to 640m². Access is proposed via both Seriate Way and Marra Court with lots gaining frontage via a network of internal roads.

Site Description

The subject site Lot 456 on SP111641 is located on Seriate Way, Mountain Creek.

The site adjoins existing residential development on Marra Court, has an extensive northern frontage to Seriate Way and is bound by the Mooloolah River to all other frontages.

There is no relevant planning history associated with the subject site.



Elements of Inconsistency

The table below shows the elements of inconsistency between the Sunshine Coast Planning Scheme and the Maroochy Plan 2000 (16 September 2013).

Element	Maroochy Plan 2000 (16 September 2013)	Sunshine Coast Planning Scheme
Zoning	Neighbourhood Residential	Limited Development (Landscape Residential)
Level of Assessment	Impact	Impact
Minimum Lot Size	600m ²	No new lots to be created

Zoning

The Sunshine Coast Planning Scheme 2014 has rezoned the site to Landscape Residential (Limited Development) which does not allow for any additional lots to be created. The site was previously zoned Neighbourhood Residential under the Maroochy Plan 2000.

The site is heavily constrained by flooding, vegetation, waterways and wetlands.

The proposed lot sizes do not comply with Maroochy Plan 2000 and impact assessment would be required.

However, the same site constraints are applicable to those under the Sunshine Coast Plan (vegetation, waterways, bushfire and steep and unstable land). If assessed under the Maroochy Plan 2000, the applicant would have to demonstrate compliance with regard to these constraints.

Risk of Compensation

Compensation may be applied for in the event that council do not agree to assess this application against the Superseded Planning Scheme.

Given that the change in zoning may result in a loss of yield, it is recommended that council allow the application to be assessed under the superseded scheme.

7. SPS15/0142 – 141 Jones Road, Buderim - (Lot 1 on SP105435) - Craigmoor Pty Ltd Pty Ltd

This application was received 18 May 2015.

Proposal

The application seeks approval for an application for a Material Change of Use to establish a Shopping Centre and Fast Food Outlet to be assessed against the now superseded planning scheme Maroochy Plan 2000 (16 September 2013).

It is proposed to develop the site for a shopping centre and fast food outlet, comprising a single supermarket, specialty shops and a single drive through fast food outlet. The proposed gross floor areas are as follows:

Use	Floor Area
Supermarket	3,906m ²
Shops	813m ²
Fast Food Outlet	250m ²
Total	4,969m²

Access is proposed via Jones Road and 225 car parks and 4 motor cycle parks are proposed.

Site Description

The subject site is located at 141 Jones Road, Buderim. The 1.9 ha vacant site is located on the corner of Jones Road and Maroochydoore Road. The property slopes from the road. The subject site is predominantly cleared. However, there is riparian vegetation that remains along Martins Creek.

The land surrounding this property contains residential and commercial uses. North of the site is Maroochydoore Road. Further north of Maroochydoore Road are residential and mixed commercial premises (including a McDonalds restaurant). A number of commercial uses exist east of the subject site, on the opposite side of Jones Road. Martins Creek and a floodplain are located to the west. Further west of the site is the industrial area of Kunda Park.

The site has a current approval (MCU04/0186) for showrooms. The associated operational works approval for bulk earthworks (OPW12/0131) includes a 25 metre buffer to Martins Creek.

In 2006, (MCU06/0187) an application was lodged for a shopping centre, containing a full-line supermarket (Coles/Woolworths) and an Aldi, and was refused by council. The refusal was upheld by the Planning and Environment Court on the basis that the development was in conflict with the planning scheme, would result in a new 'district centre', would have unacceptable traffic impacts, could impact on the vibrancy/vitality of the existing Kuluin local centre, and did not identify sufficient grounds to warrant approval.



Elements of Inconsistency

The table below shows the elements of inconsistency between the Sunshine Coast Planning Scheme and the Maroochy Plan 2000 (16 September 2013).

Element	Maroochy Plan 2000 (16 September 2013)	Sunshine Coast Planning Scheme
Zoning	Town Centre Frame	Specialised Centre
Level of Assessment	Impact	Impact

Zoning

The Sunshine Coast Planning Scheme 2014 has rezoned the site to Specialised Centre Zone which does not allow for any additional lots to be created. The Specialised Centre Zone anticipates for the following:

- (i) any shop tenancy to have a minimum gross leasable floor area of 300m²;
- (ii) the total gross leasable floor area of all existing and approved business activities to not exceed any allocation specified for the specialised centre in a local plan code; and
- (iii) higher order and other retail facilities better suited to establishing within an activity centre, including supermarkets, department stores and discount department stores to not be established in the Specialised centre zone.

'Food and drink outlets' would be a consistent, code assessable use within a *Specialised Centre Zone*.

However, '*High Volume Convenience Restaurant*' (i.e. drive-throughs), would be impact assessable, would have to address traffic impacts (Traffic Study) and do not appear to be supported by PO11 of the Buderim Local Plan Code, which states

- Development for a food and drink outlet does not:-*
- (a) provide for the establishment of a high volume convenience restaurant; or
 - (b) incorporate a drive-through facility.

Under the superseded Maroochy Plan 2000, the site is included within the Town Centre Frame precinct in the Kuluin/Kunda Park Planning Area. A fast food store is listed as a preferred and acceptable use.

However, the applicant would need to demonstrate compliance against all requirements of the Maroochy Plan 2000, particularly the impacts on surrounding established Town Centres and an overriding community need for the proposal.

Risk of Compensation

Compensation may be applied for in the event that council do not agree to assess this application against the Superseded Planning Scheme.

Given that the change in zoning requirements may result in a loss of yield, it is recommended that council allow the application to be assessed under the superseded scheme.

8. SPS15/0159 – Parkyn Parade, Mooloolaba - (Lot 1 SP143293) - for Mooloolaba Marina Pty Ltd

This application was received on 19 May 2015.

Proposal

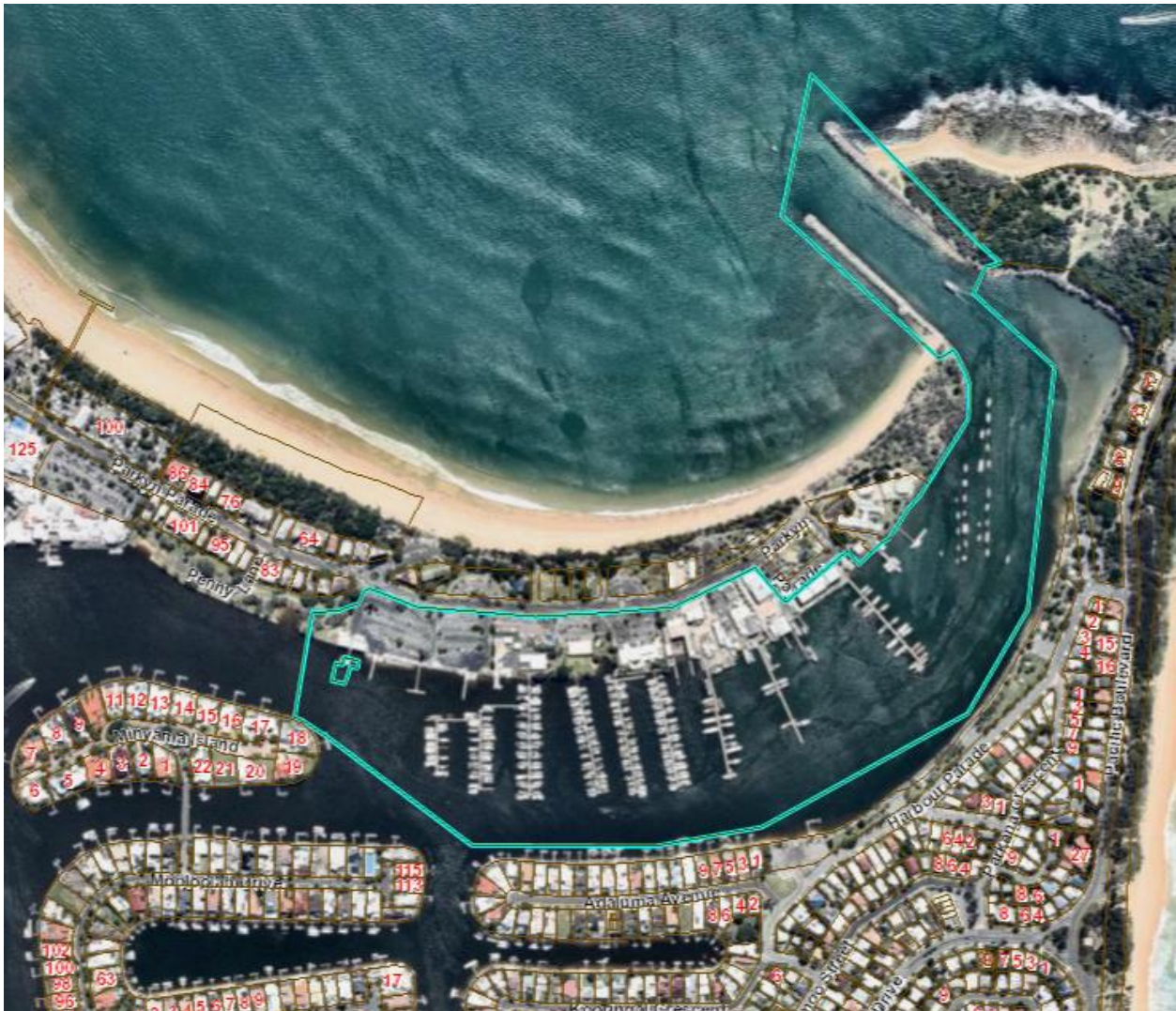
The application seeks approval to be assessed against the now superseded planning scheme – Maroochy Plan 2000 (16 September 2013), to establish an Integrated Tourist Facility.

No further details have been provided with the request application. The applicant has stated that any future application would be 3 storeys (estimated approximately 12 metres) in height.

Site Description

The subject site is currently utilised by a number of maritime businesses, including the Mooloolaba Yacht Club, with a combined area of 35.63 hectares.

A number of commercial premises are located along the development site.



Elements of Inconsistency

The table below shows the elements of inconsistency between the Sunshine Coast Planning Scheme and the Caloundra City Plan 2004 (16 September 2013).

Element	Maroochy Plan 2000 (16 September 2013)	Sunshine Coast Planning Scheme (6 March 2015)
Zoning	Special Purpose (Mooloolaba Boat Harbour)	Sport and Recreation Zone Waterfront and Marine Industry Zone
Level of Assessment	Impact	Impact
Building Height	8.5 metres	8.5 metres

Land Use

The Maroochy Plan 2000 identifies that 'any new development should be of a relatively clean nature, with a clear association with boat harbour activities. Activities that are compatible with, or complimentary to, the nearby tourist and recreational facilities will also be considered'.

The Maroochy Plan 2000 specifically indicates that an Integrated Resort is potentially consistent where appropriately sited and designed, and having a strong maritime association.

The Sunshine Coast Planning Scheme does not specifically allow for an Integrated Tourist Facility.

Risk of Compensation

Compensation may be applied for in the event that council do not agree to assess this application against the Superseded Planning Scheme.

Given that the change in zoning may result in a loss of yield, it is recommended that council allow the application to be assessed under the superseded scheme.

9. SPS15/0169 – 6 and 8 Naroo Court and 16 and 20 Smith Street, Mooloolaba - (Lots 411 and 412 RP129684 and Lots 97 and 99 RP73433) - for L Gibson

This application was received on 20 May 2015.

Proposal

The application seeks approval to be assessed against the now superseded planning scheme – Maroochy Plan 2000 (16 September 2013), to establish Multiple Dwelling Units (50 x 2 bedroom dwelling units) and Professional Offices (2 x commercial tenancies).

The development proposes a 3 storey (estimated approximately 12 metres) development fronting Smith Street, with commercial tenancies on the ground level fronting Smith Street, and 4 x 2 bedroom multiple dwelling units above.

The development includes an 8 storey (estimated approximately 25 metres) multiple dwelling unit tower fronting Naroo Street comprising 46 x 2 bedroom multiple dwelling units.

Access can be achieved either through Smith Street or Naroo Court.

Site Description

The subject site has a combined area of 2,850m². A single detached house is located on Lot 411 RP129684, Lot 412 RP129684 and Lot 99 RP73433. 3 Multiple Dwelling Units are located on Lot 97 RP73433.

Surrounding uses include commercial premises to Smith Street and a mix of residential uses on Naroo Court.



Elements of Inconsistency

The table below shows the elements of inconsistency between the Sunshine Coast Planning Scheme and the Caloundra City Plan 2004 (16 September 2013).

Element	Maroochy Plan 2000 (16 September 2013)	Sunshine Coast Planning Scheme (6 March 2015)
Zoning	Mixed Housing	High Density Residential
Level of Assessment	Impact	Impact
Building Height	3 storeys or 12 metres (Precinct Intent allows for consideration of height up to 6 storeys and 25 metres)	15 metres

Height

Under the Maroochy Plan 2000, the maximum acceptable built height for the precinct is 3 storeys, but no greater than 12 metres.

However, the precinct intent allows council to give consideration to allow a development with a building height of 6 storeys, or 25 metres, subject to certain urban design matters being included in the development.

The Sunshine Coast Planning Scheme 2014 has decreased the height to 15 metres.

Risk of Compensation

Compensation may be applied for in the event that council do not agree to assess this application against the Superseded Planning Scheme.

Given that the change in height requirements may result in a loss of yield, it is recommended that council allow the application to be assessed under the superseded scheme.

Legal

Section 704 of the *Sustainable Planning Act 2009* relates to compensation for reduced value of interest in land.

Where a council effects a change to the planning scheme or any planning scheme policy, *the Act* identifies that an affected owner may be entitled to be paid reasonable compensation where the change reduces the development potential, such as zone changes, loss of yield, loss of building height, or loss of residential density, of a subject site.

Despite Section 704, compensation is not payable under the *Sustainable Planning Act 2009* if:

- (a) council agree to assess an application against the Superseded Planning Scheme
- (b) the change has the same effect as another statutory instrument, other than a temporary local planning instrument, in relation to which compensation is not payable
- (c) the change is made to include a mandatory part of the Queensland Planning Provisions
- (d) the change is made to include a part of the Queensland Planning Provisions and the effect of the part is substantially similar to the part of the planning scheme or planning scheme policy replaced by the standard part
- (e) the change is about the relationships between, the location of, or the physical characteristics of buildings, works or lots, but the yield achievable is substantially the same as it would have been before the change
- (f) the change is about a designation of land for community infrastructure
- (g) the change is about the matters comprising a priority infrastructure plan or infrastructure charges
- (h) the change removes or changes an item of infrastructure shown in the scheme
- (i) the change affects development that, had it happened under the Superseded Planning Scheme
 - (i) would have led to significant risk to persons or property from natural processes (including flooding, land slippage or erosion) and the risk could not have been significantly reduced by conditions attached to a development approval
 - (ii) would have caused serious environmental harm and the harm could not have been significantly reduced by conditions attached to a development approval
- (j) if compensation has already been paid for the matter to a previous owner of the interest in land.

Where council agree to assess an application against the Superseded Planning Scheme, the assessment must be made solely against the Superseded Planning Scheme, and contain no reference to assessment against the Sunshine Coast Planning Scheme 2014.

Policy

The above requests for future developments to be assessed against Superseded Schemes represent a substantial policy conflict. However, in effect, the *Sustainable Planning Act 2009* gives applicants the opportunity to apply to use the Superseded Planning Scheme for a period of one year, allowing a transition between the previous planning policy (being either Caloundra City Plan 2004 or Maroochy Plan 2000) and current planning policy (Sunshine Coast Planning Scheme 2014).

It should be noted that all Requests for Assessment against Superseded Planning Schemes are lodged due to some variation of policy, to the detriment of the land owner.

Risk

Refusal of any request for assessment against the Superseded Planning Scheme exposes council to the possibility of future compensation claims.

Previous Council Resolution

On 21 May 2015, Council resolved by Resolution OM15/61:

That Council:

- (a) *receive and note the report titled "Superseded Planning Scheme Requests"*
- (b) *agree to accept the application reference SPS15/0027, to assess a development application for a Material Change of Use for Multiple Dwelling Units and Shop/Food and Drink Outlet at 24 Brisbane Road, MOOLOOLABA under the superseded Maroochy Plan 2000 (16 September 2013)*
- (c) *agree to accept the application reference SPS15/0042, to assess a development application for a Material Change of Use for Multiple Dwelling Units and Shops at 60 Brisbane Road, MOOLOOLABA under the superseded Maroochy Plan 2000 (16 September 2013)*
- (d) *agree to accept the application reference SPS15/0048, to assess a development application for a Material Change of Use for Multiple Dwelling Units at 7, 11 and 13 Mari Street, ALEXANDRA HEADLANDS under the superseded Maroochy Plan 2000 (16 September 2013)*
- (e) *agree to accept the application reference SPS15/0050, to assess a development application for a Material Change of Use for a Detached Dwelling at 4 Millen Court, COOLUM BEACH under the superseded Maroochy Plan 2000 (16 September 2013)*
- (f) *agree to accept the application reference SPS15/0056, to assess a development application for a Material Change of Use for Light Industry (5 x sheds) and Caretakers Residence at 2A Robert Road, KUNDA PARK under the superseded Maroochy Plan 2000 (16 September 2013) and*
- (g) *agree to accept the application reference SPS15/0062, to assess a development application for a Material Change of Use for Shopping Complex (Extensions) at 119 Point Cartwright Drive, BUDDINA under the superseded Caloundra City Plan 2004 (16 September 2013)*
- (h) grant to the Chief Executive Officer delegated authority to accept all development applications (Superseded Planning Scheme) to be assessed and decided under the applicable Superseded Planning Scheme in accordance with the Sustainable Planning Act 2009 except in the following circumstances:**

- (1) *the proposed building height exceeds that of the applicable Superseded Planning Scheme or*
- (2) *where there is a major policy departure between the provisions of the applicable Superseded Planning Scheme and the provisions of the Sunshine Coast Planning Scheme 2014.*

Related Documentation

There is no related documentation relevant to this report.

Critical Dates

Section 96 of the *Sustainable Planning Act 2009* requires that council decide any request for assessment against the Superseded Planning Scheme within 30 business days of receiving the request. This period can be extended by a further 10 business days, where required.

Upon completion of the 40 business days, and unless the applicant agrees to extend this period by agreement, the request is deemed to be accepted.

Implementation

The applicants will be advised of the council's decision.

