

Agenda

Ordinary Meeting

Thursday, 21 May 2015

commencing at 9.00 am

Council Chambers, 1 Omrah Avenue, Caloundra

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	DECLARATION OF OPENING	5
2	OPENING PRAYER	5
3	RECORD OF ATTENDANCE AND LEAVE OF ABSENCE	5
4	RECEIPT AND CONFIRMATION OF MINUTES	5
5	OBLIGATIONS OF COUNCILLORS	5
5.1	DECLARATION OF MATERIAL PERSONAL INTEREST ON ANY ITEM OF BUSINESS	5
5.2	DECLARATION OF CONFLICT OF INTEREST ON ANY ITEM OF BUSINESS	5
6	MAYORAL MINUTE	5
7	PRESENTATIONS	5
8	REPORTS DIRECT TO COUNCIL	7
8.1	CORPORATE SERVICES	7
8.1.1	QUARTERLY PROGRESS REPORT - QUARTER 3, 2014/2015	7
8.2	REGIONAL STRATEGY AND PLANNING	71
8.2.1	SUPERSEDED PLANNING SCHEME REQUESTS	71
8.3	CORPORATE SERVICES	91
8.3.1	MARCH 2015 FINANCIAL PERFORMANCE REPORT	91
8.3.2	EXCEPTION UNDER THE LOCAL GOVERNMENT REGULATION 2012 - LEASE TO THE MAPLETON MEN'S SHED INC.	107
8.4	COMMUNITY SERVICES	115
8.4.1	2014/2015 COMMUNITY GRANTS PROGRAM MAJOR GRANTS ROUND 2 MARCH 2015 RECOMMENDATIONS	115
8.4.2	2014/2015 REGIONAL ARTS DEVELOPMENT FUND ROUND 2 MARCH 2015 RECOMMENDATIONS	143
8.4.3	PROPOSALS TO NAME COUNCIL INFRASTRUCTURE	155
8.4.4	SUNSHINE COAST HERITAGE REFERENCE GROUP: MEMBERSHIP 2015/2016	163

8.4.5	SUNSHINE COAST DRAFT HERITAGE PLAN 2015-2020	175
8.5	INFRASTRUCTURE SERVICES	249
8.5.1	DRAFT KOALA CONSERVATION PLAN.....	249
8.6	CORPORATE STRATEGY AND DELIVERY.....	311
8.6.1	LEASE TO SUNSHINE COAST AERO CLUB LIMITED.....	311
8.6.2	NATIONAL RETAIL ASSOCIATION - APPLICATION TO AMEND TRADING HOURS.....	315
8.6.3	APPLICATION OF NATIONAL COMPETITION POLICY REFORM 2015-2016.....	377
8.6.4	REVIEW THE PERFORMANCE OF THE TOURISM AND MAJOR EVENTS LEVY	391
8.7	OFFICE OF THE MAYOR AND THE CEO	435
9	NOTIFIED MOTIONS	435
10	TABLING OF PETITIONS	435
11	CONFIDENTIAL SESSION	436
11.1	REGIONAL STRATEGY AND PLANNING.....	436
11.2	CORPORATE SERVICES	436
11.2.1	CONFIDENTIAL - NOT FOR PUBLIC RELEASE - LAND ACQUISITION- MAROOCHYDORE.....	436
11.2.2	CONFIDENTIAL - NOT FOR PUBLIC RELEASE - QUARTERLY PROGRESS REPORT - QUARTER 3, 2014/2015.....	436
11.3	COMMUNITY SERVICES	437
11.3.1	CONFIDENTIAL - NOT FOR PUBLIC RELEASE - PROPOSED SPORTING INFRASTRUCTURE IMPROVEMENTS	437
11.3.2	CONFIDENTIAL - NOT FOR PUBLIC RELEASE - SPORTS PROGRAM ON THE SUNSHINE COAST.....	437
11.4	INFRASTRUCTURE SERVICES	437
11.5	CORPORATE STRATEGY AND DELIVERY.....	438
11.5.1	CONFIDENTIAL - NOT FOR PUBLIC RELEASE - INWARD SPONSORSHIP OF CALOUNDRA MUSIC FESTIVAL.....	438
11.6	OFFICE OF THE MAYOR AND THE CEO	438
12	NEXT MEETING.....	438
13	MEETING CLOSURE	438

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 23 April 2015 and the Special Meeting held on 27 April 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 CORPORATE SERVICES****8.1.1 QUARTERLY PROGRESS REPORT - QUARTER 3, 2014/2015**

File No:	4.16.4
Author:	Manager Corporate Governance Corporate Services Department
Appendices:	App A - Chief Executive Officer's Quarterly Progress Report Q3, 2014/2015 13
	App B - Operational Plan Activities Report - Quarter ended March 2015 43

PURPOSE

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

EXECUTIVE SUMMARY

Each quarter, council receives a progress report on the delivery of the corporate and operational plans. The report once adopted, is published and made available to the community.

The report is comprised of:

- Appendix A - reports from the Chief Executive Officer and Directors which outline service delivery
- Appendix B – report on operational activities and significant operating projects

There are 138 operational activities in the Operational Plan 2014/2015, with all activities underway. Detail on progress is provided in Appendix B to this report.

Highlights for the quarter ended 31 March 2015 are:

A new economy

- Established SunCentral Maroochydore Pty Ltd to oversee the Maroochydore City Centre project. Council endorsed the appointment of the Board of Directors and the inaugural Chief Executive Officer.
- Insurance company, Youi, announced it would establish its commercial global headquarters on the Sunshine Coast. Current and future staff will be accommodated on a purpose-built campus housing 2,000 people, parking and onsite recreation facilities for staff.
- Progressed development applications at Birtinya Island (50 lots and construction of a new display village) and Bokarina (application to build a beach side community)

A strong community

- Launched the 10th anniversary of the prestigious 2015 Sunshine Coast Art Prize, offering combined prizes in excess of \$125,000. This year's Art Prize will be conducted in partnership with key regional visual art organisations and awards to stimulate a region-wide celebration of visual arts of the greatest quality and diversity

An enviable lifestyle and environment

- Removed 6,000 litres of litter from the region's waterways
- Delivered and announced a number of significant sporting initiatives including: hosting of the Melbourne Demons and Western Bulldogs AFL teams, winning the rights to host the 2015 Tag World Cup (estimated to generate more than \$2.3 million in economic activity for the region) and opening the Sunshine Coast Regional Tennis Centre

Service excellence

- Coordinated the disaster management response to Cyclone Marcia
- Released the 2014 Annual Highlights Development Indicator report which provides a summary of development trends between 2009 and 2014, showing a longer term view of activity in the local market

A public sector leader

- Achieved an outstanding workplace health and safety audit result of 91.1% from Jardine Lloyd Thompson. This is the highest score achieved by a Council in Queensland in the history of the Local Government Workcare Scheme.
- Completed a strategic review of quarry operations
- Commenced the 2015/16 budget process with four days of budget workshops in February and March. The budget is anticipated to be brought down on 25 June, 2015.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Quarterly Progress Report - Quarter 3, 2014/2015"**
- (b) note the Chief Executive Officer's Quarterly Progress Report – Quarter 3, 1 January to 31 March 2015 (Appendix A) on service delivery and**
- (c) note the Operational Plan Activities Report – Quarter ended March 2015 (Appendix B) reporting on implementation of the Corporate and Operational plans.**

FINANCE AND RESOURCING

The cost of implementing the Operational Plan 2014/2015 was built into the Annual Budget 2014/2015.

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

CORPORATE PLAN

Corporate Plan Goal: *A public sector leader*

Outcome: We serve our community by providing this great service

Operational Activity: S31 - Governance - providing internal leadership, legal opinion, governance and audit functions ensuring legislative accountability, transparency and ethical obligations are supported

CONSULTATION

Internal Consultation

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

External Consultation

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

Community Engagement

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

PROPOSAL

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

Service delivery

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

Operational activities

The Operational Plan Activities Report – Quarter ended March 2015 (Appendix B) provides details on the implementation of operational activities and significant operating projects outlined in council's operational plan.

It includes the status of each activity and project in the operational plan covering percentage complete, anticipated completion date and progress commentary.

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

Status	Number
Completed	17 (12%)
Underway	121 (88%)
Total	138

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

Legal

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

Policy

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

Risk

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

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

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

Previous Council Resolution

Council adopted the:

- Corporate Plan 2014-2019 on 12 May 2014
- Operational Plan 2014/2015 on 19 June 2014

Ordinary Meeting – 13 November 2015 (OM13/153)

That Council:

- receive and note the report titled "**Quarterly Progress Report - Quarter 1, 2014/2015**"*
- note the Chief Executive Officer's Quarterly Progress Report – Quarter 1, 1 July to 30 September 2014 (Appendix A) on service delivery and*
- note the Operational Plan Activities Report – Quarter ended September 2014 (Appendix B) reporting on implementation of the Corporate and Operational plans.*

Ordinary Meeting - 26 February 2015 - (OM15/11)

That Council:

- receive and note the report titled "**Quarterly Progress Report - Quarter 2, 2014/2015**"*
- note the Chief Executive Officer's Quarterly Progress Report – Quarter 2, 1 October to 31 December 2014 (Appendix A) on service delivery and*
- note the Operational Plan Activities Report – Quarter ended December 2014 (Appendix B) reporting on implementation of the Corporate and Operational plans.*

Related Documentation

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

Critical Dates

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

Implementation

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

8.2 REGIONAL STRATEGY AND PLANNING

8.2.1 SUPERSEDED PLANNING SCHEME REQUESTS

File No: SPS15/0027, SPS15/0042, SPS15/0048, SPS15/0050, SPS15/0056 and SPS15/0062

Author: Principal Development Planner
Regional Strategy & Planning Department

PURPOSE

The purpose of this report is to seek council's consideration of five 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 have 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 in regards 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 6 separate requests for consideration.

SPS15/0027

The application seeks approval for a Development Permit for a Material Change of Use for Multiple Dwelling Units (24 x 2 bedroom units) and Shop/Food and Drink Outlet, located at 24 Brisbane Road, Mooloolaba. The building is proposed to be 29 metres (or nine storeys) high.

The Sunshine Coast Planning Scheme 2014 reduces the building height and density for the site from the Maroochy Plan 2000.

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

SPS15/0042

The application seeks approval for a Development Permit for a Material Change of Use for Multiple Dwelling Units and Shops, located at 60 Brisbane Road, Mooloolaba. The building is proposed to be 23.3 metres (or 6 storeys) high.

The Sunshine Coast Planning Scheme 2014 reduces the building height and density for the site from the Maroochy Plan 2000.

Given that the site's lowered building height and inclusion within the Sport and Recreation Zone may result in a loss of yield, it is recommended that Council allow the application to be assessed under the superseded scheme.

SPS15/0048

The application is for a Material Change of Use of Premises to establish Multiple Dwelling Units (344 Units), located at 7 and 11 Mari Street Alexandra Headland. The proposal involves 36 x 1 bedroom units, 308 x 2 bedroom units and one Detached House.

The Sunshine Coast Planning Scheme 2014 changes the zoning from Mixed Housing to Community Facilities and reduces the density for the site from the Maroochy Plan 2000.

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

SPS15/0050

The application seeks approval for a Development Permit for a Material Change of Use for an addition to a Detached Dwelling, located at 4 Millen Court, Coolum Beach. The building is proposed to be less than 10 metres in height, but exceeding 8.5 metres.

The Sunshine Coast Planning Scheme 2014 does not allow for an increased building height of 10 metres for sites with a slope over 15% as previously permitted under Maroochy Plan 2000.

Whilst it is unlikely that compensation may be applicable, the development may be consistent with surrounding development. Accordingly, it is recommended that Council allow the application to be assessed under the superseded scheme

SPS15/0056

The application seeks approval for a Development Permit for a Material Change of Use for Light Industry (5 x sheds) and Caretakers Residence, located at 2A Robert Street, Kunda Park.

The Sunshine Coast Planning Scheme 2014 changes the zoning from Low Impact Industry 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.

SPS15/0062

The application seeks a Development Permit for a Material Change of Use (Extensions to Shopping Complex), located at 119 Point Cartwright Drive, Buddina. The applicant proposes a two stage expansion that includes cinemas, an additional discount department store and further specialty shops adding an additional 18,051m² gross floor area.

The Sunshine Coast Planning Scheme 2014 caps retail gross floor area on the site to 40,000 m², reflecting the current development found on the site.

Given that the specificity of the gross floor area in the Sunshine Coast Planning Scheme 2014 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"; and
- (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).

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

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 lodgement of an application under the Superseded Planning Scheme is described in Section 95 of the *Sustainable Planning Act 2009*. In essence, 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 will end on 20 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 six 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 four 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 six Superseded Planning Scheme requests that are the subject of this report. These are discussed individually below.

1. SPS15/0027 - 24 Brisbane Rd MOOLOOLABA (Lot 77 RP 73433) - for Mr P Anantawit

This application was received on 10 March 2015.

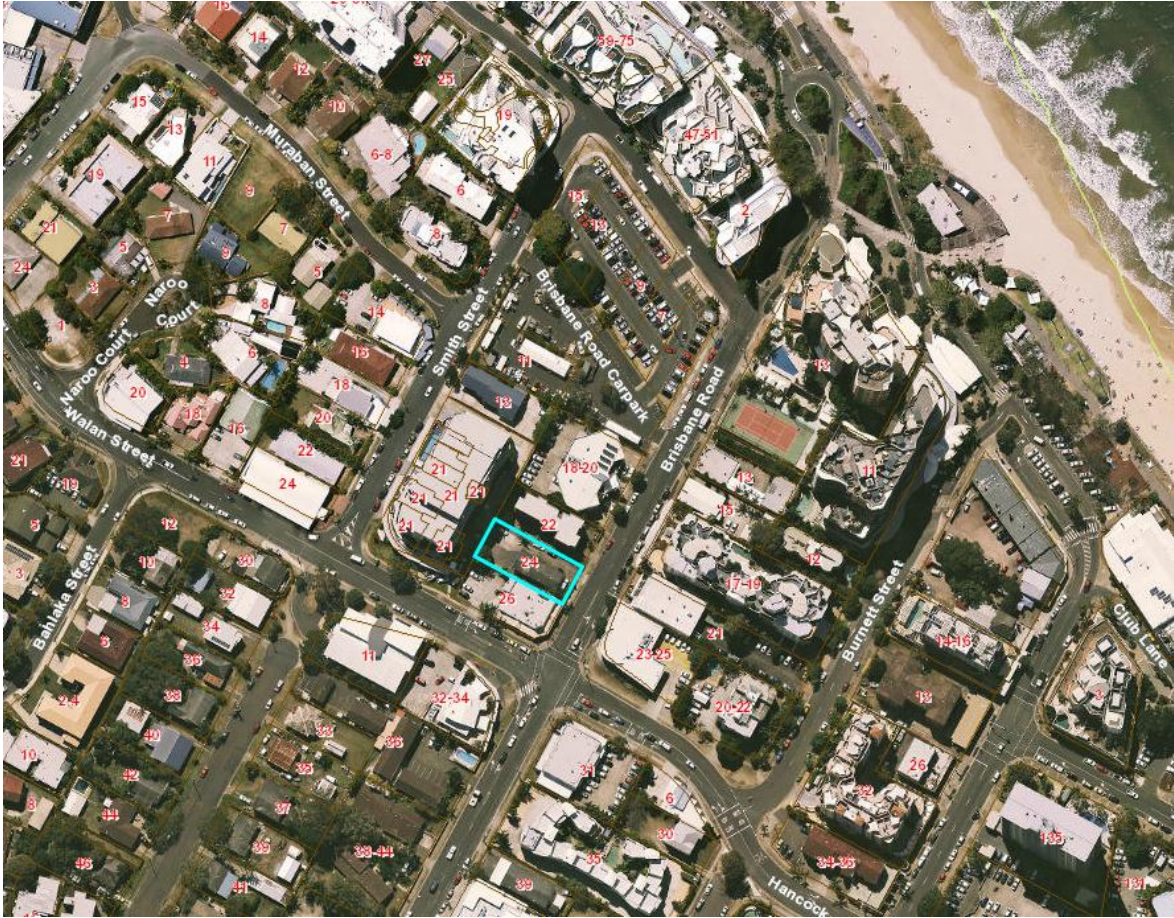
Proposal

The future application seeks approval for a Development Permit for a Material Change of Use for Multiple Dwelling Units (24 x 2 bedroom units) and Shop/Food and Drink Outlet. The proposed development is a mixed use building incorporating eight storeys of dwelling units, above ground floor parking and a 40m² café/retail area. Basement parking is also proposed. The building is proposed to be 29 metres (or nine storeys) high.

Site Description

The 688m² site is located approximately 200m south of the Mooloolaba Esplanade. The property has been utilised for professional offices since 1992. Surrounding uses include

shops, car parking, and mixed-use (residential/commercial). Buildings in the immediate vicinity vary in height between single storey and up to six storeys.



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 2014
Zoning	Town Centre Frame	District Centre Zone
Level of Assessment	Impact	Impact
Building Height	Up to 30m (8 storeys) - as a bonus provision depending on building design outcomes	25m
Density	15 x 2 bedroom equivalent dwellings	3 x 2 bedroom equivalent dwellings
Minimum site area	600m ²	800m ²
Site Cover	25%	40%

Building Height

The proposed building height is 29m, which exceeds the maximum building height in both the Sunshine Coast Planning Scheme 2014 and the Superseded Planning Scheme, triggering impact assessment under both schemes for any future Material Change of Use application. However, the superseded Maroochy Plan 2000 provides for favourable consideration to be

given to a mixed-use development in the Mooloolaba Planning area to a maximum building height of 30m as a bonus provision for good building design outcomes.

Density

The proposal includes 24 x 2 bedroom dwelling units, exceeding the residential density under both the Sunshine Coast Planning Scheme 2014 and the Superseded Planning Scheme. However, the Maroochy Plan 2000 allows for a higher density on the site than the Sunshine Coast Planning Scheme.

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 lowered building height may result in a loss of yield, it is recommended that Council allow the application to be assessed under the superseded scheme.

2. SPS15/0042 - 60 Brisbane Rd MOOLOOLABA (Lot 5 SP 253874) - for Mooloolaba Bowls Club Inc

This application was received on 1 April 2015.

Proposal

The application seeks approval for a Material Change of Use to establish (an unspecified number of) multiple dwelling units and shops in addition to the existing bowls club. The development would comprise retail space at ground level and dwelling units above. The application proposes to retain the existing bowls club, with the new structure to be constructed over the existing bowling green and car park area located at the northern portion of the property. The height of the development would be approximately 23.3m.