8.1.3 ENVIRONMENT LEVY PROGRAM 2015/2016

File No:	EL001
Author:	Manager Environment and Sustainability Policy Regional Strategy & Planning Department
Appendices:	App A - Environment Levy Program 2015/201681

PURPOSE

The purpose of this report is to present the Environment Levy Program 2015/2016 for Council consideration and adoption.

EXECUTIVE SUMMARY

The Sunshine Coast Council recognises the protection and enhancement of the environment as a priority to maintain the Sunshine Coast's natural advantage as a sustainable region.

The Environment Levy is a primary funding source that allows Council to further invest in the protection, enhancement and sustainable use of the region's biodiversity, waterways and foreshores. Funding is used for projects and initiatives associated with the implementation of Council's environmental strategies/plans and assists to establish and strengthen partnerships with the community.

The rate for the Levy is to be maintained at \$60 per rateable property and the estimated revenue for 2015/2016 is approximately \$7.7 million. The Environment Levy Policy has not been changed and was used to guide the development of a Environment Levy Program 2015/2016 (**Appendix A**).

The 2015/2016 Program aims to continue to deliver a range of outcomes towards the protection and enhancement of our natural assets. These include:

- \$2.3 million investment towards buying, protecting and enhancing environmentally significant land
- \$450,000 investment into monitoring and research projects to build our knowledge, including fauna monitoring of the Sunshine Coast conservation estate
- \$620,000 investment into coastal rehabilitation activities
- \$300,000 investment into the commencement of the Maroochy River Rehabilitation Project
- \$845,000 investment towards community partnership and grant programs and
- \$470,000 investment into pest management projects including a pest action and engagement program.

The implementation of the Environment Levy Program is integrated across the organisation with Infrastructure Services, Community Services, Corporate Services and Regional Strategy and Planning involved in different aspects.

This report recommends Council endorse the Environment Levy Program 2015/2016.

OFFICER RECOMMENDATION

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).

FINANCE AND RESOURCING***Estimated Revenue***

The Environment Levy revenue for 2015/2016 is estimated at \$7,729,200 which:

- will be generated from a \$60 charge per rateable property and
- factors in a 1.4% growth in new properties as advised by the Corporate Services Department.

Proposed Environment Levy Program

The proposed Environment Levy Program 2015/2016 is to be implemented within the estimated revenue. Table 1 outlines the proposed 2015/2016 Environment Levy expenditure allocation across the four themes.

Table 1: Proposed 2015/2016 Environment Levy expenditure allocation

Funding Theme	Total	% Breakdown
Land Acquisition	\$1,676,996	22
Major Projects	\$1,395,000	18
Community Engagement and Support	\$1,530,000	20
Environmental Operational Management	\$3,127,204	40
Total Proposed Expenditure	\$7,729,200	
Total Estimated Revenue	\$7,729,200	

Environment Levy Restricted Cash

The Environment Levy Restricted Cash balance is currently approximately \$4.6 million. As per the Environment Levy Policy 2014, restricted cash can be used to fund the acquisition of land on the endorsed Land Acquisition Program when allocated funds for this theme have been expended during the financial year and for developing the annual program. At the end of the financial year, any unspent funds associated with each of the four funding themes are returned to the Environment Levy restricted cash.

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

Corporate Plan Goal: *A public sector leader*

Outcome: 5.2 - A financially sustainable organisation

Operational Activity: 5.2.4.2 - Undertake a review of the environment levy and report the outcome to Council as part of the annual budget deliberations

CONSULTATION

Internal Consultation

Internal consultation in preparing this Environment Levy Policy and Program has included:

- Integrated Environment Team
- Manager Environmental Operations, Infrastructure Services
- Senior Management Account, Regional Strategy and Planning

External Consultation

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

Community Engagement

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

PROPOSAL

The Sunshine Coast Council operates an Environment Levy which charges \$60 per rateable property per annum and generates approximately \$7.7 million.

The revenue generated from the Environment Levy allows Council to further invest in the protection, enhancement and sustainable use of the region's biodiversity, waterways and foreshores and to also strengthen partnerships with the community. It is an important funding source for projects and initiatives associated with the implementation of Council's environmental strategies/plans.

The development and implementation of the Environment Levy Program is guided by the endorsed Environment Levy Policy and Corporate Guidelines. On an annual basis, Council reviews the Environment Levy Policy and Program to ensure it continues to support the delivery of projects, programs and initiatives that address Council's strategic and emerging environmental priorities.

Environment Levy Program 2015/2016

In February 2015, Council indicated their continued support for the current Environment Levy Policy which has been used to guide the development of the Environment Levy Program 2015/2016 (Appendix A).

This report recommends Council endorse the Environment Levy Program 2015/2016.

Legal

There are no legal implications relevant to this report.

Policy

The development and implementation of the Environment Levy Program is guided by the Environment Levy Policy which provides support for council to achieve its vision for the Sunshine Coast to be "*Australia's most sustainable region – vibrant, green, diverse*".

The Environment Levy is a key funding source for the implementation of Council's 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.

Risk

A range of initiatives and achievements to date are growing community confidence in Council's ability to deliver this significant Levy program. This is coupled with positive community feedback on Council's strategic management approach as outlined in the Sunshine Coast Biodiversity Strategy 2010 – 2020, the Sunshine Coast Waterway and Coastal Management Strategy 2011-2012 and the Sunshine Coast Local Government Area Pest Management Plan 2012-2016.

Failure to continue to fund the Levy may impact Council's ability to:

- acquire land for conservation purposes
- deliver major planning and on-ground projects
- fund existing financial commitments associated with the Program
- regularly monitor and report on the Sunshine Coast's environmental health and
- engage private landowners, community groups and other stakeholders in natural resource management activities, thus reducing the community's capacity to assist Council in the delivery of strategic environmental outcomes.

There may be a potential perceived risk associated with the reduction in funding allocated to the Landholder Environment Grants. However, additional funding (\$50,000) has been allocated to the successful Voluntary Conservation Agreement Program.

Previous Council Resolution**Ordinary Meeting – 19 June 2014 - Council Resolution (OM14/85)**

That Council:

- (a) *receive and note the report titled "2014/2015 Sunshine Coast Environment Levy Policy and Program";*
- (b) *adopt the revised Environment Levy Policy 2014 (Appendix A) and*
- (c) *adopt the 2014/15 expenditure of the indicative 4-year Environment Levy Program (Appendix B).*

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 Council Environment Levy Policy
- Sunshine Coast Local Government Area Pest Management Plan 2012-2016
- Sunshine Coast Regional Flying Fox Management Plan 2013-2016

Critical Dates

The annual budget process requires a decision to be made in regards to the charging of an Environment Levy and the recommended chargeable rate.

Implementation

The implementation of the Environment Levy Program is integrated across the organisation with Infrastructure Services, Community Services, Corporate Services and Regional Strategy and Planning involved in different aspects. Program governance is addressed through the effective implementation of the Environment Levy Policy and associated Organisational Guideline.

Implementation of the 2015/2016 Environment Levy will include:

- Quarterly and Annual Reporting of progress and achievements
- Review of internal and external Environment Levy communication products
- Review of Environment Levy communication and marketing plan and
- Continued promotion of the achievements of Environment Levy funded projects and programs.

8.1.4 TRANSPORT LEVY PROGRAM 2015/2016

File No:	Transport Planning
Author:	Coordinator Transport Strategy and Policy Regional Strategy & Planning Department
Appendices:	App A - Proposed Transport Levy Program 2015/201689
	App B - Proposed 5 Year Program91

PURPOSE

The purpose of this report is to formalise the discussion with Council during the Budget Workshops for the continuation of the Transport Levy in 2015/2016. It includes an indicative listing of initiatives for 2015/2016.

EXECUTIVE SUMMARY

It is proposed that the *Transport Levy Policy 2014* continues to be applied in 2015/2016.

The Transport Levy assists in ensuring that there is a positive provision for the strategic transport network now and into the future to facilitate economic activity and benefits to the Sunshine Coast. The Transport Levy retains a focus on public transport improvements.

It is proposed to continue the Transport Levy for 2015/2016, maintaining the rate at \$20 per rateable property per annum. **Appendix A - Proposed Transport Levy Program 2015/2016**, outlines the indicative list of initiatives proposed in the Transport Levy Program 2015/2016.

A proposed five year plan is provided in **Appendix B – Proposed 5 Year Plan** to assist forward planning by Council and assist advocacy with State agencies with the responsibility for planning, managing and operating State transport networks.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Transport Levy Program 2015/2016" and
- (b) endorse the expenditure of the proposed Transport Levy Program 2015/2016 (Appendix A) and
- (c) note the proposed 5 Year Program (Appendix B).

FINANCE AND RESOURCING

For reporting purposes the following Externally Restricted Cash balances apply:

- Transport Future Fund (as at 11 May 2015) \$2,540,000
- Transport Levy 'Reserve' (as at 11 May 2015) \$ 504,385

It is proposed to maintain a \$20 per rateable property amount for the Transport Levy. For the 2015/16 financial year the Transport Levy will be based on an estimated 128,820 rateable properties which is expected to raise an estimated \$2,576,400.

Appendix A - Proposed Transport Levy Program 2015/2016 seeks a budget requirement of \$2,876,400. It is proposed that the additional \$300,000 be drawn from the Transport Levy Externally Restricted Cash 'Reserve' in order to fund the difference between the proposed budget allocation and the projected revenue.

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: *A strong community*

Outcome: 2.4 - People and places are connected

Operational Activity: 2.4.2.1 - Facilitate the delivery of efficient transport systems and connections

Operational Activity: 2.4.3 - Progress and finalise the Sunshine Coast Light Rail Feasibility Study and undertake community engagement on project elements and potential route options

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

Internal Consultation

Internal communication has been maintained with relevant staff throughout Council's budget process. Internal budget workshops have occurred with councillors.

Ongoing contact, liaison and cooperation have occurred for each Transport Levy initiative between officers of Regional Strategy & Planning Department, Infrastructure Services Department and Community Services Department to progress initiatives. This invariably involved the Communication Branch and elements of the Finance Branch as well.

External Consultation

External consultation has involved officers from TransLink and the public transport service operators where necessary.

Community Engagement

No direct community engagement has occurred as part of compiling this report.

PROPOSAL

The Transport Levy must be considered and confirmed each year. This report proposes to:

- retain the existing Transport Levy Policy 2014 in its current form
- retain the current amount and method of application of the Transport Levy
- endorse the indicative program of initiatives for implementation in 2015/2016 which incorporates the continuation of some 2014/2015 initiatives and
- note a possible five year program.

Proposal for 2015/2016

It is proposed to continue the Transport Levy for 2015/2016, maintaining the rate at \$20 per rateable property per annum.

Some of the initiatives from 2014/2015 will be continued into 2015/2016 to meet community service expectations and continue contractual obligations subject to their demonstrated need and satisfactory performance.

Two existing service initiatives that are likely to cease and not require funding are:

- The Hinterland Connect trial bus service and
- The Kenilworth to Mapleton FlexiLink service.

It is proposed that in 2015/2016 the Transport Levy will be focused on the following sub-programs:

- Service Improvements
- Infrastructure Assets
- User Benefits
- Research, Planning and Light Rail
- Transport Futures Fund

Appendix A - Proposed Transport Levy Program 2015/2016, provides an indicative listing of initiatives for 2015/2016 and links with the five year plan.

A proposed five year plan is provided in **Appendix B – Proposed 5 Year Plan** to assist forward planning by Council and assist advocacy with State agencies with the responsibility for planning, managing and operating State transport networks.

Financial Year 2014/2015. Transport Levy, set at \$20 per rateable property per annum, raised a total of \$2,534,780, in 2014/15. The following information reports on progress to date in 2014/2015.

Total Approved Budget (including carryover) for 2014/2015	\$2,534,780
Expenditure to date (includes transfer to Transport Futures Fund)	\$2,096,459
Existing commitments	<u>\$ 405,569</u>
Total applied funding (as at 30 April 2015)	\$2,502,028

It is currently estimated that funds totalling around \$2,400,000 will be expended at 30 June 2015. Any unallocated funds and funding will be transferred into the Transport Futures Fund at the end of the financial year in accordance with the policy.

Legal

There are a range of contractual agreements associated with some initiatives operating from funding from the Transport Levy. This ranges from Funding Agreements with State agencies and third parties, to service contracts with transport operators. The agreements have generally been developed with a review or renewal date of 30 June of each year for the life of the agreement. Renewal advice is usually required one month prior to this.

The development of initiatives and services is subject to several pieces of legislation, regulation and commercial contracts. The Department of Transport and Main Roads has assisted to ensure all legislative requirements and contractual matters are not infringed. Beyond this, there is a need to comply with relevant Council policies and processes.

Policy

This report is in line with the Transport Levy Policy 2014 and supports the *Sustainable Transport Strategy 2011* 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 apparent legal risks associated with continuing the Transport Levy and its related initiatives.

Previous Council Resolution

The following resolution is relevant to this report:

Ordinary Meeting 19 June 2014 – Council Resolution (OM14/86)

That Council:

(a) receive and note the report titled “Transport Levy Policy Report 2014/2015”

(b) adopt the Transport Levy Policy 2014 (Appendix A)

(c) adopt the Proposed 2014/2015 Transport Levy Program (Appendix B) and

(d) allocate funding from the Transport Levy Externally Restricted Cash (maximum of \$145,000) subject to outcomes of discussions with the Minister for Transport and Main Roads in relation to a potential extension of the Hinterland Connect trial bus service and consequently the FlexiLink service between Mapleton and Kenilworth.

Related Documentation

The following documents have been referenced as a possible source of information for this report:

- External documents:
Nil
- Council documents:
Transport Levy Policy 2014
Sustainable Transport Strategy 2011

Critical Dates

The critical dates associated with this report relate to the dates of advice for continuation of existing service initiatives to service providers in accordance with contract provisions.

Implementation

The implementation of any initiatives related to the transport levy involves the cooperation, support and at times approvals of:

- TransLink Division of the Department of Transport and Main Roads
- a range of transport operators
- the community at large
- the public transport users and
- Council.

A number of Council teams within the following Branches will be involved in progressing the various stages of each initiative and they include:

- Transport and Infrastructure Policy
- Transport Infrastructure Management
- Community Facility and Planning
- Major Urban Developments and
- Communication.

Clear management, marketing and information distribution and co-ordination will be the key to the success of many of the initiatives proposed. To clarify responsibilities each initiative will be assigned to a lead agent at different times in its development path.

8.2 CORPORATE SERVICES

8.2.1 APRIL 2015 FINANCIAL PERFORMANCE REPORT

File No: Financial Reports

Author: Acting Coordinator Financial Services
Corporate Services Department

Attachments: Att 1 - April 2015 Financial Performance Report 99

PURPOSE

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

EXECUTIVE SUMMARY

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

The operating result at 30 April 2015 shows a positive variance of \$12.1 million compared to the forecast position.

A significant proportion of this positive result is due to timing of expenditure, with current forecasts suggesting Council is on track to achieve the full year budgeted operating result. Achievement of the full year budgeted operating result will allow Council to meet its debt repayments and capital expenditure commitments.

The operating result variation is made up of higher than expected revenue of \$2.9 million (less than 1%), and lower than expected operating expenses of \$9.2 million (3.1%). Further detail is provided in the proposal section of this report.

As at 30 April 2015, \$85.9 million (57.9%) of Council's \$148.3 million 2014/2015 Capital Works Program was financially expended.

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

OFFICER RECOMMENDATION

That Council receive and note the report titled "April 2015 Financial Performance Report".

FINANCE AND RESOURCING

There are no finance and resourcing implications from this report.

CORPORATE PLAN

Corporate Plan Goal: *A public sector leader*

Outcome: 5.2 - A financially sustainable organisation

Operational Activity: 5.2.2 - Ensure council's finances are well managed and systems are in place to analyse performance, generate revenue 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

The operating result at 30 April 2015 shows a positive variance of \$12.1 million compared to the forecast position.

A significant proportion of this positive result is due to timing of expenditure, with current forecasts suggesting Council is on track to achieve the full year budgeted operating result. 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 higher than expected revenue of \$2.9 million and lower than expected operating expenses of \$9.2 million.

Operating Revenue

Net Rates and Utility Charges

The favourable variance of \$954,000 is mainly due to Prepaid Rates which will be allocated to appropriate rating components at the July rate run.

Fees and Charges

The \$2.0 million favourable variance in fees and charges is due to the following items being higher than the year to date budget by the amounts shown:

- Development application revenue \$1.3 million
- Sunshine Coast Holiday Park revenue \$380,000 offset by additional Commission paid of \$65,000
- Waste fees \$192,000
- Cemetery Fees \$186,000
- Change of Ownership/Search Fees \$119,000
- Court fines and Infringements (animals) \$101,000
- Health licences \$112,000
- Sunshine Coast Stadium \$93,000.

Unfavourable fees and charges variances include:

- Airport Fees \$191,000
- Nambour Civic Centre and Lake Kawana Community Centre \$169,000
- Community Land Permits \$125,000.

Interest from Investments

Interest from investments has exceeded the year to date budget by \$844,000 due to higher than budgeted cash balances.

The effects of the increased cash were marginally offset by lower than budgeted interest on overdue rates.

Other Revenue

Other revenue has exceeded the year to date budget by \$999,000 and is mainly due to the following:

Unbudgeted items

- \$294,000 Revegetation Offsets received
- \$100,000 Payroll Tax refunds

Items higher than the year to date budget

- \$190,000 recoverable works
- \$62,000 Fleet disposals of light plant and \$40,000 diesel fuel rebates.

Operating Expenses**Employee Costs**

As at 30 April 2015, employee costs were below budget by \$1.7 million (1.7%).

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 applied from 1 July 2014 and paid from the last pay in April 2015.

The actuals as at 30 April 2015 reflect this payment.

Materials and Services

As at 30 April 2015, materials and services costs were below budget by \$8.3 million or 6.9%.

Most year to date variances relate to timing or reactive budgets. Year to date favourable variance amounts and details below:

- \$1.0 million reduced materials spend at Quarries offset by lower revenues (mainly internal)
- \$764,000 utilities including:
 - fuel \$331,000
 - electricity \$250,000
 - water and sewerage \$183,000
- \$709,000 timing of levy projects including
 - \$310,000 Environment
 - \$231,000 Heritage
 - \$168,000 Transport
- \$652,000 legal fees and court costs
- \$605,000 maintenance of Council properties
- \$572,000 timing of materials spend in Civil Asset Management;
- \$502,000 Waste costs
- \$369,000 Airport costs
- \$281,000 Parks – turf maintenance
- \$270,000 timing of community grants and partnerships
- \$258,000 pest management

- \$244,000 timing of operating projects related to information technology
- \$195,000 training costs
- \$156,000 insurance claim expense and
- \$131,000 timing of library resource purchases.