Site Description

The subject site, legally described as Lot 5 on SP253874, and currently contains the Mooloolaba Bowls Club. Located approximately 500m south the Maroochy Esplanade, the site is surrounded by a variety of different uses, such as:

- Residential uses (incl. units) to the east and north;
- Parkland to the west;
- A Service station to the north east;
- A Convenience centre (Convenience store, medical services, fast food) to the north.

Building heights in the locality vary between 1 and 4 storeys. The location of the subject site in relation to its surrounds is shown on the image below:



Elements of Inconsistency

The table below details the elements of inconsistency between the Sunshine Coast Planning Scheme 2014 and the Maroochy Plan 2000.

Element	Maroochy Plan 2000 (16 September 2013)	Sunshine Coast Planning Scheme 2014
Zone	Town Centre Frame	Sport and Recreation Zone
Level of Assessment	Impact	Impact
Consistent Uses	Yes	No
Building Height	Up to 25m (6 storeys) – as a bonus provision depending upon building design outcomes	12m
Density	Up to 50, 2-bedroom equivalent dwellings	Nil (residential uses not preferred)
Minimum site area	600m ²	800m ²
Site cover	27.5%	50%

Consistency with planning schemes

Under the Sunshine Coast Planning Scheme, multi-unit residential dwellings and retail uses are not listed as consistent uses in the Sport and Recreation Zone, as it is intended that uses in this zone provide for a range of sport and recreation activities and associated support facilities.

Under the superseded Maroochy Plan 2000, however, medium-high density residential and retail uses are identified as consistent uses and would be code assessable where height and density compliant.

Building Height

The proposed building is intended to be approximately 23.3m high, which exceeds the 12m maximum provided by the Sunshine Coast Planning Scheme. However, although the maximum height specified for this Precinct by the superseded Maroochy Plan 2000 is 12m, it also provides for favourable consideration to be given to a mixed use development within the Precinct to a maximum building height of 25m. As the development would be a 'mixed uses development', it would be eligible for the bonus height provision.

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 site's lowered building height and inclusion within the Sport and Recreation Zone may result in a loss of yield, it is recommended that Council allow the application to be assessed under the superseded scheme.

3. SPS15/0048 – 7, 11 and 13 Mari Street, ALEXANDRA HEADLANDS (Lot 4 SP164701, Lot 5 RP175211 and Lot 1 SP164701) - for The Uniting Church in Australia Property Trust

This application was received on 7 April 2015.

Proposal

The application is for a Material Change of Use to establish Multiple Dwelling Units (344 Units). The proposal involves 36 x 1 bedroom units, 308 x 2 bedroom units and one Detached House. The Detached House is proposed on the western portion of Lot 1 SP164701. The development is proposed in three stages. An extension of Mari Street (dedicated to council as road) is proposed, as well as a number of internal roads (including an internal cul-de-sac). The proposal involves retention of the existing water body as well as some of the existing vegetation across the site (predominantly in the southern corner of the site).

Site Description

The subject site is irregular in shape, and contains a Conference Centre & Youth Camp/Place of Worship (Uniting Church) on Lot 1 SP164701. The other lots are vacant.

The site is surrounded by the Alex Forest Bushland Reserve to the north, and residential land uses to the south and west. Immediately to the east is a vacant site (which is the subject of an application for residential development – MCU14/0205), and beyond this are various commercial uses.



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 2014
Zoning	Mixed Housing	Community Facilities / Environmental Management and Conservation Zone (near the perimeter of Lot 1 SP164701)
Level of Assessment	Code Assessable (where complying with the height and Dwelling Unit Factor (DUF) specified for the precinct)	Impact Assessable
Building Height	2 storeys (but not more than 8.5m)	8.5m
Density	Up to 663 x 2 bedroom equivalent units	N/A
Plot Ratio	1.0 (99,501m ²)	N/A

Zoning

The subject site was zoned Mixed Housing under Maroochy Plan 2000 (16 September 2013). The subject site is now zoned Community Facilities under the Sunshine Coast Planning Scheme 2014.

The Maroochy Plan 2000 includes the subject site within Precinct 8 – Alexandra Headlands Central (Mixed Housing Precinct Class). The proposed development is mostly consistent with the intent and character of the planning area and precinct, in enabling the area to remain predominantly residential in character, and to be developed with premises which contribute to a transition of scale and density from most intense along the waterfront, to lower scale and less intense to the west. Additionally, future development within the Alexandra Headlands Central precinct is intended to comprise a mix of residential accommodation with new

premises being low rise and contributing to a high standard of residential amenity. However, as discussed above, there is commentary in the Maroochy Plan 2000 that states “*the existing uses and approvals are intended to continue*” (e.g. community uses).

The Sunshine Coast Planning Scheme 2014 includes the site in the Community Facilities Zone with specific annotations on Lot 1 SP164701 for 6 – Educational establishment; 12 – Place of Worship; 4 – Community use. The area around the edge of Lot 1 SP164701 is included in the Environmental Management and Conservation Zone.

Density

The proposal includes 344 x 2 bedroom dwelling units, which exceeds the residential density under the Sunshine Coast Planning Scheme 2014. However, the Maroochy Plan 2000 allows for a higher density on the site than the Sunshine Coast Planning Scheme.

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 lowered density may result in a loss of yield, it is recommended that Council allow the application to be assessed under the superseded scheme.

4. SPS15/0050 – 4 Millen Court, COOLUM BEACH (Lot 17 SP222136) - for Mr R and Mrs S Murray

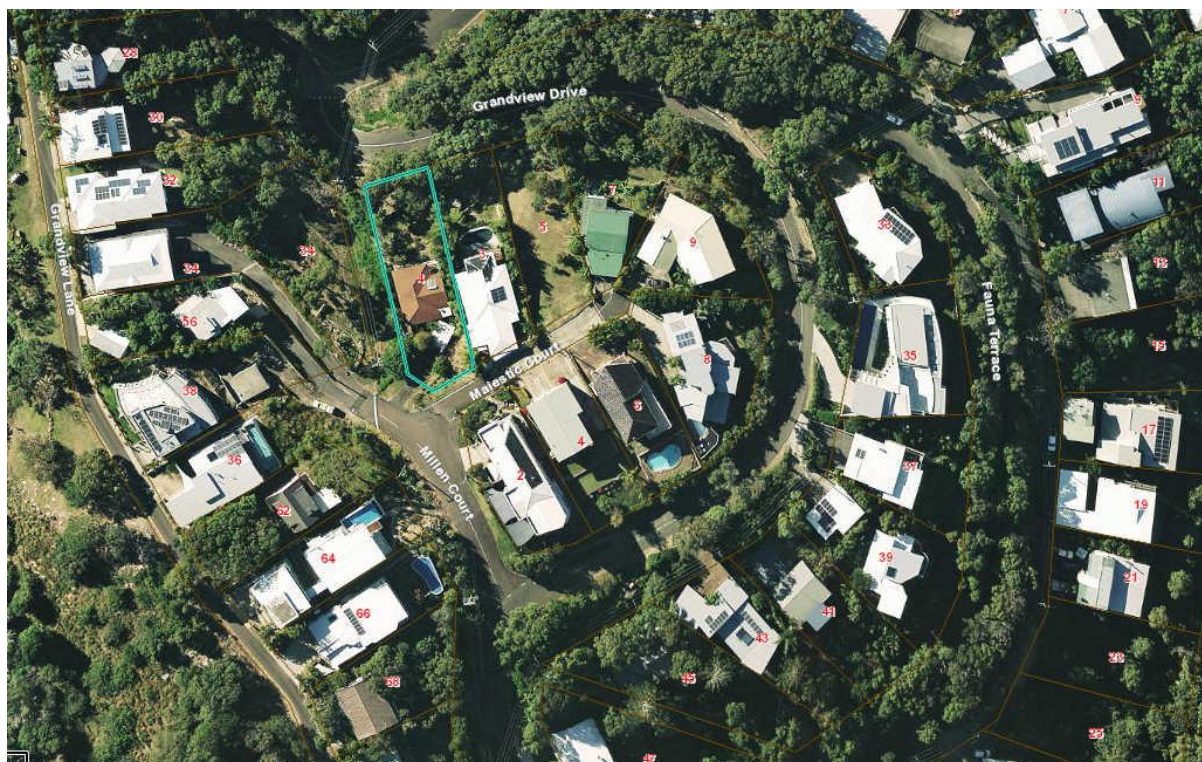
This application was received on 9 April 2015.

Proposal

The applicant seeks approval for an Extension to an existing Dwelling House (up to 10m in height). The extension will be a new building fronting Millen Court which will comprise a new carport and drying court (entry level), two bedrooms and bathroom (first floor), living/dining/bar (second floor). Under the Maroochy Plan 2000, a structure can be up to 10m in height and remain self-assessable where the slope is 15% or more as identified in the Steep and Unstable Land Special Management Area (Regulatory Map 1.3).

Site Description

The subject site contains a single detached dwelling. The locality is depicted by single detached dwellings.



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	Low Density Residential Zone
Level of Assessment	Self-Assessable / Code Assessable	Impact Assessable (due to Height of buildings and structures overlay)
Building Height	10m (no more than 2 storeys if on a site having a slope of 15% or more)	8.5m (no more than 2 storeys)

Building Height

The key issue for the assessment of the subject application is building height. The Steep and Unstable Land Special Management Area (Regulatory Map 1.3) of the Maroochy Plan 2000 identifies the site as having slopes over 20%. Under Maroochy Plan 2000, where a site (such as the subject lot) has a slope of 15% or more, it is permissible for buildings and structures to be 10m in height above natural ground level. Under the Sunshine Coast Scheme 2014, the maximum height for this site is 8.5m regardless of the slope. As such, the development proposal for a two storey/10m building is consistent with the intent of the previous planning scheme, but not the new planning scheme. The proposed height is consistent with development in the surrounding area and any additional height is unlikely to affect amenity or views due to the separation and elevation of nearby properties.

Risk of Compensation

Compensation is unlikely in the event that council do not agree to assess this application against the Superseded Planning Scheme.

Notwithstanding, the proposed height is generally consistent with the surrounding development in the area. Therefore, it is recommended that Council allow the application to be assessed under the superseded scheme.

5. SPS15/0056 – 2A Roberts Road, KUNDA PARK (Lot 8 RP 883573) - for Mr IR Marshall

This application was received on 14 April 2015.

Proposal

The application seeks approval for a Material Change of Use to establish Light Industry (five sheds) and Caretakers Residence at 2A Robert Street, Kunda Park. The proposal includes the following building areas:

Building No.	Use	Size
Building No. 1	Industrial Shed	405m ²
Building No. 2	Industrial Shed	405m ²
Building No. 3	Industrial Shed	405m ²
Building No. 4	Industrial Shed	299m ²
Building No. 5	Industrial Shed	299m ²
Building No. 6	Caretakers Residence	392m ²

All associated uses gain access through an internal access road that connects to Roberts Road. The internal access road also incorporates hardstand for associated parking as well as turning areas for articulated vehicles.

The height of the buildings has not been provided by the applicant, but the structures are shown as being single storey.

Site Description

The subject site is irregular in shape, devoid of any structures and has identifiable environmental values. This is in the form of significant vegetation which adjoins the Jarrah Road Conservation Reserve, which is located south-west of the site.

The site is located within close proximity to existing commercial and industrial uses to the north and west. South and west of the site is characterised by a mosaic of conservation reserves as well as residential development. The township of Buderim is situated approximately 2km to the south of the 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	Low Impact Industry	Limited Development (Landscape Residential)
Level of Assessment	Code	Impact
Building Height	12 metres	8.5 metres

Zoning

The Sunshine Coast Planning Scheme identifies this site within the Limited Development (Landscape Residential) zone. The purpose and overall outcomes of the zone code identify:

The purpose of the Limited Development (landscape residential) zone is to ensure land which is located in an urban or rural residential setting but which has been determined to be unsuitable for urban purposes due to the presence of one or more of the following constraints:

- (a) *Flooding;*
- (b) *Ecologically important areas;*
- (c) *Steep land or landslide hazard;*
- (d) *Access limitations; and*
- (e) *An amenity deficiency caused by proximity to a major transport corridor or facility;*

Industrial development is not a consistent or potentially consistent use in this zone.

The Maroochy Plan 2000 identifies this site as within the Kunda Park South Precinct. The intent of the precinct is to:

Accommodate a wide range of industrial activities in those parts of the Kunda Park industrial area, adjoining residential areas, south of Maroochy Road. Most of the Precinct is developed, with limited industrial sites remaining for further new development, expanded northwards.

Additionally, the precinct is intended to accommodate:

- business and industry uses with sub-regional and district markets covering the Sunshine Coast and the Maroochy/Nambour urban areas
- small-scale manufacturing
- small-scale construction industry operations and suppliers
- light engineering activities
- automotive and vehicle sales
- small-scale transport storage and distribution
- building trades, service trades and domestic services to businesses and households
- showrooms
- local convenience services including service station, convenience store and snack bar facilities.

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 lowered building height may result in a loss of yield, it is recommended that Council allow the application to be assessed under the superseded scheme.

6. SPS15/0062 – 119 Point Cartwright Drive, BUDDINA (Lots 802-812 B 92942 and Lot 2 SP 202887) - for Mirvac Funds Limited

This application was received on 17 April 2015.

Proposal

The application seeks approval to lodge a Material Change of Use (Extensions to Shopping Complex) application under the superseded Caloundra City Plan 2004. The applicant proposes a two stage expansion that includes cinemas, an additional discount department store and further specialty shops adding an additional 18,051m² gross floor area.

Two storey car parking is proposed to be constructed fronting Nicklin Way, Point Cartwright Drive and the southern boundary.

The first stage proposes an additional 11,261m² increase in the *retail* gross floor area of the existing Shopping Complex. The extensions include 6,000m² of cinema and 5,261m² of other Shopping Complex gross floor area. As car parking is located above ground level, the floor area of the car parking is considered to be included in the overall gross floor area adding 7,917m² of above ground covered parking structures.

The second stage of this development proposes a further 6,790m² increase to the *retail* gross floor area of the Shopping Complex. The extensions include 10,291m² of above ground covered parking structures. The second stage includes a discount department store and further specialty retail. These tenancies are to be located above the first stage specialty retail and will also extend above the internal circulation aisle and into the first stage roof top

parking structure. A partial mezzanine and level two parking is proposed above the western parking areas established with the first stage. All components of the extensions in both stages are less than 13.5m above ground level.

Site Description

The site is largely dominated by the existing Kawana Shopping World. The site is essentially flat.

The subject site is immediately bordered by residential development to the south-east and south (with the exception of the Ambulance base in Arunta Street), Buddina State School to the north-east, Nicklin Way to the west, Point Cartwright Drive to the northern boundary. On the tip of the northern boundary is a small commercial development with a restaurant and small commercial facilities. The Kawana Waters Library and Community Centre is located on the northern side of the small commercial development.

Immediately to the east of the site is land currently used for residential development, but able to be developed for mixed use as part of the identified Buddina Urban Village.

Beyond Nicklin Way and the eastern section of Point Cartwright Drive is residential development. On the opposite corner of Nicklin Way and Point Cartwright Drive is a commercial development containing offices, Red Rooster, Dan Murphy's and the Kawana Waters Tavern.



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 2014
Zoning	Specialist Retail Area	District Centre Zone
Level of Assessment	Impact (due to the inclusion of the Discount Department Store – if this did not form part of the proposal, Code Assessment would apply)	Impact
Building Height	13.5m	13.5m
Allowable Gross Floor Area	No gross floor area cap	40,000m ² under the Kawana Waters Local Plan Area

Zoning

The Sunshine Coast Planning Scheme 2014 designates the Kawana Shopping World (and surrounding sites) as a District Activity Centre which, in essence, represents a form of lower density zoning compared to its Specialist Retail Area designation under the Caloundra City Plan 2004. Within the Sunshine Coast Planning Scheme, the District Centre Zone is intended to predominately service the needs of residents and visitors in northern part of the local plan area. Kawana Shopping World is required to support and not compete with the future planned Kawana Town Centre, which is identified as a Major Regional Activity Centre in the Sunshine Coast Planning Scheme 2014, and the Maroochydore Principal Activity Centre. The local area provisions allow only limited expansion of retail and commercial uses within the District Centre Zone in a manner which does not detract from the intended functioning of the planned major regional activity centre at Kawana Town Centre.

Gross Floor Area and Use

The Kawana Waters Local Plan Code within the Sunshine Coast Planning Scheme states.

- (e) *In order to protect the intended functioning of the planned major regional activity centre at Kawana Town Centre, development in the District centre zone:-*
- (i) *provides for:*
 - (A) *the total gross leasable floor area for retail and commercial uses to not exceed 40,000m² in Precinct KAW LPP-1 (South of Point Cartwright Drive); and*
 - (B) *the gross leasable floor area for any single retail tenancy to not exceed 1,000m² in Precinct KAW LPP-2 (north of Point Cartwright Drive); and*
 - (ii) *does not provide for the following higher order uses:-*
 - (A) *a department store;*
 - (B) *a discount department store; or*
 - (C) *a theatre (being cinemas).*

The Sunshine Coast Planning Scheme effectively prevents any further expansion of Kawana Shopping World as it already has a total of 39,600m² gross floor area. In addition, the code also does not support either a discount department store or a theatre (cinemas) which are two key components for future expansion of Kawana Shopping World.

In comparison, the superseded Caloundra City Plan 2004 identifies Kawana Shopping World and surrounding sites as a Specialist Retail Area, comprising one part of the Kawana Major

Regional Activity Centre, sharing the Major Regional Activity Centre designation with Kawana Town Centre. The Superseded Planning Scheme further describes Kawana Shopping World and surrounding sites as a Specialist Retail Precinct (Area A) within the Kawana Waters Planning Area. The Overall Outcomes for the Kawana Waters Planning Area envisage the continued growth of the centre.

The consistent uses in the Specialist Retail Area Precinct under Caloundra City Plan identify a Shopping Complex as a consistent land use on the Kawana Shopping World site, where not including a Department Store. All other Shopping Complex component uses, including supermarkets, discount department stores, cinemas and shops, are consistent uses.

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 specificity of the gross floor area in the Sunshine Coast Planning Scheme 2014 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 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 landowner.