Capital Revenue

Capital revenues, at \$48.5 million, are higher than the year to date budget by \$12.8 million and have exceeded the full year budget by \$1.5 million or 3.1%. This is mainly due to the following items:

- Capital Contributions, at \$16.7 million, have exceeded the year to date budget by \$4.9 million and the full year budget by \$2.0 million
- Contributed assets, at \$26.6 million, have exceeded the year to date budget by \$6.6 million and the full year budget by 2.6 million.

Capital Expenditure

As at 30 April 2015, \$85.9 million (57.9%) of Council's \$148.3 million 2014/15 Capital Works Program was financially expended.

Detail by Capital Works Program is outlined below:

Program	Original Budget \$000	Current Budget \$000	YTD Actuals \$000	% of Annual Budget Spent	Commitments \$000
Buildings and Facilities	4,997	7,505	3,670	48.9	2,757
Coasts and Canals	2,070	2,671	1,298	48.6	309
Divisional Allocations	3,335	3,202	1,504	47.0	464
Environmental Assets	926	1,254	547	43.6	326
Fleet	1,290	1,290	207	16.1	664
Parks and Gardens	9,026	14,022	10,552	75.3	1,205
Stormwater	6,202	6,743	4,256	63.1	1,281
Transportation	47,286	52,304	31,548	60.3	9,565
Information Technology	2,768	4,487	2,110	47.0	708
Strategic Land & Commercial Properties	18,751	28,109	14,989	53.3	3,165
Aerodromes	581	912	423	46.4	67
Sunshine Coast Airport	5,148	5,741	2,369	41.3	715
Holiday Parks	1,158	1,762	1,116	63.4	191
Quarries	1,950	1,634	371	22.7	52
Waste	8,403	16,628	10,932	65.7	2,512
TOTAL COUNCIL	113,892	148,264	85,894	57.9	23,981

Investment Performance

- All investment parameters remain within the guidelines established by the Investment Policy.
- For the month ending 30 April 2015 Council had \$265 million cash (excluding Trust Fund) with an average interest rate of 2.92%, being 0.71% above benchmark. This is compared to the same period last year with \$237 million cash (excluding Trust Fund) where the average interest rate was 3.59%, being 0.89% above benchmark.

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

Legal

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

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

Policy

Council's 2014/2015 Investment Policy.

Risk

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 26 June 2014, Council adopted the 2014/2015 budget - Council Resolution (SM14/24)

That Council:

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

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

That Council:

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

Ordinary Meeting 18 September 2014, Council adopted the Budget Review 1 2014/2015 – Council Resolution (OM 14/131)

That Council:

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

Ordinary Meeting 11 December 2014, Council adopted Budget Review 2 2014/2015 Council Resolution (OM 14/173)

That Council:

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

Ordinary Meeting 29 January 2015, Council Resolution (OM15/2)

That Council:

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

Ordinary Meeting 26 March 2015, Council Resolution (OM15/34)

That Council:

- (a) receive and note the report titled "**Budget Review 3 2014/2015**" and*
- (b) adopt the amended 2014/2015 Budget Financial Statements to include the identified operating and capital budget adjustments (Appendix A).*

Related Documentation

There is no related documentation for this report.

Critical Dates

There are no critical dates for this report.

Implementation

There are no implementation details to include in this report.

8.2.2 EXCEPTION UNDER THE LOCAL GOVERNMENT REGULATION 2012 - PROPOSED LEASES TO COMMUNITY ORGANISATIONS

File No: CLE000
Author: Senior Property Officer
Corporate Services Department
Appendices: App A - Exception - Community Organisation Leases 113

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 three leases (**Appendix A**) to community organisations.

EXECUTIVE SUMMARY

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

The three community organisations listed below have occupied the sites for considerable periods and facilitate community participation in sporting and cultural activities.

1. Metropolitan-Caloundra Surf Life Saving Club Inc.
2. Caloundra Junior Rugby League
3. Witta Recreational Club Inc.

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

Section 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 three leases (**Appendix A**) without the need to engage in a tender or auction process.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Exception under the *Local Government Regulation 2012* – Proposed Leases to Community Organisations”
- (b) resolve, pursuant to section 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 section 236(1)(b)(ii), to the following community organisations
 - (i) Metropolitan-Caloundra Surf Life Saving Club Inc.
 - (ii) Caloundra Junior Rugby League
 - (iii) Witta Recreational Club Inc. and
- (c) note that the organisations are community organisations as they carry on activities for a public purpose.

FINANCE AND RESOURCING

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

CORPORATE PLAN

Corporate Plan Goal:	<i>A strong community</i>
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 232 community leases and when due for renewal, the Property Management Branch seeks advice from the Community Services Department. Community Services have sought the renewal of the three leases shown in **Appendix A**.

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

The three community organisations listed below have occupied the sites for considerable periods and facilitate community participation in sporting and cultural activities.

1. Metropolitan-Caloundra Surf Life Saving Club Inc.
2. Caloundra Junior Rugby League
3. Witta Recreational Club Inc.

A resolution that exceptions apply to the three community organisations listed at **Appendix A** 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 section 236 of *Local Government Regulation 2012*.

Policy

This request is in accordance with the following Council policies:

- “Procurement Policy” and
- “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 Controlled Land and/or Infrastructure Policy (AppendixA)*
- (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 respective community organisations will be arranged.

8.2.3 EXCEPTION UNDER THE LOCAL GOVERNMENT REGULATION 2012 - DISPOSAL OF AN EASEMENT FOR DRAINAGE - PART OF LOT 7 ON RP 893289 - 6 PARK STREET COOLUM

File No:	EAS 0043
Author:	Senior Property Officer Corporate Services Department
Appendices:	App A - Preliminary Easement Plan..... 119
Attachments:	Att 1 - Locality Map 121

PURPOSE

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

EXECUTIVE SUMMARY

The *Local Government Regulation 2012* provides that a local government may only dispose of an interest in land (including easements) other than by tender/auction, if an exception applies. An exception may apply where the interest in land is disposed of to a person who owns adjoining land and the interest is not suitable to be offered for disposal by tender or auction.

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

Council was requested by KHA & Associates, acting on behalf of Kingback Property Investments Pty Ltd (Applicant), to allow a 150mm PVC pipe for storm water drainage in Jack Morgan Park being Lot 7 on RP893289 for an adjoining development. A locality map is provided as **Attachment 1**. The development is the construction of a three storey dual occupancy dwelling at 30 Frank Street Coolum. To protect Council's interest a drainage easement has been requested over the pipe.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Exception under the Local Government Regulation 2012 - Disposal of an easement for drainage - Part of Lot 7 on RP 893289 - 6 Park Street Coolum "
- (b) resolve, pursuant to section 236(2) of the *Local Government Regulation 2012*, that an exception to dispose of an easement in Lot 7 on RP893289 other than by tender or auction applies, as the disposal is, pursuant to section 236(1)(c)(iv)(A), not suitable to be offered for disposal by tender or auction and
- (c) note the interest is drainage easement "A" as shown on preliminary easement drawing 13012.1 (Appendix A).

FINANCE AND RESOURCING

The impact of the easement on Jack Morgan Park was valued at \$3,500 with the cost of the valuation being \$2,750. Should Council resolve that an exception applies, Council will invoice the Applicant for the value of the easement and the valuation costs.

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

CORPORATE PLAN

Corporate Plan Goal: *Service excellence*

Outcome: We serve our community by providing this great service

Operational Activity: S24 - Property management - long-term strategic land acquisition, secures land for economic or industrial uses, property management for land assets
S13 - Stormwater drainage - managing and maintaining functional stormwater drainage

CONSULTATION

Internal Consultation

Requests for Comments were circulated on the proposed 150 mm PVC pipe in 6 Park Street Cooloom to all relevant stakeholders, including the local Councillor. No objections were received and approval was given to the pipe, subject to an easement approved by Council.

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

External Consultation

Council officers from Property Management have liaised with KHA & Associates.

Community Engagement

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

PROPOSAL

The Applicant is proposing the construction of a three storey dual occupancy dwelling (MCU 14/0114) at 30 Frank Street, Cooloom. The development will require a 150mm PVC pipe for storm water drainage through Council's freehold property known as Jack Morgan Park. The installation of the pipe requires a 44m² drainage easement.

The *Local Government Regulation 2012* provides the process by which a local government may dispose of a valuable non-current asset, which includes land or an interest in land (e.g. easement). It provides that a disposal, other than by tender or auction, may only occur if an exception applies. Section 236(1)(c)(iv)(A) provides an exemption if the disposal is to a person who owns adjoining land and the interest is not suitable to be offered for disposal by tender or auction. The proposed easement is not suitable for tender or auction.

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

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

Legal

Legal Services has been consulted on the section 236 exception process.

Policy

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

Risk

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

Previous Council Resolution

There is no previous resolution in relation to this request.

Related Documentation

There is no related documentation relevant to this report.

Critical Dates

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

Implementation

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

8.2.4 PROPOSED AMENDMENT TO SUBORDINATE LOCAL LAW NO. 1 (MISCELLANEOUS) 2015

File No:	22.12.1
Author:	Manager Corporate Governance Corporate Services Department
Appendices:	App A - Amendment Subordinate Local Law No. 1 (Miscellaneous) 2015 129

PURPOSE

The purpose of this report is to seek a Council resolution proposing to make Amendment Local Law No. 1 (Miscellaneous) 2015.

EXECUTIVE SUMMARY

This report presents for council consideration an amendment to *Subordinate Local Law No. 5 (Parking) 2011* and *Subordinate Local Law No. 1 (Administration) 2011* to introduce the provision for residential parking permits within certain areas of the Birtinya local area to alleviate the disruption to residents from the hospital and health hub parking spill-over into residential areas.

Car parking demand within the Birtinya area is becoming a significant issue as the Kawana development area grows and develops. The Sunshine Coast University Private Hospital, the Health Hub and the Kawana Town Centre are set to become high traffic areas where parking will be in high demand. Parking on the hospital site will operate as 'paid parking' and hence there will be demand for on-street parking, around the vicinity by hospital staff and visitors. It is envisaged that the demand may spill-over parking into nearby residential areas and streets.

A further amendment to *Subordinate Local Law No. 1 (Administration) 2011*, is also included to expand on the type of documents which may be provided to prove residency to include a current rates notice, driver's licence or electricity bill. This change will make it easier for tenants and owners to apply for a residential parking permit.

A Council resolution proposing to make the amendment subordinate local law is necessary to proceed with the local law making process.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Proposed Amendment to Subordinate Local Law No. 1 (Miscellaneous) 2015”
- (b) resolve to propose to make Amendment Subordinate Local Law No. 1 (Miscellaneous) 2015 (Appendix A)
- (c) resolve, in relation to Amendment Subordinate Local Law No. 1 (Miscellaneous) 2015, to adjust its process for making local laws resolved on 1 June 2010 pursuant to section 29(1) of the *Local Government Act 2009*, by excluding community consultation for the following reasons:
 - (i) the amendment is operational in nature, relating only to the issuing of residential parking permits
 - (ii) the amendment does not diminish any resident’s rights or entitlements, but merely broadens the category of residents who may be issued a residential parking permit”
- (d) resolve that proposed Amendment Subordinate Local Law No. 1 (Miscellaneous) 2015 has been reviewed in accordance with section 38 of the *Local Government Act 2009* and that, taking into consideration the circumstances of the Sunshine Coast Regional Council area, the law does not contain any possible anti-competitive provisions noting that the subordinate local law relates to the regulation of parking and does not relate to a commercial activity.

FINANCE AND RESOURCING

The cost of drafting Amendment Subordinate Local Law No. 1 (Miscellaneous) 2015 has been funded through existing budget allocations within the Corporate Governance Branch.

The subordinate local law amendment will provide the option for residents within the affected area to apply for a parking permit to park contrary to an official traffic sign regulating parking by time. All residential parking permits are subject to an annual \$46.00 cost recovery fee which is detailed in council’s fees and charges.

Currently there are only two locations detailed in the local law available for residential parking permits. These locations are Nambour Hospital 3P zone and Lady Musgrave Drive, Mountain Creek. The addition of this area may result in a minor impact on council’s administrative resources created by extra demand to process permit applications. However the Community Response Team has up-to-date systems and procedures in place which will continue to be utilised.

CORPORATE PLAN

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

CONSULTATION

Internal Consultation

As this is a small operational change designed to provide flexibility for the community in obtaining residential parking permits; internal consultation was limited to key stakeholders within Corporate Governance and Community Services.

The Manager Major Urban Developments and the Co-ordinator Transport Strategy and Policy from Regional Strategy and Policy provided advice and information in relation to the applicable area, mapping and logistics.

External Consultation

As this is simply a minor operational change to a Subordinate Local Law, no external consultation has been undertaken in relation to this report.

Community Engagement

Council may at its discretion determine the amount of (if any) public consultation it undertakes before adopting the amendment Local Law and Subordinate Local Law by resolution.

As the amendment is operational in nature and relates only to residential parking permits it has been determined that community consultation is not required. The proposed amendment simply broadens the category of residents who may apply for a residential parking permit.

PROPOSAL

Amendment Subordinate Local Law No. 1 (Miscellaneous) 2015 seeks to introduce the provision for residential parking permits within the Birtinya local area as defined on map SLL5.3.1.

Car parking demand associated with the Sunshine Coast University Hospital, Sunshine Coast University Private Hospital, the Health Hub and Kawana Town Centre may become a significant issue. To remain responsive to our changing environment, it is recommended that the current status of the residential parking permit parameters be broadened to include residents within the Sunshine Coast University Hospital precinct timed parking zones. Currently there are only two locations in the local law available for residential parking permits. These locations are Nambour Hospital 3P zone and Lady Musgrave Drive, Mountain Creek.

Parking on the hospital site will operate as 'paid parking' and hence there will be demand for on-street parking around the area by hospital staff and visitors. If demand exceeds supply for drivers or they simply do not wish to pay to park, this will result in spill-over parking spreading into nearby residential areas.

While residential parking permits do not necessarily guarantee residents with access to an available parking space, residential parking permits will provide access to on-street parking contrary to an official traffic sign (i.e. time restriction) for residents in the affected area. It is important to note that residential parking permits will only be issued to residents living in detached dwellings. Residential parking permits will not be issued to residents living in multi-unit complex's within the Birtinya Local Area as defined in map SLL 5.3.1.

In addition to amending *Subordinate Local Law No. 5 (Parking) 2011*, a further change is proposed for *Subordinate Local Law No. 1 (Administration) 2011 Schedule 16 - Parking Contrary to an indication on an official traffic sign regulating parking by time or payment of fee*. At present, residents are required to provide a rates notice as proof of residency to obtain a residential parking permit.

The amendment expands on the types of documents which may be provided to prove residency to include a current rates notice, driver's licence or electricity bill. This amendment makes it easier for tenants and owners alike to apply for a residential parking permit.

A Council resolution proposing to make the amendment subordinate local law is necessary to proceed with the local law making process.

Local Law Amendment

See Appendix A for full details of proposed change.

Subordinate Local Law No. 5 (Parking) - Schedule 3	Current Provision	Replace with
Residential Parking Permit	1 residents of the Nambour Hospital 3P area; 2 residents of Lady Musgrave Drive, Mountain Creek	1 residents of the Nambour Hospital 3P area; 2 residents of Lady Musgrave Drive, Mountain Creek 3 residents within the Birtinya Regulated Parking Area as delineated in Map SLL.5.3.1

Subordinate Local Law No. 1 (Administration) Schedule 16	Current Provision	Replace with
Parking contrary to an indication on an official traffic sign regulating parking by time or payment of a fee. Documents that must accompany applications for a parking permit--	(3)(a)(iv) a current rates notice;	(3)(a)(iv) proof of residential address, such as a current rates notice, driver's licence or electricity bill

Legal

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

- Section 29-32 of the *Local Government Act 2009* and regulation and
- Sunshine Coast Council's suite of Local Laws and Subordinate Local Laws Amendment Subordinate Local Law No.1 (Miscellaneous) 2015 has been drafted by barrister, Dr Michael Limerick.

Policy

There are no policy implications in adopting the recommendation.

Risk

If the proposed local law amendment is gazetted minor impacts on council resourcing could arise if a large uptake of residents in the affected area apply for residential parking permits and an increased requirement for enforcement officers to regulate this area.

Previous Council Resolution

27 March 2014 – 11.1.2 Confidential – Not for Public Release – Parking Management

Council Resolution (OM14/42)

That Council request the Chief Executive Officer to progress the matters relating to Parking Management in accordance with discussions held in confidential session.

Related Documentation

- *Local Government Act 2009* and regulations
- Sunshine Coast Regional Council Local Laws and Subordinate Local Laws 2011
- State Government Guidelines for Making Local Laws and Subordinate Local Laws
- Corporate Plan 2014-2019 and
- Operational Plan 2014-2015

Critical Dates

It is beneficial for council to commence the local law making process as soon as possible in order for the Subordinate Local Law amendments to take effect by 1 July 2015.

Implementation

Following consideration of this report, actions relevant to the recommendation will be implemented and include:

- Preparation of report to make amendment Subordinate Local Law No. 1 (Miscellaneous) 2015
- Preparation of the Gazette notice and
- Preparation of the website notice on the local law change.

8.2.5 DELEGATION OF AUTHORITY - UNITYWATER DELEGATION

File No:	Council Meetings	
Author:	Manager Corporate Governance Corporate Services Department	
Appendices:	App A - Unitywater Delegation No.2013-54(V2).....	137
Attachments:	Att 1 - Unitywater Delegation No. 2013-54 (Track change version)	139

PURPOSE

The purpose of this report is to provide an updated Unitywater delegation for board appointments for council's consideration and adoption.

EXECUTIVE SUMMARY

The Northern SEQ Distributor-Retailer Authority, trading as Unitywater, was established under the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*. Section 20 of the Act requires the parties to enter into a participation agreement. The participation agreement was first made on 25 June 2010 but was changed to incorporate Noosa Shire Council as a participant from 1 January 2014.