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 14 April 2014, Council resolved by Resolution SM14/8:

That Council:

- (a) *in accordance with Chapter 3, Part 5 of the Sustainable Planning Act 2009 and section 2.3.2, Stage 4, Step 10.1 of Statutory Guideline 01/13: Making and amending local planning instruments, resolves to adopt the proposed Sunshine Coast Planning Scheme 2014 as amended to incorporate the changes necessary to comply with the additional conditions imposed by the Minister for State Development, Infrastructure and Planning in accordance with section 2.3.2 Stage 4 Step 10A.2(a) of Statutory Guideline 01/13: Making and amending local planning instruments:*
- (i) *by letter dated 24 March 2014 – the inclusion of Lot 2 RP 841494 in the Medium density residential zone and*
 - (ii) *by letter dated 14 April 2014 –*
 - (1) *compliance with condition 2 of the Minister’s previous letter dated 5 March 2014 required paragraph (l) of Section 3.3.1 (strategic outcomes) to be amended to include the Caloundra South (Halls Creek) Identified Growth Area as an area subject to further planning assessment under the SEQ Regional Plan*
 - (2) *deletion of Paragraph (h) of Section 3.3.8.1 (Specific outcomes for Element 7 – further investigation areas) which reads as follows: “(h) The Caloundra South (Halls Creek) SEQ Regional Plan Identified Growth Area has not been identified as a further investigation area as this area forms part of the regional inter-urban break and is unsuitable and not required for urban development in the future” on the basis that it is in conflict with condition 2*
 - (3) *identification of each of the SEQ Regional Plan Identified Growth Areas on Strategic Framework Map SFM1 (land use elements) and Strategic Framework Map SFM2 (Economic development elements)*

- (b) *in accordance with Chapter 3, Part 5 of the Sustainable Planning Act 2009 and section 3.3.2, Stage 3, Step 5.1 of Statutory Guideline 01/13: Making and amending local planning instruments, resolves to adopt the proposed planning scheme policies (included in Schedule 6 of the Sunshine Coast Planning Scheme 2014)*
- (c) *continue to advocate the Sunshine Coast's key policy positions to the Minister for State Development, Infrastructure and Planning through the upcoming review of the South East Queensland Regional Plan 2009-2031, including:*
 - (i) *the unsuitability of Caloundra South (Halls Creek) as an Identified Growth Area and the more appropriate opportunities provided by the Beerwah to Caloundra South Corridor and*
 - (ii) *the need to protect the Sunshine Coast–Moreton Bay Regional inter-urban break as an important feature for South East Queensland including the area identified as Regional inter-urban break on Strategic Framework Map SFM1 (Land use elements)*
- (d) *delegate authority to the Chief Executive Officer to:*
 - (i) *finalise the changes to the proposed Sunshine Coast Planning Scheme 2014 as adopted by Council in paragraph (a) to comply with the additional conditions specified in correspondence from the Minister for State Development, Infrastructure and Planning dated 24 March 2014 and 14 April 2014*
 - (ii) *amend the proposed Sunshine Coast Planning Scheme 2014 in accordance with the changes adopted by Council in paragraph (a) to comply with the additional conditions specified in correspondence from the Minister for State Development, Infrastructure and Planning dated 24 March 2014 and 14 April 2014*
 - (iii) *place a notice in the government gazette, a newspaper circulating generally in the local government area and on Council's website about the adoption and commencement of the following:*
 - (1) *the Sunshine Coast Planning Scheme 2014 in accordance with section 2.3.2, Stage 4, Step 10A.2 (c) of Statutory Guideline 01/13: Making and amending local planning instruments*
 - (2) *the planning scheme policies (included in Schedule 6 of the Sunshine Coast Planning Scheme 2014), in accordance with section 3.3.2, Stage 3, Step 5A.2 of Statutory Guideline 01/13: Making and amending local planning instruments*
 - (iv) *commence the Sunshine Coast Planning Scheme 2014 and the planning scheme policies on 21 May 2014*
 - (v) *provide a copy of the above notice and one electronic copy of the Sunshine Coast Planning Scheme 2014 and the planning scheme policies to the Minister for State Development, Infrastructure and Planning in accordance with Statutory Guideline 01/13: Making and amending local planning instruments*
 - (vi) *make electronic copies of the Sunshine Coast Planning Scheme 2014 and the planning scheme policies available for purchase at Council's Development Information Counters*

- (vii) *make a hard copy of the Sunshine Coast Planning Scheme 2014 and the planning scheme policies available for viewing at each of Council's Development Information Counters*
- (viii) *communicate information about the commencement of the Sunshine Coast Planning Scheme 2014 and the planning scheme policies to the community through a media launch, other media opportunities, Council's website, information packages, presentations and other forums*
- (ix) *commence an ongoing amendment process for future amendments to the Sunshine Coast Planning Scheme 2014 and undertake prioritised investigations into the identified Further Investigation Areas in the Strategic Framework to inform future planning schemes*
- (x) ***accept all development applications (Superseded Planning Scheme) to be assessed and decided under the applicable Superseded Planning Scheme in accordance with Chapter 3, Part 2, Division 5 of the Sustainable Planning Act 2009, except in the following circumstances:***
 - (1) ***the Sunshine Coast Planning Scheme 2014 significantly reduces building height or development density or***
 - (2) ***there is another major departure between the provisions of the applicable Superseded Planning Scheme and the provisions of the Sunshine Coast Planning Scheme 2014***
- (e) *formally recognise the outstanding efforts of the Planning Scheme team and relevant staff and thank them for their contribution.*

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.

8.3 CORPORATE SERVICES

8.3.1 MARCH 2015 FINANCIAL PERFORMANCE REPORT

File No:	Financial Reports
Author:	Acting Coordinator Financial Services Corporate Services Department
Attachments:	Att 1 - March 2015 Financial Performance Report 97

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 31 March 2015 shows a positive variance of \$10.4 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 \$1.1 million (less than 1%), and lower than expected operating expenses of \$9.3 million (3.5%). Further detail is provided in the proposal section of this report.

As at 31 March 2015, \$78.5 million (52.9%) 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 "March 2015 Financial Performance Report".

FINANCE AND RESOURCING

There are no finance and resourcing implications from this report.

CORPORATE PLAN

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

CONSULTATION

Internal Consultation

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

External Consultation

No external consultation is required for this report.

Community Engagement

No community engagement is required for this report.

PROPOSAL

The operating result at 31 March 2015 shows a positive variance of \$10.4 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 \$1.1 million and lower than expected operating expenses of \$9.3 million.

Operating Revenue

Net Rates and Utility Charges

The favourable variance of \$499,000 is mainly due to:

- Prepaid Rates of \$528,000 which will be allocated to appropriate rating components at the July rate run
- Discount Allowed being less than the year to date budget by \$192,000
- offset by Interest from Rates & Utilities being less than the year to date budget by \$332,000.

Fees and Charges

The \$1.4 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 \$1.2 million
- Cemetery Fees \$168,000
- Court fines and Infringements (animals) \$100,000
- Change of Ownership/Search Fees \$97,000
- Sunshine Coast Holiday Park revenue \$94,000
- Health Licences \$92,000.

Unfavourable fees and charges variances include:

- Airport Fees \$203,000
- Community Land Permits \$115,000
- Sporting Venues \$92,000.

Interest from Investments

Interest from investments has exceeded the year to date budget by \$604,000 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 \$656,000 and is mainly due to the following positive variances:

- Receipt of Doonan Creek Department of Transport and Main Roads (DTMR) Koala Offset \$294,000 (no budget)
- Sale of recoverable materials \$169,000
- Recoverable works \$117,000.

Operating Expenses**Employee Costs**

As at 31 March 2015, employee costs were below budget by \$2.3 million (2.7%).

The budget allows for a Certified Agreement increase but the actuals do not include this increase. A new Certified Agreement has not yet been finalised however a 1.5% interim pay increase has been applied from 1 July 2014. This increase will be paid from the last pay in April 2015.

Materials and Services

As at 31 March 2015, materials and services costs were below budget by \$7.7 million or 7.2%.

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

- \$1.4 million reduced materials spend at Quarries offset by lower revenues (mainly internal)
- \$949,000 timing of materials spend in Civil Asset Management;
- \$501,000 utilities including:
 - fuel \$299,000,
 - electricity \$202,000;
- \$470,000 maintenance of Council properties
- \$354,000 legal fees and court costs
- \$344,000 timing of environmental works including the Environment Levy program
- \$296,000 Waste costs
- \$248,000 timing of operating projects related to information technology
- \$209,000 timing of community grants and partnerships
- \$158,000 timing of Heritage Levy projects
- \$142,000 insurance claim expense and
- \$129,000 timing of library resource purchases.

Capital Revenue

Capital revenues, at \$45.3 million, are higher than the year to date budget by \$13.0 million or 40.3%. This is mainly due to the following items exceeding the year to date budget:

- Capital Contributions, at \$14.0 million, have exceeded the year to date budget by \$3.0 million
- Contributed assets, at \$26.6 million, have exceeded the year to date budget by \$8.6 million.

Capital Expenditure

As at 31 March 2015, \$78.5 million (52.9%) of Council's \$148.3 million 2014/2015 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	3,142	41.9	2,552
Coasts and Canals	2,070	2,671	1,206	45.2	276
Divisional Allocations	3,335	3,232	1,276	39.5	367
Environmental Assets	926	1,254	470	37.4	387
Fleet	1,290	1,290	207	16.1	621
Parks and Gardens	9,026	13,992	9,718	69.5	1,059
Stormwater	6,202	6,743	3,933	58.3	833
Transportation	47,286	52,304	28,791	55.0	9,226
Information Technology	2,768	4,487	1,692	37.7	844
Strategic Land & Commercial Properties	18,751	28,109	14,338	51.0	3,650
Aerodromes	581	912	413	45.3	82
Sunshine Coast Airport	5,148	5,741	1,969	34.3	438
Holiday Parks	1,158	1,762	1,061	60.3	69
Quarries	1,950	1,634	371	22.7	52
Waste	8,403	16,628	9,883	59.4	2,537
TOTAL COUNCIL	113,892	148,264	78,472	52.9	22,993

Investment Performance

- All investment parameters remain within the guidelines established by the Investment Policy.
- For the month ending 31 March 2015 Council had \$286 million cash (excluding Trust Fund) with an average interest rate of 3.18%, being 0.75% above benchmark. This is compared to the same period last year with \$257 million cash (excluding Trust Fund) where the average interest rate was 3.63%, being 1.03% 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:

- (a) *receive and note the report titled "Adoption of the 2014/2015 Budget and Forward Estimates for the 2015/2016 to 2023/2024 Financial Years"*
- (b) *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*
- (c) *adopt the 2014/2015 Budget Schedules (Appendix A) including Forward Estimates.*

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

That Council:

- (a) *receive and note the report titled "May 2014 Financial Performance Report" and*
- (b) *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:

- (a) *receive and note the report titled "Budget Review 1 2014/15" and*
- (b) *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:

- (a) *receive and note the report titled "Budget Review 2 2014/2015" and*
- (b) *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 February 2015, Council Resolution (OM15/4)

That Council receive and note the report titled "December 2014 Financial Performance Report".