The existing delegation of authority 2013-54 has now been updated to:

- reflect changed reference numbers in the Participation Agreement as a result of the inclusion of Noosa Shire Council and
- include the authority under clause 7.16(a) to appoint a member as Chairman of the Board.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Delegation of Authority - Unitywater Delegation" and**
- (b) adopt the delegation titled "Delegation of Authority – Unitywater" No. 2013-54(V2) (Appendix A), hereby superseding any previous versions of the delegation.**

FINANCE AND RESOURCING

Finance and resource implications associated with the implementation of this delegation of authority are managed through existing organisational budget allocations. Any major impacts to existing levels of resourcing would be reported as appropriate.

CORPORATE PLAN

Corporate Plan Goal:	Great governance
Outcome:	8.1 - Ethical, accountable and transparent decision-making
Operational Activity:	8.1.2 - Ensure legislative compliance and awareness

CONSULTATION

Internal Consultation

In drafting the delegation, internal consultation was undertaken with representatives from the Executive Office and the Acting Chief Executive Officer.

External Consultation

It is noted that other participating councils in Unitywater have similar delegations of authority in place for these functions.

Community Engagement

There was no community engagement required in preparing this report.

PROPOSAL

Delegations of Authority are the process by which the council delegates local government powers under relevant legislation to implement and enforce legislation, standards and requirements.

Council is a participant of the Northern SEQ Distributor-Retailer Authority Participation Agreement. The Northern SEQ Distributor-Retailer Authority trades as Unitywater. The participation agreement was first made on 25 June 2010 but was changed to incorporate Noosa Shire Council as a participant from 1 January 2014.

The delegation has now been updated to reflect this change as well as add the authority to sign documents to appoint and remove a member of the Board as Chairman. In summary the delegation allows council to:

- appoint a representative to sign documents to appoint and remove board members of Unitywater in accordance with clauses 7.2 and 7.3 of the Northern SEQ Distributor-Retailer Authority Participation Agreement
- appoint a representative to sign documents to appoint and remove a Board Member as Chairman of the Board in accordance with clauses 7.16 of the Northern SEQ Distributor-Retailer Authority Participation Agreement and
- negotiate, agree and execute terms and conditions of loan and other agreements and deeds with Unitywater and Queensland Treasury Corporation (QTC).

In exercising the delegation, the delegated officer must act in accordance with the delegation criteria, which requires the following actions:

- consultation with the Mayor and, where necessary, any other councillor holding an associated portfolio responsibility
- obtain and consider legal and/or financial advice as appropriate, in relation to any loan agreements and deeds
- consider the financial sustainability of council and the best interests of the community and
- consider any resolutions or requests from council with regards to exercising the powers of a Unitywater member.

Legal

The delegation of authority attached to this report has been prepared in accordance with the requirements of the *Local Government Act 2009* and the regulation.

Section 257 (Delegation by the Local Government) of the *Local Government Act 2009* allows, by resolution, a local government to delegate its powers under a local government act to:

- the mayor or
- the chief executive officer or
- a standing committee, or joint standing committee, of the local government or
- the chairperson of a standing committee, or joint standing committee, of the local government or
- another local government, for the purposes of a joint government activity.

Policy

This delegation aligns with the Sunshine Coast Council's Strategic Policy Framework.

Risk

This delegation is necessary to maintain operational effectiveness and to ensure processes are accountable, transparent and streamlined.

Previous Council Resolution

OM 13/26 28 February 2013 –

That Council:

- (a) *received and note the report titled “Delegations of Authority – Council’s Representative on Council Companies Delegation and Unitywater Delegation”*
- (b) *make the delegation titled “Delegation of Authority – Council’s Representative on Council Companies Delegation” (Appendix A)*
- (c) *make the delegation titled “Delegation of Authority – Unitywater Delegation” (Appendix B) and*
- (d) *delete former Caloundra City delegation 2005-07.*

Related Documentation

- The *Local Government Act 2009* can be accessed at <http://www.legislation.qld.gov.au>.
- The *Corporations Act 2001 (Cth)* can be accessed at http://www.austlii.edu.au/au/legis/cth/consol_act/ca2001172/
- The *South-East Queensland Water (Distribution and Retail Restructuring Act 2009 and Regulation)* can be accessed at <http://www.legislation.qld.gov.au>.
- The Northern SEQ Distributor-Retailer Authority Participation Agreement.

Critical Dates

It is important that council gives consideration to this report as soon as possible to allow the delegations to be implemented.

Implementation

Following adoption of the report, implementation will occur as detailed below:

- Delegation Register updated
- Delegated officers notified and advised of obligations accordingly.

8.3 COMMUNITY SERVICES**8.3.1 CULTURAL HERITAGE LEVY PROGRAM 2015/2016**

File No:	ECM 18 June 2015
Author:	Coordinator Cultural Heritage Services Community Services Department
Appendices:	App A - Draft Cultural Heritage Levy Program 2015/2016 147

PURPOSE

The purpose of this report is to present the draft Cultural Heritage Levy program 2015/2016 to Council for consideration and adoption.

SUMMARY

Sunshine Coast Council endorsed the Heritage Levy Policy in June 2010. Since then, Council has, as part of the budget process, annually adopted a Heritage Levy of \$5 per annum per rateable property to provide a key funding source for a range of programs aimed at identifying, understanding, celebrating and conserving the region's heritage.

It is anticipated that the Levy will raise approximately \$643,000 in the 2015/2016 financial year. These funds are proposed to be directed to the delivery of a range of Heritage Levy projects as outlined in the draft Cultural Heritage Levy Program 2015/2016 (Appendix A).

The draft program aligns with the strategies and goals in the Draft Sunshine Coast Heritage Plan 2015-2020, which is currently on public exhibition as per the Council resolution at the May 2015 Ordinary Meeting, and the Council endorsed Heritage Levy Policy.

The draft Cultural Heritage Levy Program 2015/2016 has been developed in collaboration with the Council endorsed Sunshine Coast Heritage Reference Group, a community reference group which provides advice to Council on the delivery of the Cultural Heritage Levy, and also offers strategic advice on preserving and accessing cultural heritage in the Sunshine Coast region.

The draft Cultural Heritage Levy Program 2015/2016 is presented to Council for consideration and endorsement and can be found at Appendix A.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Cultural Heritage Levy Program 2015/2016" and**
- (b) endorse the expenditure of the Cultural Heritage Levy Program 2015/2016 (Appendix A).**

FINANCE AND RESOURCING

The Cultural Heritage Levy revenue for the 2015/2016 financial year is estimated at \$643,000, to be expended in line with the guiding Heritage Levy Policy.

The draft Cultural Heritage Levy Program 2015/2016 is aligned to the strategies outlined in the Draft Heritage Plan 2015-2020 as follows:

Funding Theme	Total
Knowledge (Information, content)	\$109,000
Conservation (Caring for our heritage)	\$ 95,000
Support (Capacity building, grants, resourcing)	\$349,000
Communication (Marketing, heritage tourism, Aboriginal programs)	\$ 90,000
Total Proposed Expenditure	\$643,000
Total Estimated Revenue	\$643,000

CORPORATE PLAN

Corporate Plan Goal: *A strong community*
Outcome: 2.3 - Culture, heritage and diversity are valued and embraced
Operational Activity: 2.3.1 - Develop and implement a heritage strategy

CONSULTATION

Internal Consultation

Consultation has been undertaken with relevant internal stakeholders across Council, including:

- Councillor Jenny McKay (Community Policy and Programs Portfolio Councillor, Chairperson Sunshine Coast Heritage Reference Group)
- Manager, Community Relations, Community Services
- Manager, Strategic Planning, Regional Strategy and Planning
- Coordinator, Facilities Management, Corporate Services
- Coordinator, Community Programs and Events, Community Services.

External Consultation

The Cultural Heritage Levy Program has been determined in consultation with the Council endorsed Sunshine Coast Heritage Reference Group chaired by Councillor McKay.

Community Engagement

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

PROPOSAL

Sunshine Coast Council endorsed the Heritage Levy Policy in June 2010. Since then, as part of the budget process, Council has annually adopted a Heritage Levy of \$5 per annum per rateable property to provide a key funding source for a range of programs aimed at identifying, understanding, celebrating and conserving the region's heritage.

It is anticipated that the Levy will raise approximately \$643,000 in the 2015/2016 financial year. These funds will be directed to the delivery of a range of Heritage Levy projects as outlined in the draft Cultural Heritage Levy Program 2015/2016 (Appendix A).

The Levy, guided by Council's Heritage Levy Policy and the Draft Sunshine Coast Heritage Plan 2015-2020, supports the delivery of key strategic outcomes identified in the *Corporate Plan 2014-2019*, which are not currently funded through Council's general operating budget.

The funds generated by the Levy encourage greater understanding, conservation, awareness and celebration of cultural heritage within the Sunshine Coast region.

Development of the Heritage Levy Program 2015/2016

This year, the Heritage Levy program was informed by the Draft Sunshine Coast Heritage Plan 2015-2020, which is currently on public exhibition as per the Council resolution at the May 2015 Ordinary Meeting, and the Council endorsed Heritage Levy Policy.

The structure of the Heritage Levy program reflects the themes outlined in the Draft Sunshine Coast Heritage Plan 2015-2020, with the project linked to the implementation schedule contained within the draft Plan. The themes and programs included are:

1. **Knowledge:** *Heritage, its value and significance to the Sunshine Coast community is comprehensively researched, understood, identified, recorded and shared.*

In response, the 2015/2016 lead program is a Heritage Study for the Sunshine Coast Local Government Area – a key piece of work required to progress the effectiveness of the *Sunshine Coast Planning Scheme 2014* in better managing heritage places.

2. **Conservation:** *Best practice conservation management and innovative solutions protect and conserve the Sunshine Coast's natural and cultural heritage for current and future generations.*

In response, the 2015/2016 program provides funding for Council's significant heritage collections such as the Bankfoot House Heritage precinct, including operational budgets for the Mary Grigor Centre and historic Bankfoot House.

3. **Support:** *Ongoing support for heritage places through programs, events, training, financial assistance, incentives and specialist advice fosters a sense of pride in the community and provides an opportunity to stimulate and support the growth of heritage.*

In response, the 2015/2016 program provides grants programs that support operational expenses of museums and historical societies, capacity building and skill development for the museum sector, and the Heritage Advisory Service to support private owners of listed heritage places. Resourcing and staffing costs for the Levy program are funded through this category.

4. **Communication:** *Increased visibility of heritage through cultural activities, creative expression, exhibitions, events, education partnerships and community development strengthens community identity, robustness and increases the demand for heritage.*

In response, the 2015/2016 program provides for funding for key cultural programs identified in consultation with Aboriginal and DASSI traditional custodian groups, important cultural heritage tourism initiatives, such as Walk Sunshine Coast, contemporary digital heritage initiatives and targeted marketing programs.

The draft Cultural Heritage Levy Program 2015/2016 is outlined in Appendix A.

Legal

There are no legal implications relevant to this report.

Policy

This proposal is consistent with the directions as provided in Council's *Corporate Plan 2014-2019* and Heritage Levy Policy. It also aligns with the Draft Sunshine Coast Heritage Plan 2015-2020.

Risk

There is no significant risk associated with this report.

Previous Council Resolution**OM15/67 – Ordinary Meeting 21 May 2015**

That Council:

- (a) receive and note the report titled “Sunshine Coast Heritage Reference Group: Membership 2015/2016” and*
- (b) endorse the nominated applicants as the members of the Sunshine Coast Heritage Reference Group 2015/2016.*

OM15/68 – Ordinary Meeting 21 May 2015

That Council:

- (a) receive and note the report titled “Sunshine Coast Draft Heritage Plan 2015-2020”*
- (b) endorse the Sunshine Coast Draft Heritage Plan 2015-2020 (Appendix A) for public exhibition and comment*
- (c) request the Chief Executive Officer collate and consider all feedback received during the public exhibition period before presenting the final Sunshine Coast Heritage Plan 2015-2020 to Council for adoption.*

OM14/103 – Ordinary Meeting 24 July 2014

That Council

- (a) receive and note the report titled “Draft Cultural Heritage Levy Program 2014/2015” and*
- (b) endorse the “Draft Cultural Heritage Levy Program 2014/2015” (Appendix A)*

OM14/10 – Ordinary Meeting 30 January 2014

That Council:

- (a) receive and note the report titled “Sunshine Coast Cultural Heritage Reference Group Membership 2014/2015” and*
- (b) endorse the nominated applicants as the members of the Sunshine Coast Heritage Reference Group.*

SM11/35 – Special Meeting 16 May 2011

That Council:

- (a) receive and note the report titled “Heritage Levy Progress Report”;*
- (b) endorse the indicative program of Cultural Heritage Projects outlined in the Heritage Levy Progress Report (Appendix A) for implementation in 2011/2012;*
- (c) acknowledge and thank the members of the Sunshine Coast Cultural Heritage Reference Group for their work in relation to the Heritage Levy;*
- (d) endorse the criteria for assessing and prioritising items for expenditure in relation to the Heritage Levy developed by the Cultural Heritage Reference Group and Council’s Cultural Heritage and Collections Unit;*
- (e) endorse the indicative program of Cultural Heritage projects for implementation in 2011/2012; and*
- (f) support a \$5.00 Heritage Levy per rates notice for the 2011/2012 rates notice with the amount to be reviewed in the 2012/2013 year.*

SM10/21 – Special Meeting 22 April 2010

That Council:

- (a) receive and note the report entitled “Introduction of a heritage levy on all rateable land across the Council region” and consider in their budget deliberations on all rateable land in the Council region, for the:*
 - i. promotion of heritage values and strategies across the region;*
 - ii. implementation of heritage programs and projects across the region;*

- iii. recording and preserving the history of the region including its oral and social history;*
 - iv. establishing partnerships that have the capacity to enhance preservation of heritage facilities and resources;*
 - v. identification, recording and protection of cultural heritage including Aboriginal heritage, landscape heritage, historical heritage and collections;*
- (b) support \$5.00 rates notice for the 2010/2011 year with the amount reviewed in the 2011/2012 year;*
- (c) note the prepared program scope included in the Sunshine Coast Heritage Levy Program (Attachment A)*
- (d) support the formation of a regional Cultural Heritage Reference group to provide support and advice and appoint Cr Anna Grosskreutz as portfolio councillor of Social Policy to chair the group;*
- (e) endorse the commitment of the remaining funds of the Northern Area Heritage Levy to a relevant and eligible project in the Noosa area; and*
- (f) continue discussion with the State Government and traditional owners and Aboriginal people of the region to strengthen Council's response to Aboriginal heritage on the Sunshine Coast.*

Related Documentation

There are a number of related policies and plans guiding and informing the draft Cultural Heritage Levy Program 2015/2016. These include:

- Sunshine Coast Draft Heritage Plan 2015-2020
- Sunshine Coast Planning Scheme (2014)
- Community Grants Policy (2013)
- Cultural Development Policy (2012)
- Sunshine Coast Access and Inclusion Plan 2011-2016
- Sunshine Coast Reconciliation Action Plan 2011-2016
- Heritage Levy Policy (2010)

Critical Dates

The annual budget process requires a decision to be made in relation to the charging and collection of a Heritage Levy.

Implementation

Following Council endorsement of the Cultural Heritage Levy Program 2015/2016, implementation of the program schedule will proceed.

The implementation of the Heritage Levy Program is integrated across the organisation with Community Services, Infrastructure Services, Corporate Services and Regional Strategy and Planning Departments involved in the delivery of the separate programs.

8.3.2 2015/2016 PEST SURVEY PROGRAMS

File No: ECM 18 June 2015
Author: Coordinator Healthy Places
Community Services Department

PURPOSE

The purpose of this report is to gain approval by Council resolution for the undertaking of four pest survey programs to control declared pests within the boundaries of the Sunshine Coast Local Government Area in accordance with the *Land Protection (Pest and Stock Route Management) Act 2002* (the Act). Council's endorsement of these programs is required in order to meet legislative responsibilities under the Act.

EXECUTIVE SUMMARY

Sunshine Coast Council has been undertaking consecutive approved Pest Survey Programs across the Sunshine Coast for a number of years. These programs involve investigating declared pest plants on private property in accordance with the *Land Protection (Pest and Stock Route Management) Act 2002* (the Act) and the objectives of the *Sunshine Coast Local Government Area Pest Management Plan 2012-2016*.

An approved pest survey program enables Council officers to enter private property to facilitate the control of declared pests and monitor compliance under the Act. Section 241 (1) of the Act provides for the development of an approved pest survey program as follows:

The chief executive of a pest operational board, or a local government by resolution, may approve a program (a "pest survey program") under which authorised persons appointed by the chief executive, pest operational board or the chief executive officer of the local government may enter places to monitor compliance with the Act.

Section 241(4)(f) of the Act states that a pest survey program must be no longer than three months in duration; hence the proposal to undertake a series of three month programs as described below.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “2015/2016 Pest Survey Programs” and
- (b) approve the following pest survey programs for the Sunshine Coast Council in accordance with the *Land Protection (Pest and Stock Route Management) Act 2002, Section 241*:
 - (i) Survey Program 1: 04/07/15 to 30/09/15 for the localities of Glass House Mountains, Peachester, Palmview, Ilkley, Eudlo, Bli Bli, Verrierdale, Eerwah Vale, Kiamba
 - (ii) Survey Program 2: 01/10/15 to 31/12/15 for the localities of Peachester, Conondale, Ilkley, Bli Bli, Verrierdale, Eerwah Vale, Kiamba
 - (iii) Survey Program 3: 01/01/16 to 31/03/16 for the localities of Peachester, Conondale, Eudlo, Hunchy, North Arm, Verrierdale, Mapleton, Reesville, Witta, Weba Downs, Tanawha and
 - (iv) Survey Program 4: 01/04/16 to 30/06/16 for the localities of Peachester, Conondale, Eudlo, Hunchy, Mapleton, Reesville, Witta, Weba Downs, Tanawha and North Arm.

FINANCE AND RESOURCING

The 2015/2016 budget allocated to address declared pest plant issues through the pest survey program is \$360,201, allocated as follows:

Salaries	\$ 269,873
Materials and services	\$ 6,572
Vehicles and plant	\$ 59,000
Internal materials and services	\$ 24,756

This equates to 3 x full time equivalent persons allocating their time to this program:

- 2.2 x full time equivalent positions conduct the proactive inspections (more than 2,500 per year); and
- 0.8 x full time equivalent positions responding reactively to complaints (around 330 complaints per year) lodged by the community on declared pest plants.

Of the proactive inspections conducted, 7% (from previous data) are found to contain declared pest plants on their properties.

Of landholders that are informed that they have a declared pest plant problem:

- 50% enter into a voluntary pest management plan with Council that requires them to undertake certain actions within certain timeframes
- 50% receive a pest control notice and the vast majority comply
- Less than 1% of properties inspected result in Council having to engage a contractor to enter and clear the property.

The 2015/2016 budget allocation is sufficient to undertake the proposed four pest survey programs for the 2015/2016 financial year.

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
- 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

CONSULTATION

Internal Consultation

The following internal stakeholders contributed to the development of this report:

- Coordinator Healthy Places
- Team Leader Vector and Pest Education and Control.

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

A Council resolution is required to approve the four proposed pest survey programs for the forthcoming 12 month period to ensure that relevant officers act in accordance with legislation, particularly with regard to powers of entry. Endorsement of the overall program will facilitate a coordinated approach to land protection across the region, with the regional survey schedule proposed to commence from 4 July 2015.

Section 241(4)(f) of the Act states a pest survey program must be no longer than three months in duration. The series of three month programs are proposed to occur:

- Survey Program 1: 04/07/15 to 30/09/15 for the localities of Glass House Mountains, Peachester, Palmview, Ilkley, Eudlo, Bli Bli, Verrierdale, Eerwah Vale, Kiamba;
- Survey Program 2: 01/10/15 to 31/12/15 for the localities of Peachester, Conondale, Ilkley, Bli Bli, Verrierdale, Eerwah Vale, Kiamba;
- Survey Program 3: 01/01/16 to 31/03/16 for the localities of Peachester, Conondale, Eudlo, Hunchy, North Arm, Verrierdale, Mapleton, Reesville, Witta, Weba Downs, Tanawha;
- Survey Program 4: 01/04/16 to 30/06/16 for the localities of Peachester, Conondale, Eudlo, Hunchy, Mapleton, Reesville, Witta, Weba Downs, Tanawha and North Arm.

The proposed localities will continue to build on successful land management outcomes from previous pest survey programs, and will also best utilise Council officer resources for the period.

Legal

The approval of the proposed pest survey program is in accordance with the requirements of the *Land Protection (Pest and Stock Route Management) Act 2002*.

Due to the impact of declared pests upon the environment and potentially public health, the Act provides considerable powers to authorised persons to require compliance. An approved pest survey program enables Council's authorised persons to enter property at a reasonable time of the day or night to monitor the control of declared pests (either animals or plants) within the property.

Policy

Local governments in Queensland have a responsibility to control declared pests within their boundaries in accordance with the *Land Protection (Pest and Stock Route Management) Act 2002*.

The nominated pest survey programs contribute to the outcomes of the *Sunshine Coast Local Government Area Pest Management Plan 2012-2016*.

Risk

With an increasing number of residents moving to the region's hinterland areas with limited understanding of rural land management, declared pests can present a problem on large and small acreage as well as urban fringe areas.

Failure to deliver the nominated pest survey programs will increase the risks associated with not controlling declared pest plants and animals throughout the region, creating the potential for significant environmental damage and the resulting loss of biodiversity, threat to stock and domestic animals, loss of agricultural productivity and loss of community amenity.

Previous Council Resolution

Council Resolution OM14/70 – Ordinary Meeting 22 May 2014

That Council:

- (a) receive and approve the report titled "Pest Survey Program 2014-2015" and
- (b) approve the following Pest Survey Program for the Sunshine Coast Regional Council in accordance with the *Land Protection (Pest and Stock Route Management) Act 2002*, Section 241:
 - i. Survey Program 4: 01/04/15 to 30/06/15 for the localities of Obi Obi, Kenilworth, Gheerulla, Cooloolabin, Belli Park, Kureelpa, Beerburum.

Council Resolution OM14/8 – Ordinary Meeting 30 January 2014

That Council:

- (a) receive and approve the report titled "Pest Survey Program" and
- (b) approve the following Pest Survey Program for the Sunshine Coast Regional Council in accordance with the *Land Protection (Pest and Stock Route Management) Act 2002*, Section 241:
 - i. Survey Program 1: 01/04/14 to 30/06/14 for the localities of Coolum Beach, Maroochy River, Ninderry, Peregrin Beach within the Sunshine Coast Council boundary, Yandina Creek, Glasshouse Mountains.

Related Documentation

The following documentation is relevant to this report:

- *Local Government Act 2009*
- *Land Protection (Pest and Stock Route Management) Act 2002*
- *Sunshine Coast Local Government Area Pest Management Plan 2012-2016*.

Critical Dates

The proposed pest survey programs have been scheduled accordingly to continue to provide seamless delivery from 4 July 2015 to 30 June 2016.

In consideration of section 242 of the *Land Protection (Pest and Stock Route Management) Act 2002*, a notice must be published no later than 20 June 2015 to meet the notification requirements for undertaking a pest survey program.

242 Notice of proposed pest survey program

- 1) At least 14 days, but not more than 28 days, before a pest survey program starts, the chief executive, pest operational board or local government must give notice of the program.
- 2) The notice must—
 - a. be published in a newspaper circulating generally in the area to which the program relates; or
 - b. be given to each landowner in the area to which the program relates.

Implementation

The proposed 2015/2016 pest survey program will run as a series of four programs, commencing 4 July 2015 to 30 June 2016. A copy of the Pest Survey Program will be available at all Council Customer Service Centres and each program will be advertised in the Sunshine Coast Daily prior to its implementation.

The survey program will be implemented by Council's Vector and Pest Plant Officers (Healthy Places Unit) in correlation with Council land management schedules. This ensures an efficient delivery for maximal benefit to both community and Council assets.

Council's Vector and Pest Plant Officers will seek voluntary compliance and collaborate with landholders wherever possible to facilitate the control of declared pests.

A number of resources including educational booklets, a new Environment Levy funded smartphone App, fact sheets and public notices will be provided to rural and peri-urban landholders via social media, mail outs, public notices and surveys. Information is also available online at Council's website.

Where pests are located on a property and a pest control notice is served, an attached fact sheet will be sent to the owner outlining the requirements of the legislation and advising of the option to develop a pest management plan for the property.

A property owner/occupier electing to develop such a plan will be provided with consultation on the development of a suitable plan.

If a property owner fails to comply, (or the occupier fails to allow the owner to comply) the Act provides for the property to be entered by a Council contractor to undertake the work required.

Costs can be recovered from the person that has failed to comply with the notice. If the owner is responsible for the failure to comply, the debt can be recovered via Council rates if necessary as per the *Local Government Act 2009*, section 142 - Entry by a local government worker, with reasonable written notice, under a remedial notice.

8.3.3 SUNSHINE COAST SOCIAL STRATEGY 2015

File No:	ECM 18 June 2015
Author:	Planning Officer Community Services Department
Appendices:	App A - Sunshine Coast Social Strategy 2015163

PURPOSE

This report presents the proposed Sunshine Coast Social Strategy 2015 to Council for adoption.

EXECUTIVE SUMMARY

The development of the proposed Sunshine Coast Social Strategy 2015 (Appendix A) responds to operational activity 2.2.1 identified within the *Sunshine Coast Council Corporate Plan 2014-2019* to “develop and commence implementation of a new regional social strategy”.

Akin to the *Sunshine Coast – The Natural Advantage: Regional Economic Development Strategy 2013-2033*, which acts as the guiding regional strategy that supports the attainment of Council’s *Corporate Plan* Goal 1 – “A new economy”, the proposed Sunshine Coast Social Strategy 2015 has been developed to act as the guiding regional strategy that supports the attainment of Goal 2 - “A strong community”. It is through this goal that Council has committed to “supporting an engaged, resilient and inclusive community that embraces diversity”.

The proposed Sunshine Coast Social Strategy 2015 incorporates the existing social commitments comprised in Council policies, strategies, plans and charters into one single overarching high level document. With the addition of a social vision, aims and key initiatives aligned with the four *Corporate Plan* outcomes, it clearly sets out Council’s long-term intention. As a result, the proposed Sunshine Coast Social Strategy 2015 provides:

- Council with a long-term social direction that builds on the region’s positive social attributes and identifies shorter term initiatives for responding to the social needs of the region
- the focus for working toward responses to the social challenges facing the region with various communities, government agencies and not for profit and community organisations.

The core intent of the proposed Sunshine Coast Social Strategy 2015 is to improve community outcomes by:

- supporting initiatives that build capacity of our volunteers
- supporting and enabling community groups to be self-reliant
- providing public spaces that retain high perceptions and levels of safety
- providing strong messaging on social issues
- creating opportunities for reconciliation
- creating opportunities for the employment of the most vulnerable
- welcoming people from different cultures

- preserving our heritage
- maximising access to infrastructure to improve levels of community activity and engagement
- celebrating with events that contribute to our communities
- building recognition and the extent of our creative industry sector
- implementing Smart City Initiatives in our towns.

Four targets have been identified within the Strategy to ensure that Council's social vision is prioritised and progressed. These are:

- maintenance of our ranking as the healthiest region in Queensland
- increasing the number of people that benefit from Council's funding programs
- increasing the frequency our population that attends Council's major venues, aquatic facilities, libraries, gallery and events
- increasing the proportion of our population that contributes to volunteering.

The proposed Sunshine Coast Social Strategy 2015 is supported by a Background Paper which has been circulated under separate cover. The Background Paper provides the evidence base, analysis and identification of the key challenges and social issues facing the region and important social considerations. This document can be utilised as a reference tool and benchmark for reviewing the strategy in the future.

OFFICER RECOMMENDATION

That Council:

- receive and note the report titled "Sunshine Coast Social Strategy 2015" and**
- adopt the Sunshine Coast Social Strategy 2015 (Appendix A)**
- note that the Chief Executive Officer may make minor amendments to the "Sunshine Coast Social Strategy 2015" to allow for final editing and publication.**

FINANCE AND RESOURCING

The implementation of the Sunshine Coast Social Strategy 2015 is not anticipated to require additional resources or funding. The existing commitments to a strong community identified in the Social Strategy and the implementation of new commitments are part of Council's continuing operational activity. The key initiatives are intended to be corporately actioned through current resources and funding stream as per Council adopted departmental budgets.

CORPORATE PLAN

Corporate Plan Goal: *A strong community*

Outcome: 2.2 - Resilient and engaged communities

Operational Activity: 2.2.1 - Develop and commence implementation of a new regional social strategy

CONSULTATION

Internal Consultation

The project team has utilised a range of engagement techniques with internal stakeholders throughout the development of the Sunshine Coast Social Strategy 2015, including:

- initial scoping sessions with key Council officers
- workshops with key stakeholders from across all Council departments identifying the range of existing social issues for our region, potential new issues and possible responses
- Individual meetings with the Mayor and Councillors

The Sunshine Coast Social Strategy 2015 was circulated internally for feedback in March 2015. All feedback received has been considered in the development and finalisation of the Strategy. The key changes from this feedback have helped to strengthen the implementation aspects of the Strategy through the identification and inclusion of targets.

Office of Mayor and CEO

- Manager Officer of Mayor and CEO

Community Services

- Manager Community Facilities and Planning
- Manager Community Relations
- Manager Community Response
- Community Planning and Development Officers

Corporate Services

- Manager Human Resources
- Coordinator Employment and Development
- Manager Procurement and Contracts
- Manager Property Management

Corporate Strategy and Delivery

- Manager Strategy and Coordination
- Senior Policy Officer
- Manager Communication
- General Manager SC Airport
- Coordinator Planning and Major and Projects

Infrastructure Services

- Manager Parks and Gardens
- Manager Project Delivery
- Coordinator Coastal, Constructed Water and Planning
- Coordinator Landscape Design and Planning
- Coordinator Recreation Project

Regional Strategy and Planning

- Coordinator Open Space and Social Policy
- Manager Major Urban Developments
- Project Coordinator Maroochydore CPP.

External Consultation

In the development of the Strategy, individual meetings were undertaken with a targeted group of service providers from the Community Services sector.

Organisations consulted included:

- Integrated Family Youth Services (IFYS)
- The Compass Institute
- State Government – Department of Communities, Child Safety and Disability Services (now includes Multicultural Affairs)
- Suncoast Care
- Sunshine Coast University
- United Synergies
- ComLink
- Queensland Health
- Nambour Community Centre.

Key messages from these service providers:

- supported Council having a social strategy and viewed it as an opportunity to complement the economic development strategy for the region
- clarified the role of Council as varied and primarily as an initiator and partner assisting not-for-profit organisations in their business of responding to social matters and improving community outcomes in their areas of responsibility.

Further feedback was invited from these organisations on the Sunshine Coast Social Strategy 2015 in April/May 2015. The organisations that responded were overwhelmingly supportive of the Strategy. Some minor amendments to the key initiatives were made in response to their feedback. This included:

- supporting initiatives that recognise and show appreciation for the substantial and ongoing contribution made by volunteers and voluntary groups to the liveability of the Sunshine Coast
- supporting initiatives that endeavour to improve the capacity of volunteers and provide ongoing opportunities for people to undertake volunteering activities
- advocating to the Federal and State Government to ensure appropriate funding is available for social service provision
- recognising and supporting opportunities which develop and grow the creative and cultural industries on the Sunshine Coast.

In addition, consultation occurred with the Gold Coast City Council, Brisbane City Council and the Toowoomba Social Procurement Group to share information and gain insights into the viable partnerships between social enterprises and government that may respond to the social issues faced by the most vulnerable in our community.

Community Engagement

The proposed Sunshine Coast Social Strategy 2015 is based on the outcomes of the extensive community engagement activities that have taken place over the last six years as part of the development of Council's existing strategies and plans. The outcomes contained within the Strategy align with that of Council's *Corporate Plan 2014-2019*, which aims to advance "A strong community".

Given that the drafting of the proposed Sunshine Coast Social Strategy 2015 has been informed by and is consistent with feedback received through previous community engagement activities, no further community engagement has been undertaken at this time. As key initiatives are delivered, it is perceived that engagement with the community and other key stakeholders will be required.

PROPOSAL

The proposed Sunshine Coast Social Strategy 2015 (Appendix A) contributes to the organisation's *Corporate Plan 2014-2019* goal, "A strong community – supporting an engaged, resilient and inclusive community that embraces diversity". It responds to the *Corporate Plan* requirement to "develop and implement a new regional social strategy in the 2014/2015 financial year".

The Strategy provides a strategic direction and framework that supports this goal and is aligned with the four associated *Corporate Plan* outcomes, being:

- safe and healthy communities
- resilient and engaged communities
- culture, heritage and diversity are valued and embraced
- people and places are connected.

Council has already developed a high level regional economic development strategy (*Sunshine Coast – The Natural Advantage: Regional Economic Development Strategy 2013-2033*) which sets out roles and strategies for advancing economic development within the region. Similarly, the proposed Sunshine Coast Social Strategy 2015 provides the corporate social narrative for the region. It will govern the future direction of corporate policy, strategy, plans, charters and activities and will inform future operational activities within the *Corporate Plan* for progressing "A strong community".

A strong community by its nature is very broad and the realisation of that goal requires a commitment by the whole community. It is not just the responsibility of Council. The range of roles available for Council to undertake to assist in the delivery of a strong community includes leader, service provider, partner, information provider, facilitator/initiator, owner/custodian, advocate and regulator.

Critically, community strengthening on the Sunshine Coast will hinge on the ability of levels of government, both local and state, to work together in flexible ways to deliver appropriate services and improved outcomes.

The proposed Sunshine Coast Social Strategy 2015 will provide the focus in working towards responses and solutions with various communities, agencies and not for profit and community organisations, all of which have strong representation on the Sunshine Coast.

Key Challenges

The Sunshine Coast Social Strategy 2015 Background Paper (circulated under separate cover) identifies the key challenges based upon evidence and analysis of data and selected consultation. It identifies the key challenges facing our region as:

- Population growth – The Sunshine Coast is rapidly growing and requires adequate provision of community infrastructure and access to the social services, facilities and programs essential for prosperous communities.
- Population change – Our community is ageing and becoming more diverse, with new and different needs emerging.
- Low income and workforce participation – Pockets of disadvantage and low income households make it difficult for some people to meet the costs of living.
- Active and engaged lifestyles – The trend for less active and less healthy and engaged lifestyles leads to health and wellbeing issues.

The social issues associated with these key challenges are diverse and vary in their extent and impact on our communities. The focus will be on those social outcomes that Council can be expected to reasonably influence within the bounds of its responsibilities.

The Strategy

The proposed Sunshine Coast Social Strategy 2015 incorporates the existing social commitments comprised in Council policies, strategies, plans and charters into one single overarching high level document. With the addition of a social vision, aims and key initiatives aligned with the four *Corporate Plan* outcomes, it clearly sets out Council's long-term intention. This is outlined below.

The social vision is *"Our community will continue to thrive and enjoy a lifestyle that sets us apart. In all of our communities, people are included, treated with respect and opportunities are available to all."*

The "aims" for Outcome 1 – Safe and healthy communities are:

- retain high perceptions and levels of safety
- strengthen active and healthy behaviours
- embrace and cater for an ageing population
- encourage appropriate and affordable living options.

The "aims" for Outcome 2 – Resilient and engaged communities are:

- partner with key stakeholders and state agencies to develop effective and appropriate local responses to underlying social issues
- build capacity and resilience of the region's community organisations
- consult with the community on important decisions
- enhance Council's procurement processes to encourage greater consideration of social benefits and outcomes
- build strong community resilience to and awareness of vulnerability to natural hazards and threats.

The "aims" for Outcome 3 – Culture, heritage and diversity are valued and embraced are:

- recognise the value and mix of people from a culturally diverse background
- develop an overall framework to guide the identification, protection, conservation and management of the region's heritage and collectable items
- recognise the value of celebrating and building the region's creative and cultural communities and ensure cultural development contributes to social wellbeing, place identity and sector resilience.

The "aims" for Outcome 4 – People and places are connected are:

- ensure community infrastructure contributes and responds to community needs
- strengthen the focus on social inclusion, building social capital and connection with communities
- create spaces which can be used as incubators for social gathering, activities and developing social enterprises
- strengthen the substantial and ongoing contribution made by volunteers and community groups
- recognise and maintain the identity and character of our community of communities.

The "key initiatives" within the Strategy supplement Council's existing commitments. These are the priority actions identified to respond to the social challenges facing the region in the short term.

Targets

Four targets have been identified within the Strategy to ensure that Council's social vision is prioritised and progressed. Annual review of the Strategy is proposed by measuring progress towards these four targets:

- maintenance of our ranking as the healthiest region in Queensland
- increasing the number of people that benefit from Council's funding program

- increasing the frequency of our population that attends Council's major venues, aquatic facilities, libraries, gallery and events
- increasing the proportion of our population that contributes to volunteering.