Related Documentation

There is no related documentation for this report.

Critical Dates

There are no critical dates for this report.

Implementation

There are no implementation details to include in this report.

8.3.2 EXCEPTION UNDER THE LOCAL GOVERNMENT REGULATION 2012 - LEASE TO THE MAPLETON MEN'S SHED INC.

File No:	CLE000
Author:	Coordinator Land Management Corporate Services Department
Attachments:	Att 1 - Attachment 1 - Locality map 111 Att 2 - Attachment 2 - Aerial photo 113

PURPOSE

The purpose of this report is to seek an exemption from Council, in accordance with the *Local Government Regulation 2012*, from the tender/auction process to allow a lease to the Mapleton Men's Shed Inc.

EXECUTIVE SUMMARY

The *Local Government Regulation 2012* provides that a local government may only dispose of an interest in land (including a lease to a community organisation) by a tender/auction process, unless an exception applies. Disposal to a community organisation is considered to be an exception. Section 236(2) provides that a local government must decide by resolution that an exception applies.

Council has been working with the Department of Agriculture, Fisheries and Forestry to transfer the freehold title of Lot 733 on CG2787 at 52 Delicia Road Mapleton (Lot 733) to Council, which is then proposed to be leased to the Mapleton Men's Shed Inc. A locality map is provided as Attachment 1. Located on Lot 733 are inhabitable buildings being the Mapleton Forestry office and barracks, workshop and outhouse. An aerial photo, with the buildings shown, is provided as Attachment 2. The State has advised that the transfer of Lot 733 to Council is anticipated in May 2015 which will then allow a lease to the Mapleton Men's Shed Inc. The Mapleton Men's Shed Inc. will be undertaking rectification works to the buildings to allow them to undertake their activities.

A resolution that the exception provided under section 236(2) applies to Lot 733, will allow a lease to be issued 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 - Lease to the Mapleton Men's Shed Inc."
- (b) resolve, pursuant to section 236(2) of the *Local Government Regulations 2012* that an exception to dispose of Lot 733 on CG2787, other than by tender or auction applies, as the disposal is, pursuant to section 236(1)(b)(ii), to a Community Organisation, namely the Mapleton Men's Shed Inc
- (c) note the Mapleton Men's Shed Inc is a Community Organisation as it provides a community meeting location for men's activities and
- (d) note the disposal will be through a 10 year lease.

FINANCE AND RESOURCING

The anticipated rental return for the 10 year lease is \$2,500. This is on the basis that one rental unit will be charged in accordance with the Council policy "Community Groups Occupying Council Owned or Council Controlled Land and/or Infrastructure", whereby one (1) rental unit is currently \$250 as outlined in Council's Fees and Charges (subject to annual review).

All costs associated with establishing the lease will be the responsibility of the Mapleton Men's Shed Inc.

The Mapleton Men's Shed Inc. will be eligible to apply for grants from Council and the State for work associated with Lot 733.

Lot 733 is proposed to be transferred to Council in freehold at transactional costs only. The Mapleton Men's Shed Inc. are agreeable to entering into a lease and accepting all liabilities, including repairs and maintenance of the buildings.

CORPORATE PLAN

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

CONSULTATION

Internal Consultation

The Divisional Councillor and Community Services Department are supportive of the proposed lease to the Mapleton Men's Shed Inc.

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

External Consultation

Council has been working with the Department of Agriculture, Fisheries and Forestry and the Department of Natural Resources and Mines on the transfer of Lot 733 to Council in freehold. Lot 733 is a Reserve and it is proposed that it will be transferred to Council in freehold at transactional costs only.

Community Engagement

Council has been updating the Mapleton Men's Shed Inc. on the transfer process and provided the standard community lease in advance to assist them to understand their responsibilities. Council has been guiding the Mapleton Men's Shed Inc. with the town planning approvals required for the repairs, in particular relating to the heritage characteristics of the buildings.

PROPOSAL

The Department of Agriculture, Fisheries and Forestry rejected the request from the Mapleton Men's Shed Inc. for a direct lease to access the buildings as property management is not their core business. The Department of Agriculture, Fisheries and Forestry were

however agreeable to the disposal of Lot 733 to Council for a lease then to the Mapleton Men's Shed Inc.

Council has been working with the Department of Agriculture, Fisheries and Forestry to transfer the freehold title of Lot 733 to Council to enable it to be leased to the Mapleton Men's Shed Inc. The Department of Agriculture, Fisheries and Forestry have advised that the transfer of Lot 733 to Council is anticipated in May 2015. The Mapleton Men's Shed Inc. will be undertaking rectification works to the buildings to allow them to undertake their activities. The lease requires that all repair works will be the responsibility of the Mapleton Men's Shed Inc.

The Mapleton Men's Shed Inc. have a vision that the restored buildings and site would become a community resource. The Barracks would be available for wider community use for activities such as meetings and interest groups. The Mapleton Men's Shed Inc. would use the Barracks for meetings. The Workshop areas would be used solely by the Mapleton Men's Shed Inc. for activities such as, but not limited to, wood work, metal work, leather work, computing, library and photography.

The Mapleton Men's Shed Inc. intend to mount a display that honours the forestry industry in Mapleton. Members have commenced the process of interviewing men and women who have worked in the buildings and in the forest to obtain an oral history of the industry.

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. leasing land and/or buildings). It provides that a valuable non-current asset may only be disposed of by tender or auction, unless an exception applies. One such exception is where the disposal is to a community organisation. The Mapleton Men's Shed Inc. is a community organisation as it provides a community meeting place for men's activities. For the exception to apply, a local government must decide by resolution, in accordance with section 236(2), that the exception may apply.

A resolution that an exception applies will allow Council to finalise a lease to the Mapleton Men's Shed Inc. over Lot 733. The lease to the Mapleton Men's Shed Inc. is subject to the transfer of Lot 773 from the State to Council. The proposed lease to Mapleton Men's Shed Inc. will be in accordance with Council's standard community lease.

Legal

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

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

Under the terms of the lease the Mapleton Men's Shed Inc. will be responsible for all liabilities associated with Lot 733, including repairs and maintenance. Should the Mapleton Men's Shed Inc. lease end, and there was no other community interest, Council could consider the disposal of Lot 733.

Previous Council Resolution

There are no previous Council resolutions relevant to this report.

Related Documentation

There is no other documentation relevant to this report.

Critical Dates

While there is no specific critical date, the Department of Agriculture, Fisheries and Forestry is proposing to transfer Lot 733 in May 2015 and therefore the approval of this resolution will allow a lease with the Mapleton Men's Shed Inc. to be formalised.

Implementation

Should Council resolve that an exception applies, and subject to the transfer of the land to Council, the lease to the Mapleton Men's Shed Inc. will be actioned.

8.4 COMMUNITY SERVICES**8.4.1 2014/2015 COMMUNITY GRANTS PROGRAM MAJOR GRANTS ROUND 2 MARCH 2015 RECOMMENDATIONS**

File No:	ECM 21 May 2015
Author:	Team Leader Community Connections Community Services Department
Appendices:	App A - Major Grant Recommendations March 2015..... 123
Attachments:	Att 1 - Internal Consultation..... 137
	Att 2 - Major Grant Recommendations March 2015 - Additional Information (<i>Under Separate Cover</i>) –<i>Confidential Att Pg 5</i>
	Att 3 - Funding Round Comparisons 2014/2015 141

PURPOSE

This report seeks Council consideration and endorsement of funding recommendations for the second round of the 2014/2015 Community Grants Program Major Grants.

EXECUTIVE SUMMARY

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

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

The Community Grants Program for 2014/2015 (2nd Major Grants round) closed on 8 March, 2015. Council received 103 applications requesting a total of \$933,999 across 7 categories:

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

Funding totaling \$536,353 for 79 projects is recommended for Council's consideration and endorsement (Appendix A).

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “2014/2015 Community Grants Program Major Grants Round 2 March 2015 Recommendations” and
- (b) endorse the Major Grant Recommendations March 2015 (Appendix A).

FINANCE AND RESOURCING

The Community Grants Program budget for 2014/2015 provides a total of \$1,217,078 in funding over two Major Grant funding rounds; two Minor Grant funding rounds; Individual Development Grants and Emergency Grants. The year to date spend of the Community Grants Program budget totals \$518,072, leaving a remaining surplus of \$699,006.

This report to Council is in relation to the second Major Grant round for the 2014/2015 Community Grants Program, which closed on 8 March, 2015.

There were a total of 103 applications submitted, with an amount requested totaling \$933,999.