Legal

There are no legal implications relevant to this report. The actions to be explored in relation to procurement processes and the introduction of social benefit criteria will be undertaken in accordance with sound contracting principles and the *Local Government Act 2009* and the *Local Government Regulation 2012*.

Policy

The proposed Sunshine Coast Social Strategy 2015 has linkages extensively throughout Council's strategic framework and will be a consideration in the development and review of Council policy, strategies, plans, charters and activities moving forward. The implementation of the Strategy will require collaboration with internal and external stakeholders and will potentially require adjustment of some of Council's existing policy positions.

Risk

It is considered that there are no significant risks for Council in adopting the proposed Sunshine Coast Social Strategy 2015 given that the:

- vision, outcomes, aims and key initiatives are consistent with existing endorsed strategies and plans (which have undergone extensive community consultation) and the *Corporate Plan 2014-2019*
- Strategy distils all existing endorsed strategies and plans relating to social initiatives into an overarching document which details Council's desired long-term social direction
- Strategy clearly articulates Council's varied roles in strengthening community
- Strategy takes direct reference from and responds to the four corporate outcomes for a strong community in the context of what Council currently does.

Previous Council Resolution

There is no previous Council resolution relevant to this report.

Related Documentation

Corporate Plan 2014-2019
Sunshine Coast Planning Scheme 2014
Sunshine Coast Access and Inclusion Plan 2011–2016
Sunshine Coast Active Transport Plan 2011-2031
Sunshine Coast Affordable Living Strategy 2010-2020
Sunshine Coast Community Engagement Policy 2009
Sunshine Coast Community Events and Celebrations Strategy 2010
Sunshine Coast Libraries Plan 2014–2024
Sunshine Coast Local Disaster Management Plan 2014
Sunshine Coast Major and Regional Events Strategy 2013–2017
Sunshine Coast – Natural Advantage: Regional Economic Development Strategy 2013-2033
Sunshine Coast Open Space Strategy 2011
Sunshine Coast Positive Ageing Strategy 2011-2016
Sunshine Coast Performance and Community Venues Plan 2014–2029
Sunshine Coast Reconciliation Action Plan 2011–2016
Sunshine Coast Social Infrastructure Strategy 2011
Sunshine Coast Sport and Active Recreation Plan 2011-2020
Sunshine Coast Youth Strategy 2010-2015
The Queensland Plan – Queenslanders' 30 – year vision

Critical Dates

The development and implementation of the proposed Sunshine Coast Social Strategy 2015 is an identified project in the *Corporate Plan 2014-2019* for delivery in the 2014/2015 financial year.

Implementation

Following Council's adoption of the proposed Sunshine Coast Social Strategy 2015, the graphic design of the document will be finalised.

A communication plan will then be initiated that will include:

- launch of the strategy
- Council's website and intranet will be updated to showcase the new regional Social Strategy
- all staff will be notified of the adoption of the Sunshine Coast Social Strategy 2015 and where to view the document
- a copy will be provided to selected community sector service providers
- a wider circulation will take place via electronic media to the community sector.

In the short term, the intent of the Strategy will be progressed through:

- the ongoing implementation of Council's existing commitments
- a review of Council's existing commitments (as required) to ensure alignment with the vision, aims and initiatives of the Strategy
- aligning the development of any new Council policy, strategies and plans with the vision, aims and initiatives of the Strategy
- the actioning of identified key initiatives over the next five years
- the monitoring of the organisation's progress towards identified targets
- refining of the Strategy's direction and initiatives as necessary.

An implementation plan will be prepared to support and inform the progress of the Strategy's implementation, achievements and challenges in the long-term.

Monitoring of the outcomes of the Strategy's implementation will take place annually through the measuring of progress towards identified targets. An annual status report will assist in communicating this progress and identifying where changes to the Strategy may be necessary over time.

8.4 INFRASTRUCTURE SERVICES**8.4.1 S.S. DICKY RELOCATION UPDATE**

File No:	Statutory Meetings	
Author:	Coordinator Coastal, Constructed Water & Planning Infrastructure Services Department	
Attachments:	Att 1 - Heritage Impact Assessment Summary.....	201
	Att 2 - Wreck Interpretation Plan Summary	209
	Att 3 - Conservation Management Plan Summary	213
	Att 4 - Test Excavation Summary	219

PURPOSE

The purpose of this report is to provide Council with an update of the current project status and recommended way forward for the long term management of the S.S. Dicky wreck located at Dicky Beach, Caloundra.

EXECUTIVE SUMMARY

Since 1893 the wreck of the S.S. Dicky has proven to be an attraction and focal point for both locals and tourists.

In 2013 the S.S. Dicky Inspection Report undertaken by Department of Environment and Heritage found that due to the continued deterioration of the wreck and the resultant impact upon its established heritage significance; the case for complete or partial removal is heightened.

At the Ordinary Meeting 22 May 2014, Council resolved to allocate \$180,000 to progress the project with a further report to Council, as a hold point, be provided once the best management options for the wreck had been identified.

As the first stage of this project is resolving, Council is now at a hold point and the purpose of this report is to provide Council with an update of the project status and the recommended way forward for the second stage and long term management of the S.S. Dicky wreck. This includes the removal and interim conservation of accessible portions of the wreck, while an overall landscape plan is developed by the Parks and Gardens Landscape Design Team for the Dicky Beach Park (to include a detailed design of the S.S. Dicky wreck interpretation plan) and finally, delivery of the interpretation display and park embellishments consistent with the landscape plan.

It is also recommended that a range of related actions continue while the landscape plan is being developed such as the film and the mobile display components of the project.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “S.S. Dicky Relocation Update”
- (b) endorse the long term wreck management strategy provided by this report which includes:
 - (i) removal of the exposed upper portions of the wreck
 - (ii) ongoing removal of loose wreckage remains as they become exposed in the future
 - (iii) main portion of the wreck to remain buried in situ beneath the beach
 - (iv) development and delivery of a wreck interpretation display as part of a Park Landscape Plan for the Dicky Beach foreshore park, and
 - (v) conservation and storage of the removed pieces not utilised in the interpretative display
- (c) note that there will be a carryover request for the remaining unspent portion of 2014/2015 operational funds to continue to deliver this project in 2015/2016 and
- (d) endorse the development of a Park Landscape Plan for Dicky Beach that will include the siting of the wreck interpretive display and will be subject to a report to Council at a future stage including capital costs to progress the project.

FINANCE AND RESOURCING

Summary of current/ future expenditure requirements and revenue for this management strategy is tabled below.

Stage 1 - Planning, Permits, Relocation and Storage Actual/ Estimated Costs

Action	Description	Timing	Cost
*Development of HIA, CMP and WIP	Development of documents to provide management strategy of wreck and also state approval documentation	Being finalised	\$54,000
Test Excavations	Undertake test excavations to determine	Completed	\$7,000
Approvals	State approvals required as part of state heritage legislation	Once documentation completed	\$N/A
Relocation works	Removal of wreck pieces (including propeller) to both make the site safe and select items for the interpretive display	Once approvals are completed	\$40,000
Filming support	Filming support to provide for heritage and interpretive components of wreck display	In progress	\$35,000
Conservation management	Ongoing conservation management of wreck pieces post relocation (including mobile display)	Once relocation completed	\$30,000

Action	Description	Timing	Cost
Interpretive Display Detailed Design	Detailed design of wreck interpretive display to account for greater master planning process	Once relocation completed	\$40,000
Total Stage 1 Costs			\$206,000

* HIA – Heritage Impact Assessment, CAP – Conservation Management Plan, WIP – Wreck Interpretation Plan

Stage 2 - Open Space Master Plan and Display Delivery Estimated Costs

Action	Description	Timing	Cost
Open Space Master plan	Overall landscape plan of open space area to include the consideration of final location of wreck interpretive display	2015/2016	\$TBA
Interpretative display development	Development of wreck interpretive display in open space location selected	Comp of display design/ master plan	\$TBA

Revenue

Source	Description	Amount
Operational Funds	Council funding provided in 2014/2015 budget	\$180,000
Heritage Levy	Council funding provided from Heritage Levy	\$35,000
State Grant Funds	Funding support for development of HIA, CMP, WIP	\$44,000
Total Revenue		\$259,000

Currently there is sufficient funding allocated to deliver the first stage of this project with the balance of \$53,000 recommend to be carried over in the 2015/2016 end of year budget review for the second stage landscape plan, wreck interpretive design and delivery.

Please note Division 2 Councillor Tim Dwyer has also committed \$30,000 from 2015/2016 Divisional allocation to support the second stage of this project.

CORPORATE PLAN

Corporate Plan Goal: *A strong community*

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

CONSULTATION

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

Internal Consultation

- Councillor Tim Dwyer (Division 2)
- Director Infrastructure Services
- Manager Environmental Operations
- Principal Coastal Engineer (as part of Taskforce)
- Coordinator Landscape, Planning and Design
- Parks Service Delivery Leader (as part of Taskforce)
- Coordinator Cultural Heritage Services (as part of Taskforce)

External Consultation

- Department of Environment and Heritage Protection
- Dicky Beach Surf Life Saving Club
- Community heritage representatives
- Community as part of Taskforce consultation
- Local businesses as part of Taskforce consultation

Community Engagement

Community consultation in relation to this project has been undertaken as a part of the ongoing discussion of the long term management of the S.S. Dicky deliberations of the Taskforce. This includes media releases, media interviews and Taskforce member discussion with the general community.

Council endorsement of this long term strategy will permit Environmental Operations to now undertake key consultation of the selected management option utilising the range of stakeholder representatives involved in the S.S. Dicky Taskforce.

In addition further consultation will be undertaken as part of both the wreck interpretive display design process and the flagged open space master plan.

PROPOSAL

General Summary

The heritage values of the S.S. Dicky and its importance to the sense of place of Dicky Beach are well documented as is the continued deterioration of the wreck of the S.S. Dicky.

Recent extreme weather events such as ex-tropical cyclone Oswald have caused several sections to collapse and only a 12.5 metre section of the rear starboard quarter and stern remain consistently exposed which has reinforced the advice from the Department of Environment and Heritage that the case for complete or partial removal is heightened.

In late 2013 Council led the development of the S.S. Dicky Taskforce. The Taskforce was formed to evaluate and provide recommendation to Council on the long term options for management of the site. The Taskforce has a number of stakeholders from Council, State Government, community heritage and the Dicky Beach SLSC.

In March 2014 the Taskforce made recommendation to Council that *the removal and relocation of the wreck be given the highest priority ensuring that any project included community consultation, wreck conservation and development of interpretation opportunities as key components to the wrecks relocation.*

Following advice from the Taskforce at the Ordinary Meeting of 22 May 2014, Council resolved (previous resolution provided below) to support the findings of the Taskforce with an allocation of \$180,000 to progress the project with a further report to Council to be provided once the best management options for the wreck have been identified. In addition a joint funding arrangement was also to be sought with the State.

Project Update

Council staff have been actively been progressing the Council resolution through a number of actions. They include:

- Development of a Heritage Impact Assessment – see *Attachment 1 Final Heritage Impact Assessment Summary* document
- Successful grant funding submission (\$44,000)
- Development of a Wreck Interpretation Plan – see *Attachment 2 Final Wreck Interpretation Plan Summary* document
- Development of a Conservation Management Plan – see *Attachment 3 Final Conservation Management Plan Summary* document
- Test excavation report to support the development of the listed documents above – see *Attachment 4 Final Test Excavation Summary* document
- Discussion with the Taskforce on appropriate strategy for the long term management of the wreck.

Please note the development of the Heritage Impact Assessment; the Wreck Conservation Plan and the Wreck Interpretation Plan are all necessary prerequisites to enable the Department of Environment and Heritage to assess the project and permit the progression of this project. Copies of these documents can be found on Council's website:

<http://www.sunshinecoast.qld.gov.au/sitePage.cfm?code=ssdicky>

A summary of these documents follow.

Heritage Impact Assessment

A number of possible options for the preservation of key heritage elements of the S.S. Dicky wreck and reduction of safety risks posed by the remains were examined as part of the Heritage Impact Assessment.

Each of the identified options were assessed individually in terms of the predicted requirements for each option, the risks of the success of each option, the potential impact to cultural heritage significance, and whether the option is considered acceptable or not from a cultural heritage perspective. This assessment was supported by the test excavation carried out and supplied as Attachment 4.

The recommended option sought to minimise disturbance to the wreck of the S.S. Dicky while reducing the risks posed by the wreck to public safety. Impacts to the wreck site will be offset by archaeological recording and the creation of an outdoor display nearby.

This approach is referred to as the 'Cut and No Cover' option entailing the removal of upper portions only of the wreck for conservation, storage and outdoor display while the majority of the wreck remains buried in situ beneath natural beach sand deposits. This option includes the provision for the ongoing removal of loose wreckage as it becomes exposed in the future.

It also includes reinforcing of the bow stanchion to remain as a wreck marker in situ as well as assessment of future options to replace this stanchion with another wreck marker if the stanchion were to become insufficient for this purpose.

Some key points regarding the impacts are as follows:

- Removal of loose wreck debris from around the wreck
- Removal of frames and hull sections above the turn of the bilge and/or where the floor frames end
- Removal of the remnant stern assembly
- On-going removal of loose wreckage as it becomes exposed.

Note while the proposed works do not fully remove risk of injury as the basal part of the wreck will remain in place it is believed that the risk and type of injury would be restricted as only the relatively flat and broad surfaces of the wreck will remain. It is also expected that larger sections will become visible as the wreck is periodically exposed, rather than random barely protruding spikes, thereby showing it as an obvious hazard.

The removal of the stern assembly does not entirely conform to the rationale of the dangers posed by the mostly buried remains as it is the most conspicuous feature of the wreck and is never buried. However, the stern assembly is unstable and wobbles when pushed with minimal force. This has led to the re-evaluation of the long term stability of the feature it is considered that the collapse of the stern assembly will very likely occur within the next decade. To pre-empt its collapse, it was thought best for the stability of the wreck to remove it in a controlled manner. Cutting will take place at a location at the stern which will not destabilise the stern area of the wreck.

Wreck Interpretation Plan

The proposed interpretation of the site will focus on telling the story of the S.S. Dicky and its importance as a tangible link to Caloundra's heritage and will include the installation of an outdoor interpretative display on the grassed area between the Dicky Beach car park and the beach.

The objective of the outdoor interpretative display is to provide an above ground representation of the wreck in effect replacing what has been gradually disappearing over recent decades, a process which will be accelerated by the proposed works. The outdoor display will utilise a range of materials including elements of the wreck. These elements could be those recovered from the wreck site as part of the proposed works, elements already held in storage at the Sunshine Coast Council depot or and the fibreglass encased propeller currently on display at the Dicky Beach Park car park.

The Interpretation Plan also provides detail on a more mobile display on the S.S. *Dicky* and the option (not supported at this time) of a substitute site marker to replace the bow stanchion should it collapse in the future.

The Wreck Interpretation Plan should be considered as a concept at this stage to enable the progression of the permit application.

Park Landscape Plan

In reviewing the Dicky Beach foreshore park, it is apparent that some of the associated infrastructure elements are tired or badly located thus it is critical that further detailed design of the wreck interpretation be undertaken in conjunction with a whole of park landscape design to ensure the interpretive display not only suitably displays and tells the story of the S.S. Dicky but is also complementary to park function and possible future embellishments.

Conservation Management Plan

Key approaches to the Conservation Management Plan include:

- Examination of the suitability of anodic protection for the in-situ wreck
- Treatment of recovered objects for outdoor display – this may include de-concretion, grinding, re-shaping and/or stabilisation
- Treatment of the vessel's propeller currently covered in fibreglass and on display in a car park nearby
- Treatment of recovered objects for above ground storage as part of a type collection
- Appropriate methods of burial or discard for artefacts.

The proposed conservation treatments for the wreck and associated artefacts are confined to what is to be recovered from the wreck site as part of these works, those artefacts currently held at the Sunshine Coast Council depot and the propeller on display at a nearby car park.

Recommended Project Delivery Option

With the details provided within this report the suggested way forward is to undertake the following steps:

Stage One

- Finalise Approval Documentation – June 2015
- Seek State Approvals – June/ July 2015
- Undertake relocation works of key elements of the wreck in late June/ July 2015
- Deliver film project – 2015/2016
- Develop and deliver mobile heritage display – 2015/2016

Stage Two

- Develop a Park Landscape Plan for the whole park
- Complete detailed design wreck interpretive display by Council's Parks and Gardens Design Unit – 2015/2016

Once those steps listed above are undertaken project will be on hold until finalisation of the master planning is complete where the final display location will be identified and delivered as part of the greater open space project.

Legal

Council has a range of responsibilities in terms of addressing the public liability associated with the wreck in its current location on Dicky Beach and also to ensure a safe final display once the wreck has been relocated.

In addition all proposed works are consistent with relevant state and federal heritage legislation.

Policy

This proposal is consistent with Council's *Corporate Plan 2014 – 2019* (Corporate Plan Goal: *A strong community* and Outcome: *2.3 - Culture, heritage and diversity are valued and embraced*).

Risk

Council has a range of risks associated with this issue in relation to both swimmer liability at Dicky Beach and also the possible loss of iconic values with the continued deterioration of the wreck and the resultant impact upon its established heritage significance.

The proposed works do not fully remove risk of injury as the basal part of the wreck will remain in place. However, it is believed that the risk and type of injury would be restricted as only the relatively flat and broad surfaces of the wreck will remain. It is also expected that larger sections will become visible as the wreck is periodically exposed, rather than random barely protruding spikes, thereby showing it as an obvious hazard.

Previous Council Resolution

A report was provided to Council on the 22 May 2014 which resolved the following.

Council Resolution (OM14/74)

That Council:

- (a) *receive and note the report titled “S.S. Dicky Wreck Relocation Plan”*
- (b) *consider the allocation of \$180,000 in operational project funds in the 2014/2015 budget year for wreck relocation, display, interpretation and conservation purposes*
- (c) *request the Chief Executive Officer to write to Department of Environment and Heritage Protection to seek a joint approach including funding as outlined in “SS Dicky Inspection Report 2013” (Appendix A) and*
- (d) *request the Chief Executive Officer to provide a further report to council on future display and interpretive options after the completion of Stage 1.*

Related Documentation

The following related documents are available on Council's website:

<http://www.sunshinecoast.qld.gov.au/sitePage.cfm?code=ssdicky>

- S.S. Dicky Management Plan 2008, Cosmos Archaeology
- S.S. Dicky Inspection Report 2013, EHP
- Heritage Impact Assessment (HIA)
- Wreck Interpretation Plan (WIP)
- Draft Conservation Management Plan (CMP)
- S.S. Dicky Test Excavation Report

Critical Dates

No critical dates are associated with this report.

Implementation

Implementation will be as per the following:

- Finalise Approval Documentation – June 2015 – Environmental Operations Branch
- State Approvals – June/ July 2015 – Environmental Operations Branch
- Relocation Works – June/ July 2015 – Environmental Operations Branch
- Filming – 2015/2016 – Community Relations Branch
- Mobile Display – 2015/2016 – Community Relations Branch
- Detailed design wreck interpretive display – 2015/2016 – Parks and Gardens Branch

- Landscape planning process – 2015/2016 – Parks and Gardens Branch
- Report to Council for approval for the Landscape Plan and the associated Wreck Interpretive Display – 2015/2016 Parks and Gardens Branch
- Construction of wreck interpretive display (subject to future capital works approval) – Project Delivery Branch

8.4.2 GRAHAME STEWART PARK LANDSCAPE PLAN

File No:	23616
Author:	Landscape Architect / Urban Design Infrastructure Services Department
Attachments:	Att 1 - Grahame Stewart Park Landscape Plan231
	Att 2 - Park Location & Existing Development233

PURPOSE

The purpose of this report is to present a landscape plan and report for Grahame Stewart Park, for council to consider for endorsement, and in association to also request that the Chief Executive Officer take the necessary action to progress an amendment of Subordinate Local Law No. 2 (Animal Management) 2011 to reflect a proposed new designated dog off leash area at Grahame Stewart Park.

EXECUTIVE SUMMARY

The Landscape Plan for Grahame Stewart Park has been prepared to reduce the risk of short term ad-hoc development, ensuring future improvements align with the long term vision for the park. The Landscape Plan for Grahame Stewart Park is therefore being presented in this report to council for endorsement.

Grahame Stewart Park is a District level park located in Currimundi, bounded by Currimundi Road, Ilya Street, Croydon Avenue and Farlow Street. Grahame Stewart Park plays an important role in the lives of local residents and council is committed to ensuring its future is adequately balanced. Recent improvements have resulted in an increase in the park's attendance and the Landscape Plan will assist in continuing to shape the direction of this highly valued park.

The park is 3.5 hectares in size and is widely used by the local community and visitors for a variety of recreation pursuits including cricket, dog walking, picnics, children's play, parties and learning to ride. The Caloundra Cricket Club utilise the cricket field annually, September through to April. An area of approximately 0.4 hectares is leased to the Currimundi Sports Association.

Grahame Stewart Park has many features conducive to the development of a district level all abilities play space, similar to the achievements of the very successful Pioneer Park at Landsborough. As such this Landscape Plan identifies opportunities to develop this park in terms of best practice planning for a compliant all abilities play space that will allow council to better cater for the needs of our wider community.

All ability play space design is aimed at creating a space that is inviting and easy to access, encouraging children, parents and carers to interact, and most importantly provides equal access, inclusive infrastructure and play elements. This is a place where parents and carers can visit for play and respite, in a safe and comfortable outdoor environment.

By adopting this Landscape Plan the Subordinate Local Law Number 2 (Animal Management) 2011 will need to be amended to reflect the new designated dog off leash area. Currently the whole of Grahame Stewart Park is identified as the designated dog off leash area, and with the fenced all abilities play area to be removed, the dog off leash facility will be abridged to 1.9 hectares.

During the 2014/2015 financial year Council carried out a number of improvements to Grahame Stewart Park, the Landscape Plan was developed, and internal and external stakeholder consultation was carried out. Of concern for a number of local residents was the dog off leash facility, the reduction in size and lack of facilities. This Landscape Plan addresses these concerns via a number of initiatives including improved dog off leash facilities while acknowledging the opportunity to develop an all abilities play space.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Grahame Stewart Park Landscape Plan
- (b) endorse the Grahame Stewart Park Landscape Plan (Appendix A), to guide the future development of Grahame Stewart 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 grants programs; and
- (c) request the Chief Executive Officer to take the necessary action to progress an amendment of Subordinate Local Law No. 2 (Animal Management) 2011. Map No. SLL 2.6.30 to reflect the proposed new designated dog off leash area at Grahame Stewart Park, Currimundi.

FINANCE AND RESOURCING

The development of Grahame Stewart Park will require funding from the Capital Works Program or other sources such as State or Federal grants to fully develop this park in accordance with this Landscape Plan. The following budgets are currently allocated in the Capital Works Program for the development of Grahame Stewart Park:

2015/2016 Parks Capital Works Program	\$100,000
2016/2017 Parks Capital Works Program	\$100,000
Grahame Stewart Park Total Budget	<u>\$200,000</u>

2015/2016 and 2016/2017 prioritised construction outcomes have been identified as a result of internal stakeholder feedback and community consultation. The following items have been proposed:

2015/2016

Formalised car parking to provide equal access	\$ 65,000
Double flying fox play element	\$ 55,000
Realignment of cricket field fencing to provide shaded seating	<u>\$ 12,000</u>
2015/2016 Grahame Stewart Park Total Budget	<u>\$132,000</u>

The Divisional Councillor has indicated additional funds will be made available from the Councillor Emergent Capital Works - Division 3 Divisional Allocation to cover the additional budgetary requirements.

2016/2017

Shelter with table settings, power supply and double BBQ	\$ 70,000
Retrofit existing amenities building to current equal access standards	<u>\$ 30,000</u>
2016/2017 Grahame Stewart Park Total Budget	<u>\$100,000</u>

Additional to Council approved Capital Works and Divisional funding, State and Federal funding will be sought for works to be carried out in the all abilities play area including:

Future amenities building	\$200,000
Play and educational elements	\$412,000
Shelter with BBQ	\$ 45,000
Park furniture	<u>\$ 60,000</u>
Future Grahame Stewart Park Total Budget	\$717,000

The 2015/2016 and 2016/2017 prioritised construction outcomes have been identified as a result of internal stakeholder feedback and community consultation. Further development will be subject to funding availability and where possible works will be undertaken within council's ongoing asset management upgrade programs, such as in the future upgrade of the amenities building.

CORPORATE PLAN

Corporate Plan Goal: *An enviable lifestyle and environment*

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

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

CONSULTATION

Internal Consultation

Internal consultation was sought from the following:

- Councillor Peter Cox (Division 3)
- Infrastructure Services
 - Director
 - Manager Parks and Gardens
 - Coordinator Landscape Design & Planning
 - Principal Landscape Architect & Urban Designer
 - Coordinator Parks Operations and Contracts
 - Parks Services Delivery Leader
 - Senior Arborist
 - Coordinator Recreation Projects
 - Senior Environment Officer
 - Coordinator Design Services (Transport Infrastructure Management)
 - Coordinator Water Management & Drainage Services
- Corporate Services
 - Manager Property Management
 - Manager Finances
 - Senior Management Accountant
 - Coordinator Portfolio Management
- Corporate Strategy and Delivery
 - Manager Economic Development
- Regional Strategy and Planning
 - Manager Environment & Sustainable Policy
 - Coordinator Open Space & Social Policy
 - Senior Open Space Planner
- Community Services
 - Coordinator Community Planning & Strategy

Summary of responses from internal stakeholders, feedback incorporated into design:

- Parks Operations provided feedback regarding specifications to eliminate or reduce maintenance issues
- Transport Infrastructure Management provided feedback on car parking options
- Open Space and Social Policy provided feedback on the provision of a BBQ: refer to the desired standard of service for district parks in the open space policy
- Portfolio Management Unit of the Property Management Branch provided feedback on the inclusion of an additional amenities building: an agreement has been reached to upgrade the existing amenities to current legislative requirements. The existing amenities building will be decommissioned at the end of its life cycle and relocated within the fenced area of the all abilities play area, or decommissioned and relocated subject to external funding
- Parks and Gardens management provided feedback on the design of the drainage swale and tree management.

External Consultation

Cultural Heritage checks have been carried out; there is currently no registered Cultural Heritage body for the 665 C92837 area.

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

Community Engagement

Community consultation for the Grahame Stewart Park Landscape Plan involved:

- the distribution of a project news
- Council's website – project information
- 'Meet us in the Park' events held by Councillor P Cox.

In January 2015 a Project News was distributed to 676 residents, home owners and community organisations with a questionnaire requesting feedback on the preliminary Landscape Plan for Grahame Stewart Park. 58 responses plus additional letters were received, with the feedback collated.

Summary of responses:

Top two priorities for the respondents:

- installation of the new toilet block
- additional shelters

The next three top priorities:

- park furniture
- playground equipment
- BBQ's

The main concerns are:

- drainage, lack of (rectification works have been carried out in 2014/2015 financial year)
- concerns over the dog off-leash facility; lack of facilities and reduction in size
- proposed installation of the BBQ's
- consideration to be given to the location of the future toilet block.

Of concern for a number of local residents was the dog off leash facility; the conflict between the playground and dogs off leash, and the reduction in size and lack of facilities. To resolve this conflict the Landscape Plan separates the dog off leash area and the playground. The dog off leash area continues to exceed the minimum requirements in the Open Space Landscape Infrastructure Manual. To improve the dog off leash facility the Landscape Plan nominates new infrastructure to service the dog off leash area including: self-closing gates, additional shaded seating, dog water bowl and drinking fountains.

Consultation was previously carried out in February 2011 for the learn to ride facility, which was subsequently installed. The community were sent feedback forms and notified via council's web site and local press.

PROPOSAL

Grahame Stewart Park is 3.5 hectares in size and located in Currimundi, bounded by Currimundi Road, Ilya Street, Croydon Avenue and Farlow Street.

The park is widely used by the local community and visitors for a variety of recreation pursuits, including cricket, dog walking, picnics, children's play, parties and learning to ride. The Caloundra Cricket Club utilise the cricket field annually, September through to April. An area of approximately 0.5 hectares is leased to the Currimundi Sports Association.

Recreation parks are used by the community for informal recreation, social, cultural and leisure activities. These parks service a range of catchments and are divided into three separate categories: 'Sunshine Coast Wide', 'District' and 'Local'. Grahame Stewart Park is designated as a 'District' recreation park. This means it provides more diverse opportunities for recreation experiences and encourages longer stays for a diverse range of users.

Grahame Stewart Park has many features conducive to the development of a district level all abilities play space, similar to the achievements of the very successful Pioneer Park at Landsborough. As such this Landscape Plan is identifying opportunities in order to develop this park in terms of best practice planning for a compliant all abilities play space that will allow council to better cater for the needs of our wider community.

Many children and adults who have a disability are not able to use traditional public play spaces for a variety of reasons. All children need to play; when children play they are not just filling in time, they are learning to interpret their world. Play is a critical part of growth and learning, and provides the opportunity for a child to reach their individual potential.

There are many physical, social, cognitive and emotional benefits accrue from play, and these are just as significant to a child with a disability as they are to all children.

Pioneer Park at Landsborough is an example of a Sunshine Coast Wide all abilities play space. Currently there are no other all abilities play spaces in the Sunshine Coast region.

A successful all abilities play space will look and feel like any playground to the untrained eye. There are however many features that have been well designed or modified to meet the needs of as many users as possible. All ability play space design is about creating a space that is inviting and easy to access, encouraging children, parents and carers to interact, and most importantly provides equal access, inclusive infrastructure and play elements. This is a place where parents and carers can visit for play and respite, in a safe and comfortable outdoor environment.

Council has undertaken a number of improvements to Grahame Stewart Park during the 2014/2015 financial year, these include:

- perimeter fencing to the 1.2 hectare future all abilities play space
- pedestrian paths
- installation of playground elements
- installation of a concrete slab to create a full basketball court.

A number of matters have been resolved through the internal and external stakeholder consultation process during the 2014/2015 financial year, these include:

- the size of the dog off leash facility is to be reduced from 3.1 hectares to 1.9 hectares, additional shaded seating and water fountains are to be provided
- the location of the future amenities building has been agreed upon
- car parking requirements, design and stages identified
- drainage requirements identified and actioned
- amenity trees have been protected, enhanced and introduced.

The proposed built outcomes over the next two financial years:

- formalised car parking to provide equal access
- installation of a flying fox play element
- realignment of the cricket field fencing to provide shaded seating
- shelter with table settings, power supply and double BBQ
- retrofit existing amenities building to current equal access standards.

Future works with unallocated funding at this point in time include:

- accessible amenities building
- entry feature at main pedestrian entry
- additional shelter with double BBQ
- drainage feature
- feature park tree
- additional pedestrian path to include a sensory walk
- natural Play area to include sand play, water play, log scramble, raised planters etc.
- additional park furniture including platforms, park benches, park seats and bin surrounds
- multi-court facility
- expansion of playground to include a fort, swings, spring toys etc.
- treed areas to be aerated, top dressed and fertilised.

The landscape plan for Grahame Stewart Park has been prepared to reduce the risk of short term ad-hoc development, ensuring future improvements align with the long term vision for the park. The Landscape Plan for Grahame Stewart Park is therefore being presented in this report to council for endorsement.

Legal

The whole of Graham Stewart Park is currently designated as dog off leash area under Subordinate Local Law No. 2 (Animal Management) 2011. The new landscape plan proposes to reduce the size of the dog off leash area for Graham Stewart Park. As a result this will require an amendment to Subordinate Local Law No. 2 (Animal Management) 2011. Map No. SLL 2.6.30 in order to reflect the new proposed designated dog off leash area. As part of the local law making process, community consultation will be undertaken.

Currently the whole of Grahame Stewart Park (3.1 hectares) is identified as the designated dog off leash area; with the fenced all abilities play area to be removed the dog off leash facility will be abridged to 1.9 hectares.

The Landscape Plan will be developed in accordance with relevant Australian Standards, Council Policies and the Open Space Landscape Infrastructure Manual (LIM).

Land Tenure: State of Qld – Reserve for Park & Recreation under control of Council as Trustee

Policy

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

- Sunshine Coast Council Corporate Plan 2014-2019
- SEQ Regional Plan 2009-2031
- SCC Open Space Strategy 2011
- Sunshine Coast Access and Inclusion Plan 2011-2016
- Sunshine Coast Social Infrastructure Strategy 2011

Risk

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

- Utilising Crime Prevention Through Environmental Design (CPTED) principles
- Design to legislative requirements to avoid Council's exposure to a potential claim under the Disability Discrimination Act (DDA)
- Continued communication to the community during the design development and construction processes

Landscape planning reduces the risk of short term ad-hoc development, ensuring future improvements align with the long term vision for the park, and reduces the potential for conflict by users, by having clearly defined spaces for the different user activities.

Previous Council Resolution

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

Related Documentation

There is no related documentation relevant to this report.

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 Grahame Stewart Park Landscape Plan on the council internet site.
2. Continue with the orderly implementation of the Landscape Plan in accordance with funding.
3. For the safety of park users, amend the current Local Law to restrict dog access from the fenced all abilities play area.

8.5 CORPORATE STRATEGY AND DELIVERY**8.5.1 2015 UPDATE TO SUNSHINE COAST COUNCIL CORPORATE PLAN 2014-2019**

File No:	Corporate Planning and Governance
Author:	Manager Strategy and Coordination Corporate Strategy and Delivery Department
Appendices:	App A - Draft 2015 Update to Sunshine Coast Council Corporate Plan 2014-2019..... 241 App B - Sunshine Coast Council Corporate Plan 2014-2019 ... 255

PURPOSE

Council has conducted its first annual review of the Sunshine Coast Council Corporate Plan 2014-2019. This report presents the results of that review and the proposed consequential amendments to the Corporate Plan 2014-2019 (Appendix A) for Council's consideration.

EXECUTIVE SUMMARY

The Sunshine Coast Council Corporate Plan 2014-2019 took effect on 1 July 2014. In line with contemporary corporate and strategic planning practice, Council committed to conduct an annual review of the Corporate Plan.

The intent of the inaugural annual review is to confirm that the vision, goals and outcomes remain appropriate and relevant, update the operational activities for 2015-2016 and propose an initial suite of performance measures for inclusion in the Corporate Plan.

Given the recency of adoption of the Corporate Plan 2014-2019, the process for the first annual review primarily focused on an assessment of major policy and regulatory changes by other levels of government, emerging issues and matters of community interest that have potential to impact Council's operating environment in future financial years. The 'environmental scan' produced from this assessment informed the identification of the proposed operational activities for 2015-2016.

In addition to the environmental scan and identification of operational activities for 2015-2016, the review process also examined the areas for measurement in the Corporate Plan for each of the five goals and identified an initial suite of performance measures. It is proposed these measures be included in the 2015 update to the Corporate Plan, replacing the existing sections titled 'Areas for Measurement'. Reporting against the performance measures will take place as part of the Quarterly Reporting process to Council on the delivery of the Operational Plan.

Following Council's consideration of the 2015 update of the Corporate Plan, the electronic version of the document will be amended. The operational activities will then form the basis of Council's Annual Operational Plan for 2015-2016, which will be presented to Council prior to the adoption of the 2015-2016 Budget.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “2015 Update to Sunshine Coast Council Corporate Plan 2014-2019”
- (b) endorse the amendment of the Sunshine Coast Council Corporate Plan 2014-2019 (Appendix A) and
- (c) subject to approval of recommendation (b) above, approve that the online version of the Sunshine Coast Council Corporate Plan 2014-2019 be adjusted to incorporate the amendments in Appendix A and new message from Chief Executive Officer.

FINANCE AND RESOURCING

The allocation of funding to deliver those operational activities for 2015-2016 identified in the 2015 update to the Corporate Plan is considered through Council’s annual budget development cycle and as part of the development of the annual Operational Plan.

The cost of the annual review of the Corporate Plan was \$20,000. This cost was primarily attributable to the development of the environmental scan. The balance of the work associated with this review is part of the core business of the Strategy and Coordination Branch and was entirely managed using existing internal resources of the branch.

CORPORATE PLAN

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

CONSULTATION

Internal Consultation

- Mayor and Councillors
- Executive Leadership Team
- Manager Finance
- Coordinator Department Business Performance, Regional Strategy and Planning Department
- Coordinator Departmental Projects, Corporate Services Department
- Executive Officer Community Services Department
- Executive Officer Infrastructure Services Department
- Coordinator Corporate Plan Reporting and Risk Management, Corporate Governance Branch

External Consultation

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

Community Engagement

No community engagement was undertaken due to the recency of the adoption of the Corporate Plan 2014-2019.