It is recommended that 79 applicants be funded for a total of \$536,353. There are sufficient funds in the 2014/2015 budget to cover the recommendations in this report.

The recommended amount represents 44% of the Community Grants Program budget for the 2014/2015 financial year. It is noted that in total the project budgets are in the vicinity of \$5,123,744 (based on figures supplied by applicants). This is 9.5 times greater than the recommended Council contribution.

Details are provided in Appendix A: Major Grant Recommendations March 2015.

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

Category	Applications received	Funding requested	Applications recommended	Funding recommended (GST exc.)	% Applicants recommended
Community Development	23	\$182,205	15	\$99,408	65%
Community Events	17	\$128,738	15	\$80,886	88%
Community Facilities	34	\$375,548	30	\$244,951	88%
Cultural Development	5	\$46,653	4	\$29,713	80%
Cultural Heritage	7	\$62,682	5	\$31,768	71%
Economic Development	2	\$13,630	1	\$6,130	50%
Sport and Recreation	15	\$124,544	9	\$43,497	60%
Total	103	\$933,999	79	\$536,353	77%

CORPORATE PLAN

Corporate Plan Goal: *A new economy*

Outcome: We serve our community by providing this great service

Operational Service: S2 - Economic development - providing industry and business programs and initiatives to support the growth of the regional economy

Corporate Plan Goal: *A strong community*

Outcome: We serve our community by providing this great service

Operational Service: S4 - Community and cultural development and partnerships - providing planning, partnering and supporting the community through a range of community development, civic and cultural programs and grants

Corporate Plan Goal: *A strong community*

Outcome: We serve our community by providing this great service

Operational Service: S12 - **Sporting facilities** - providing regional, district and community sport and recreation facilities including aquatic centres, showgrounds and multi-sports fields

CONSULTATION

Internal Consultation

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

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

External Consultation

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

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

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

Community Engagement

Broad community engagement was not required to inform this report.

PROPOSAL

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

Through the provision of community grants, Council is committed to supporting the implementation of community initiatives and partnerships that align with Council's strategic

corporate priorities and demonstrate a purpose that is in the interests of the Sunshine Coast community.

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

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

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

A comprehensive review and evaluation of the Community Grants Program was undertaken during 2014 as part of the "Community Grants Program and Community Partnership Funding Program Review". The key review findings were as follows:

1. High satisfaction with existing programs
2. Current programs provide good value for money
3. Current programs support the delivery of Council's priorities
4. Current programs provide broad community benefit
5. Council currently supports Council owned and Council controlled facilities through a range of grants and funding programs
6. Current funding model is an effective method for administering grants.

At its Ordinary Meeting on 29 January, 2015 Council considered the review findings and options for the ongoing funding of its Community Grants Program and endorsed the continuation of the program with some refinement of the program guidelines. These refinements included:

- Replacement of the Festive Season category with a generic Community Events category to encompass all events for consistent assessment
- Further clarification of the Community Facilities category to direct all projects that involve the development, maintenance and/or improvement of buildings or land for consistent assessment
- Requirement for organisations with formal Council tenure to complete any works outlined in lease performance inspections prior to being funded for other projects
- Additional assessment criteria for organisations to be working towards self-sufficiency.

The Community Grants Program guidelines were updated to reflect these changes and implemented with the opening of the 2nd Major Grants round for 2014/2015 on 2 February, 2015.

Promotion and Support

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

- Council's website, Facebook, Twitter and the CommunityHub website
- online community newsletters
- extensive newspaper advertising in local community newspapers including media releases and spotlight print
- spotlight radio, Council's e-news, library e-news and messages on hold
- features in Councillor columns
- grant information and writing sessions - five sessions held at Council libraries
- grant guidelines were available in libraries and customer service centres.

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

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

Applications

A total of 103 applications were received across the seven grant categories of the 2014/2015 Community Grants Program (Major Grant round), requesting \$933,999 in funding.

Assessment

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

In order to establish equitable financial support for the wide range of Community Events across the region, assessment of applications in the new Events Category was focused on Community Event Classification (Arts and Entertainment, Civic, Food and Beverage, Cultural Heritage, Multi-Cultural, Environmental, Festive and Sport and Recreation) and in line with the new category priorities and guidelines.

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

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

- considered whether the project could be successfully completed with the funding allocated
- considered whether funding for stand-alone components of the project could be provided
- and/or provided the opportunity for the applicant to reduce the scope of the project in consultation with Council officers.

As a result, funding of \$536,353 for 79 projects is recommended for Council endorsement. The total cost of these projects is valued at \$5,123,744 (based on figures supplied by applicants). The total value of projects is 9.5 times the recommended Council contribution.

Details relating to the recommended outcomes are included in Appendix A.

The Confidential Attachment 2: Major Grant Recommendations March 2015 – Additional Information provides further detail relating to the assessment of applications and is provided in confidence under Section 275 (h) of the *Local Government Act 2009*.

Attachment 3: Funding Round Comparisons 2014/2015 details the funding comparison of the current round to the previous Major Grant round.

Legal

There are no legal implications to this report.

Policy

The recommendations contained within this report are in accordance with the *Local Government Act 2009*, *Local Government Regulation 2012* and in line with the endorsed *Community Grants Policy*.

Any requested changes to funding recommendations made by the panel needs to be supported by evidence and that evidence recorded.

Risk

There may be some community concern in relation to the number of community groups that were unsuccessful in their application for funding under this program or only part funded.

The panels' considerations were thorough and in line with both the *Community Grants Policy* and Guidelines, and budget availability.

Previous Council Resolution

Ordinary Meeting 29 January 2015 – Council Resolution OM15/5

That Council:

- (a) *receive and note the report titled "Community Grants and Partnership Funding Review 2014"*
- (b) *endorse Option 1 for Council support to community organisations for 2015/16 and beyond*
- (c) *endorse multi-year funding under the Community Partnership Funding Program to provide funding for periods of up to 3 years*
- (d) *note "Community Grants Program and Community Partnership Funding Program Review Report" (Appendix A)*

Ordinary Meeting 22 May 2014 – Council Resolution OM14/68

That Council:

- (a) *receive and note the report titled "Funding Programs for Community Partnerships 2014/2015"*
- (b) *note the revised Community Partnership Funding Program guidelines (Appendix A) to provide one year of funding for the 2014/2015 financial year*
- (c) *note the newly established Environment Levy Partnerships and Grants Program Guidelines (Appendix B) for the allocation of Environment Levy funding (incorporating*

Landholder Environment Grants, Partnerships and Grants), with the Partnerships component to open for funding for the 2014/2015 financial year

- (d) *note funding for community-managed public pools to be administered via individual agreements outside of the Community Partnership Funding Program through existing operational budget within the Community Facilities and Planning Branch*
- (e) *note the revised Community Grants Program guidelines (Appendix C)*
- (f) *refer the Community Partnership Funding Program proposed budget (\$1,017,248) to the June 2014 budget deliberations for 2014/2015 and*
- (g) *request the Chief Executive Officer conduct a review of the Community Partnership Funding Program and Community Grants Program in 2014 considerate of council's new Corporate Plan 2014 – 2019 and State and Federal funding opportunities not for profit community organisations and report back to Council in December 2014 with recommendations for future programs in the 2015/2016 financial year and beyond.*

Ordinary Meeting 20 June 2013 – Council Resolution OM13/109

That Council:

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

Related Documentation

Related documentation includes funding agreements with successful community organisations.

Relevant policy and strategy documents include:

- *Local Government Regulation 2012*
- *Local Government Act 2009*
- *Statutory Bodies Financial Arrangements Act 1982*
- *Asset Management Policy*
- *Community Grants Policy*
- *Community Grants Guidelines*
- *Community Engagement Policy*
- *Community Events and Celebrations Strategy*
- *Community Land and Complimentary Commercial Activity Policy*
- *Cultural Development Policy*
- *Economic Development Strategy*
- *Events Policy*
- *Heritage Levy Policy*
- *Public Art Policy*
- *Sunshine Coast Access and Inclusion Plan 2011-2016*
- *Sunshine Coast Aquatic Plan*

- Sunshine Coast Positive Ageing Strategy 2011-2016
- Sunshine Coast Reconciliation Action Plan 2011-2016
- Sunshine Coast Social Infrastructure Strategy
- Sunshine Coast Sport and Active Recreation Plan
- Sunshine Coast Youth Strategy 2010-2015.

Critical Dates

The first round of Council's 2015/2016 Major Grants under the Community Grants Program is anticipated to open in July and close in August 2015.

Implementation

Following endorsement of this report, notification of outcomes will take place.

Post a decision of Council funding will be distributed during May and June 2015, following receipt of invoice and signed conditions of agreement.

**8.4.2 2014/2015 REGIONAL ARTS DEVELOPMENT FUND ROUND 2 MARCH
2015 RECOMMENDATIONS**

File No:	ECM 21 May 2015
Author:	Team Leader Community Connections Community Services Department
Appendices:	App A - RADF Major Grant Recommendations March 2015..... 149
Attachments:	Att 1 - RADF Major Grant Recommendations March 2015 - Additional Information (<i>Under Separate Cover</i>)<i>Conf Att Pg 59</i> Att 2 - RADF Funding Comparisons 2014/2015 153

PURPOSE

This report seeks Council consideration and endorsement of funding recommendations for Round 2 of the 2014/2015 Regional Arts Development Fund major grants.

EXECUTIVE SUMMARY

The Regional Arts Development Fund (RADF) supports cultural activity through the professional development and employment of arts and cultural workers in regional Queensland.