PROPOSAL

On 12 May 2014, Council adopted the Sunshine Coast Council Corporate Plan 2014-2019. In presenting the Corporate Plan to Council, it was foreshadowed that the Corporate Plan would be subject to regular review in line with contemporary corporate and strategic planning practice. In particular, the report considered by Council referenced “a commitment to an annual review of the Corporate Plan and its priority actions to enable the organisation to remain focused on achieving its strategic goals and servicing the community well into the future”.

Due to the relatively short time period that had elapsed since the formulation and adoption of the Corporate Plan, this initial annual review focused on the following three elements:

1. Any major policy or regulatory changes by other levels of government, emerging issues or matters of community interest which potentially have implications for Council’s operating environment (ie an Environmental Scan)
2. Consideration and development of operational activities for 2015-2016 to replace the 2014-2015 list of operational activities
3. Converting the “Areas for Measurement” under each Goal to an initial suite of performance measures.

Environmental Scan

The environmental scan broadly considered a range of current impacts (and those which are on the horizon) that could influence and shape the policy settings, products and services which Council continues to deliver to the community.

Emerging challenges and opportunities since adoption of the Corporate Plan were distilled from the environmental scan and prioritised under the relevant strategic goal:

- A new economy
- A strong community
- An enviable lifestyle and environment
- Service excellence
- A public sector leader.

At the conclusion of the environment scan process, the operational activities for 2015-2016 were identified to respond to the prioritised opportunities and challenges.

Operational Activities for 2015-2016

The proposed operational activities for 2015-2016 are outlined in Appendix A. If approved, the 2015-2016 operational activities will replace the 2014-2015 operational activities list contained in the existing Corporate Plan. These operational activities also provide the basis for the activities that will be proposed in the annual Operational Plan 2015-2016 for Council’s consideration prior to the adoption of the 2015-2016 Budget.

Performance Measures and Targets

The Corporate Plan nominates “Areas for Measurement” under each of Council’s five strategic goals. When the Corporate Plan was presented to Council in May 2014 for adoption, Councillors were advised that:

“Each of the five strategic goals include areas for measurement to track progress towards achieving the agreed outcomes. Design of specific performance measures for each goal will commence following adoption of the proposed Corporate Plan.”

To develop an appropriate and relevant suite of performance measures to underpin each of the five goals in the Corporate Plan, an analysis was undertaken of:

- Measures used by other state and local governments (eg New South Wales, Victoria, Newcastle, Geelong, Auckland, Gold Coast)
- Queensland Government Service Delivery Statements
- Local Government comparative data consolidated by the Queensland Government
- Current performance reporting by Sunshine Coast Council.

The proposed initial suite of measures is included in Appendix A. In proposing these measures, consideration has been given to:

- the extent to which Council is responsible for the activities that contribute to the performance measure and
- the availability of reliable performance data.

Targets against each of the performance measures will be proposed as part of the 2015-2016 Operational Plan.

The Operational Plan will contain Goal Performance Statements, listing:

- each of the agreed performance measures for the goal
- a nominated target for each measure for the current financial year (where one existed)
- an estimated actual for performance against that target (given the adoption of the proposed Operational Plan 2015-2016 will occur before the end of the financial year) and
- a proposed target for 2015-2016 for each measure.

Performance will be reported quarterly to Council as part of the Quarterly reports on the Operational Plan (noting that some measures are only the subject of data collection on an annual or half-yearly basis). Explanatory notes will be included where the estimated actual constitutes a significant variance from the target that was established for that year.

Production and Distribution

Council's endorsement of the recommendations in this report will result in the replacement of pages 21-35 of the existing Corporate Plan. It is intended to republish the Sunshine Coast Council Corporate Plan 2014-2019 (incorporating the 2015 update) in an electronic format only.

Legal

Under section 165 (3) of the *Local Government Regulation 2012*, a local government may, by resolution, amend its five year corporate plan at any time.

Policy

There are no direct policy implications for Council arising from this report. In conducting the annual review of the Corporate Plan however, extensive review was undertaken of policy directions and statements by other levels of government.

Risk

There are no significant risks relevant to this report. The implementation of the proposed operational activities for 2015-2016 will be considered by Council in finalising and adopting its Budget for the next financial year.

Previous Council Resolution

On 12 May 2014, Council resolved (SM14/12) as follows:

That Council:

- (a) *receive and note the report titled "Sunshine Coast Council Corporate Plan 2014-2019"*
- (b) *adopt the Sunshine Coast Council Corporate Plan 2014-2019 (Appendix A) and*
- (c) *note that the Chief Executive Officer may make minor amendments to the Sunshine Coast Council Corporate Plan 2014-2019 to allow for final editing and publication.*

Related Documentation

Sunshine Coast Council Corporate Plan 2014-2019

Reference documents sourced to inform the environmental scan include:

- Australian Government – White Paper on the Reform of the Federation
- State of the Regions Report 2014-15: Regional Development in a Globalised Economy
- ACOSS Australian Community Sector Survey 2013
- Trends – Infrastructure and Transport to 2030 – Australian Government, Department of Infrastructure and Regional Development
- Australian Government – Bills before the Senate
- USC Office of Engagement – commentary on Greater Sunshine Coast Economy 2014
- Council of Mayors South East Queensland, Australian Local Government Association and Local Government Association of Queensland policy positions and budget priorities
- Queensland utility providers future planning documents - PowerQ and WaterQ Strategies
- Draft Sunshine Coast Council Social Strategy.

Critical Dates

Sequentially, the 2015 Update to the Sunshine Coast Council Corporate Plan 2014-2019 requires adoption prior to Council considering the Annual Operational Plan 2015-2016.

Council must have an adopted Annual Operational Plan prior to adopting its 2015-2016 operating budget, which Council is scheduled to consider on 25 June 2015.

Implementation

Following Council's consideration of this report, action will be taken to:

- (a) amend the electronic version of the Sunshine Coast Council Corporate Plan 2014-2019 and publish the amended document on Council's website and
- (b) inform key stakeholders, partners and the community of the updated Corporate Plan.

8.5.2 ANNUAL OPERATIONAL PLAN 2015-2016

File No:	Corporate Planning and Governance	
Author:	Manager Strategy and Coordination Corporate Strategy and Delivery Department	
Appendices:	App A - Sunshine Coast Council Operational Plan 2015-2016	303

PURPOSE

This report presents the draft Annual Operational Plan for 2015-2016 as required under the *Local Government Act 2009* and the *Local Government Regulation 2012*.

EXECUTIVE SUMMARY

The *Sunshine Coast Council Corporate Plan 2014-2019* is the organisation's primary strategic planning document, guiding the work program and resource management arrangements for the organisation. The Corporate Plan is supported by a range of other corporate documents. The implementation of the Corporate Plan is addressed each year through Council's Operational Plan.

The proposed Annual Operational Plan 2015-2016 (see Appendix A) reflects the operational activities identified as part of the first annual review of the Corporate Plan.

Each activity identified in the proposed Operational Plan is aligned to one of the five strategic goals identified in the Corporate Plan.

The development of the operational activities for 2015-2016 has had regard to the following:

1. The emerging issues, opportunities and challenges prioritised through the process undertaken for the first annual review of Council's Corporate Plan
2. The 2014-2015 operational activities for which implementation extends beyond one financial year
3. Resolutions and commitments of Council
4. Implementation plans associated with Council-endorsed strategies
5. Statutory and legal obligations on Council.

In addition to the 127 operational activities for 2015-2016 listed in the *Sunshine Coast Council Corporate Plan 2014-2019*, the proposed Annual Operational Plan identifies:

- 25 core services Council provides to the community
- 8 internal services which support all business areas to deliver services and
- 12 significant operating projects.

The proposed Annual Operational Plan provides the basis for reporting to Council on progress towards achieving Corporate Plan goals each quarter. This year, the proposed Annual Operational Plan includes performance measures against each of the five Corporate Plan goals. The quarterly reports to Council on the Operational Plan will also include progress information against each of the proposed performance measures. Departments will provide relevant performance data on those core services, operational activities and projects allocated to their business areas.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Annual Operational Plan 2015-2016” and
- (b) adopt the Annual Operational Plan 2015-2016 (Appendix A).

FINANCE AND RESOURCING

Preparation of the Annual Operational Plan has occurred within the core operational budget for the Strategy and Coordination branch. The Annual Operational Plan 2015-2016 and the Annual Budget 2015-2016 are complementary documents and are developed in parallel to ensure consistency between commitments in Council’s work program and the resourcing allocations determined as part of the annual Budget.

CORPORATE PLAN

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

CONSULTATION

Internal Consultation

Consultation with Councillors, Directors and Branch Managers occurred primarily through the process undertaken to review and update the *Sunshine Coast Council Corporate Plan 2014-2019*.

The Executive Leadership Team considered and allocated responsibility for delivering operational activities to individual departments and branches.

External Consultation

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

Community Engagement

The goals and outcomes endorsed in the *Sunshine Coast Council Corporate Plan 2014-2019* were guided by the policy foundations considered and developed through prior community consultation processes.

PROPOSAL

The Annual Operational Plan provides the annual operational activities and identifies corporate responsibilities and resources to support the delivery of the *Sunshine Coast Council Corporate Plan 2014-2019*. It is supported by Council’s annual budget which allocates resources for key activities, projects and core service delivery.

Each operational activity proposed in Appendix A aligns with one of Council’s strategic goals, these being:

- A new economy
- A strong community
- An enviable lifestyle and environment
- Service excellence
- A public sector leader.

In the proposed 2015-2016 Annual Operational Plan, lead responsibility for each operational activity is allocated to a department and a branch of Council. Each area of Council is responsible for delivering their allocated operational activities and reporting on implementation through quarterly and annual reporting processes.

Operational activities, projects and core services are incorporated into departmental business plans, service snapshots and profiles. Each department is responsible for managing the scheduling, delivery, performance and reporting for those activities, projects and services for which they have lead responsibility, for providing necessary assistance and support for the successful achievement of the Operational Plan as a whole and for identifying, managing and monitoring operational risks.

The specific responsibilities and deliverables of each employee that are featured in their performance plans should link directly to one or more actions, projects or services described in the Annual Operational Plan.

Performance

New performance measures incorporated in the 2015 Update to the Sunshine Coast Council Corporate Plan 2014-2019 are incorporated in the Annual Operational Plan 2015-2016 as Goal Performance Statements.

Council is considering the "2015 Update to the Sunshine Coast Council Corporate Plan 2014-2019" at the Ordinary Meeting of 18 June 2015. Any amendments made by Council to the performance measures will be reflected in the Goal Performance Statements in Annual Operational Plan 2015-2015 prior to its publication.

The proposed Goal Performance Statements list:

- each of the agreed performance measures for the goal
- a nominated target for each measure for the current financial year (where one exists)
- an estimated actual for performance against that target (given Council's consideration of the Annual Operational Plan occurs before the end of the financial year) and
- a proposed target for 2015-2016 for each measure.

Reporting

Council receives a report on the implementation of the Operational Plan each quarter. Departments will provide relevant performance data on those operational activities and the new performance measures allocated to their business areas. Employee performance appraisals are conducted every six months with their immediate supervisors.

Legal

Section 104(5) of the *Local Government Act 2009* and Section 175 of the *Local Government Regulation 2012* set out the requirements and content for an operational plan. The regulation provides that the operational plan must:

- (a) be consistent with the annual budget
- (b) state how a council will progress the implementation of the five-year corporate plan
- (c) state how a council will manage operational risks and
- (d) include annual performance plans for each commercialised business unit where applicable.

The proposed 2015-2016 Annual Operational Plan has been prepared consistent with these requirements.

Policy

The Annual Operational Plan is based on the *Sunshine Coast Council Corporate Plan 2014-2019* – the organisation's primary strategic planning document that guides the direction, work program and allocation of resources to achieve Council's vision for the region.

Risk

Availability of resources and achieving delivery timeframes are the two identifiable risks associated with adopting the Annual Operational Plan. These risks are managed through the annual budget process and the implementation of the risk management framework. The resourcing of the operational activities is considered by Council in finalising and adopting its 2015-2016 Budget. Council has developed and implemented a risk management framework based on ISO31000 which assists managers and staff to identify, manage and monitor risks associated with implementing the operational activities in the Annual Operational Plan.

Previous Council Resolution**Council Resolution (SM14/1)**

That Council:

- (a) receive and note the report titled "Sunshine Coast Council Corporate Plan 2014-2019"
- (b) adopt the *Sunshine Coast Council Corporate Plan 2014-2019 (Appendix A)* and
- (c) note that the Chief Executive Officer may make minor amendments to the *Sunshine Coast Council Corporate Plan 2014-2019* to allow for final editing and publication.

Council Resolution (OM14/2)

That Council:

- (a) receive and note the report titled "**Annual Operational Plan 2014-2015**" and
- (b) adopt the *Annual Operational Plan 2014-2015 (Appendix A)* as amended.

Related Documentation

Sunshine Coast Council Corporate Plan 2014-2019

Critical Dates

The Annual Operational Plan needs to be adopted before the start of the 2015-2016 financial year and prior to Council's adoption of its 2015-2016 Annual Budget (which is scheduled to occur on 25 June 2015).

Implementation

Following adoption, Directors and Branch Managers will incorporate the operational activities into department and branch plans and report progress to Council through the annual Operational Plan Quarterly Progress report.

8.6 OFFICE OF THE MAYOR AND THE CEO**8.6.1 AUDIT COMMITTEE REPORT - 4 MAY 2015****File No:** ECM**Author:** Manager Audit and Assurance
Office of the Mayor and Chief Executive Officer**Attachments:** Att 1 - Audit Committee Minutes 4 May 2015 337

PURPOSE

To provide Council with information on matters reviewed at the Audit Committee Meeting held 4 May 2015 (*Section 211 Local Government Regulation 2012*) and make recommendation to Council on any matters that the Audit Committee considers need action or improvement (*Section 105 of the Local Government Act 2009*).

EXECUTIVE SUMMARY

The Audit Committee is a mandatory Advisory Committee of Council established in accordance with Section 105 of the Local Government Act 2009. The Committee is comprised of Mr Peter Dowling (External Chair), Mr Len Scanlan (External Member), Cr Chris Thompson and Cr Christian Dickson.

The Audit Committee agenda was distributed electronically to all Councillors on 27 April 2015 with agenda reports categorised as Chief Executive Update, External Audit, Governance and Risk, and Internal Audit reports.

OFFICER RECOMMENDATION

That Council receive and note the report titled “Audit Committee Report - 4 May 2015”.

FINANCE AND RESOURCING

There are no finance and resourcing issues associated with this report.

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

- Acting Chief Executive Officer
- Directors

External Consultation

External members of the Audit Committee

Community Engagement

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

PROPOSAL

The Audit Committee is a mandatory Advisory Committee which meets three times each year and is established in accordance with *Section 105 Local Government Act 2009*. The Committee has no delegated authority and is a source of independent advice to Council and to the Chief Executive Officer.

The Committee is comprised of Mr Peter Dowling (External Chair), Mr Len Scanlan (External Member), Cr Chris Thompson and Cr Christian Dickson. The Audit Committee agenda has previously been distributed electronically to all Councillors.

The overall objective of the Audit Committee is to assist the Council and the Chief Executive to discharge their duties, in particular:

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

In accordance with *Section 211 of the Local Government Regulation 2012*, the Audit Committee must provide Council with a written report about the matters reviewed at the Audit Committee Meeting and make recommendation to Council on any matters that the Audit Committee considers need action or improvement (*Section 105 of the Local Government Act 2009*).

The matters reviewed at the 4 May 2015 Audit Committee Meeting were as follows.

Chief Executive Officer's Update

- Update of achievements and significant issues being addressed by Council

External Audit Reports

- Queensland Audit Office review of the Solar Farm Project
- Queensland Audit Office Briefing Note

Governance Reporting

- Work Health and Safety report contained results of the Local Government WorkCare audit, Work Health and Safety Management Plan 2015, statistics and reportable incidents
- Governance and Risk report provided an update on the strategic/operational risks, governance and risk awareness program and complaints management statistics
- Information Communication Technology Services Governance Assessment and Future report covering Information Technology risk assessment and strategic opportunities

Internal Audit Reports

The following reviews were undertaken and reports presented at the meeting.

- Community Grants
- Playground Safety Management System
- Purchasing – Property Management

The 2014-2015 internal work plan is on schedule and completed reviews confirm strong controls operating in council's critical systems and processes. Management's implementation of the 12 internal and external audit recommendations is being monitored by the Audit Committee.

The proposed 2015-2016 Internal Audit Plan was presented to the committee and recommended for Council's endorsement.

Legal

There are no legal implications with this report

Policy

Compliance with the *Local Government Act 2009 and Local Government Regulation 2012*.

Risk

Specific risks have been detailed in the various agenda reports.

Previous Council Resolution

There are no previous Council resolutions associated with this report.

Related Documentation

Audit Committee Agenda for 4 May 2015 was issued to Councillors 27 April 2015.

Critical Dates

There are no critical dates associated with this report.

Implementation

Implementation of both the Audit Committee's resolutions and the internal and external audit recommendations are monitored by the Audit Committee.

9 NOTIFIED MOTIONS**10 TABLING OF PETITIONS**

Petitions only eligible for submission if:

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

11 CONFIDENTIAL SESSION**11.1 REGIONAL STRATEGY AND PLANNING****11.1.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - BRISBANE ROAD,
MOOLOOLABA LAND PURCHASE**

File No: ECM Statutory Meetings
Author: Manager Transport and Infrastructure Policy
Regional Strategy & Planning Department

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

11.2 CORPORATE SERVICES

Nil

11.3 COMMUNITY SERVICES

Nil

11.4 INFRASTRUCTURE SERVICESNil

11.5 CORPORATE STRATEGY AND DELIVERY**11.5.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - MAJOR AND REGIONAL EVENTS SPONSORSHIP APPLICATIONS****File No:** ECM**Author:** Coordinator Major Events Liaison
Corporate Strategy and Delivery Department

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

11.6 OFFICE OF THE MAYOR AND THE CEO**11.6.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - HEADS OF AGREEMENT - SUNCENTRAL MAROOCHYDORE PTY LTD****File No:** Statutory Meeting**Author:** Acting Chief Executive Officer
Office of the Mayor and Chief Executive Officer

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.

12 NEXT MEETING

The next Ordinary Meeting will be held on 23 July 2015 in the Council Chambers, 1 Omrah Avenue, Caloundra.

13 MEETING CLOSURE