RADF is a partnership between State Government, through Arts Queensland, and the Sunshine Coast Council.

The RADF Committee assesses funding applications for recommendation to Council. The committee is made up of eight independent, external professional and arts industry representatives, is resourced and supported by a Council officer, and is chaired by the Community Programs Portfolio Councillor.

The RADF budget provides funds for two major rounds and up to four minor rounds annually. This report covers the second major RADF round for 2014/2015, which closed on 1 March, 2015.

A total of 34 applications were received requesting \$252,295. The RADF committee determined funding outcomes based on Arts Queensland's RADF Guidelines and according to merit, benefit, skill and capacity demonstrated in each application.

The RADF committee recommends 19 applications for funding, totalling \$99,656, for Council's consideration and endorsement (see Appendix A).

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "2014/2015 Regional Arts Development Fund Round 2 March 2015 Recommendations" and**
- (b) endorse the RADF Major Grant Recommendations March 2015 (Appendix A).**

FINANCE AND RESOURCING

The 2014/2015 RADF program budget of \$171,200 is jointly funded by the Queensland Government (Arts Queensland) with a 40 percent contribution of \$68,480, and Council with a

60 percent contribution of \$102,720. The year to date spend of the RADF program budget totals \$64,752, leaving a remaining surplus of \$106,448.

The 2014/2015 RADF program includes two major and three minor funding rounds. The three RADF minor grant rounds for 2014/2015 have been finalised. This report covers the second RADF major round for the 2014/2015 financial year, which closed on 1 March, 2015.

34 applications were received requesting a total of \$252,295.

This report recommends the funding of 19 projects totalling \$99,656. There are sufficient funds in the 2014/2015 budget to cover the recommendations in this report.

The table below provides details of budget allocations for the two 2014/15 RADF major grant rounds.

RADF Major Round	Applications Received	Funding Requested	Applications Recommended	Funding Recommended (GST exc.)
Round 1. September 2014	14	\$100,291	13	\$56,080
Round 2. March 2015	34	\$252,295	19	\$99,656
Total 2014/2015 Budget				\$155,736

CORPORATE PLAN

Corporate Plan Goal Outcome
Operational Service

2 - A strong community

We serve our community by providing this great service
S4 - Community and cultural development and partnerships - providing planning, partnering and supporting the community through a range of community development, civic and cultural programs and grants.

CONSULTATION

Internal Consultation

Internal consultation was undertaken with:

- Portfolio holder for Community Programs and RADF Chair, Councillor Jenny McKay
- Team Leader Cultural Programs, Community Services
- RADF Liaison Officer – Development Officer (Creative), Community Services
- Team Leader Community Connections, Community Services
- Management Accountant, Finance.

External Consultation

Council's RADF Liaison Officer and Grants Development Officers provided assistance for project development, preparation of application content and the application process.

External consultation was also undertaken with the RADF Committee, which consists of seven independent community members, who have nominated and been selected to provide expert advice and recommendations to council officers on matters related to the RADF.

In this round, a new RADF member representing music and law was included. This appointment adds to the vibrant and diverse membership of the committee, which includes representatives from two major Chamber of Commerce associations and creative sector representatives from industries such as Dance, Visual Arts, Film and Community Cultural Development.

Community Engagement

No general community engagement was required to inform this report.

PROPOSAL

Promotion and Support

Promotion of the RADF program included extensive advertising in local community newspapers, media releases and emails to listed artists.

All relevant information was posted on Council's website, Facebook and Twitter, featured in Councillor columns, spotlight print and radio, Council's e-news, library e-news and messages on hold.

Staff attended face to face meetings with applicants and responded to numerous telephone enquiries and emails.

Applications

A total of 34 applications were received, requesting a total of \$252,295 in funding.

There are currently eight categories of RADF funding available for individuals, groups or local councils as outlined in the table below.

RADF Funding Category	Description
Category 1: Developing regional skills (available through the RADF Minor Grants only)	For professional development opportunities i.e. training seminars, master classes, workshops etc.
Category 2: Building community cultural capacity	To employ a professional artist or artswoker to work with your group on developing arts practice or to run arts development workshops or community projects.
Category 3: Interest-free arts loan	For arts activities likely to generate an income greater than the amount of the loan.
Category 4: Cultural tourism	To produce projects and activities that focus on locally distinct arts, culture and heritage for members of the community and visitors.
Category 5: Contemporary collections/stories	To preserve local collections of significance and collect and tell local stories from the past and the present.

RADF Funding Category	Description
Category 6: Regional partnerships	To encourage innovative and energising arts and cultural projects where artists, communities and councils work together in their community, or in partnership with another community.
Category 7: Concept development (only available to councils)	To research and develop arts and cultural ideas and project proposals, up to implementation stage, and identify potential funding sources outside of RADF to implement them.
Category 8: Arts policy development and implementation	For councils to develop arts and cultural policy and planning.

Assessment

Applications were assessed and scored in accordance with set RADF assessment criteria:

- Project will develop the paid artist's professional life
- Project will benefit the community, both directly and indirectly
- Project is well planned and achievable
- Project will increase the sustainability of quality and diverse creative communities.

In accordance with the RADF guidelines, any declaration of a committee member's conflict of interest must be recorded and that committee member must not be involved in the related deliberations. There were three conflicts of interest declared in this round. As per standard procedure, these committee members did not assess the applicable applications.

Assessment was a two stage process:

1. Applications were allocated to individual external committee members for assessment. Council staff were not involved in the assessment process. Committee member's comments were recorded for the benefit of other committee members and to inform feedback to applicants if requested.
2. The external committee then met with Council's RADF administrators to discuss applications, determine outcomes, and allocate funds to successful applicants.

The committee is chaired by the Portfolio Councillor, however, an apology was provided by the Portfolio Councillor and the Committee was chaired by a Council officer.

Recommendations

A total of 19 applications are recommended for funding totalling \$99,656.

The recommended projects are diverse, of a high quality and will involve the employment of a broad range of artists and arts workers engaged in the valuable arts and cultural industry across the Sunshine Coast Local Government Area.

The total value of the funded projects is \$379,893 which is more than 3.8 times the funding provided.

Below is a summary of recommendations for the March 2015 RADF major grants funding round.

Applications received	Funding requested	Applications recommended	Funding recommended	% Applications recommended
34	\$252,295	19	\$99,656	56%

A list of the number of applications that were received and the number of applications that were successful, by RADF funding category, are provided in the table below.

RADF Funding Category	Number of applications	Number of successful applications
Category 1: Developing regional skills	N/A	N/A
Category 2: Building community cultural capacity	7	4
Category 3: Interest-free arts loan	0	0
Category 4: Cultural tourism	15	9
Category 5: Contemporary collections/stories	2	0
Category 6: Regional partnerships	3	3
Category 7: Concept development	7	3
Category 8: Arts policy development and implementation	N/A	N/A

Details of recommended funding outcomes are provided in Appendix A.

Confidential Attachment 2 provides additional information relating to the assessment of applications and is provided to Council in confidence under Section 275 (h) of the *Local Government Act 2009*.

Legal

There are no legal implications to this report.

Policy

The recommendations are in accordance with the *Local Government Act 2009*, *Local Government Regulation 2012* and endorsed *Community Grants Policy*.

Risk

Risk of legal liability is mitigated by having the successful funding applicants enter in agreements, which clearly set out the relationship between the parties and obligates them to hold levels of insurance and reporting requirements relevant to the funding agreement.

Previous Council Resolution

There is no previous Council resolution relevant to this report.

Related Documentation

Related documentation includes individual funding agreements with successful recipients.

Relevant policy and strategy documents include:

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

- *Statutory Bodies Financial Arrangements Act (1982)*
- Cultural Development Policy (2012)
- Public Art Policy (2011)
- Community Events and Celebrations Strategy (2010)
- Arts Queensland Regional Arts Development Fund Guidelines.

Critical Dates

There are no critical dates relevant to this report.

Implementation

Following endorsement of this report, notification of outcomes will take place.

Funding will be distributed throughout May and June, following receipt of invoice and signed conditions of agreement.

8.4.3 PROPOSALS TO NAME COUNCIL INFRASTRUCTURE

File No:	ECM 21 May 2015
Author:	Team Leader Community Connections Community Services Department
Attachments:	Att 1 - Bankfoot House Heritage Precinct and Mary Grigor Centre map 161
	Att 2 - Locality overview map Bankfoot House Heritage Precinct and Mary Grigor Centre 162

PURPOSE

This report seeks Council endorsement to name community infrastructure on community land owned by Sunshine Coast Council.

EXECUTIVE SUMMARY

This report proposes to name the newly constructed interpretive centre, funded via Council's Heritage Levy, located on Lot 1 RP105818, 1998 Old Gympie Rd, Glass House Mountains the "Mary Grigor Centre".

Further, it also proposes to name, the whole of the 8,094 square metre property, located at Lot 1 RP105818, 1998 Old Gympie Rd, Glass House Mountains which comprises the above mentioned interpretive centre, the State Government Heritage listed Bankfoot House and all other out buildings and spaces on the property, the "Bankfoot House Heritage Precinct".

The 8,094 square metre property located at Lot 1 RP105818, 1998 Old Gympie Rd, Glass House Mountains, is zoned community land and is owned by Sunshine Coast Council.

The recommendation in this report is made in accordance with the provisions of Local Law No. 4 (Local Government Controlled Areas, Facilities, Infrastructure and Roads) 2011, section 7, and is consistent with the requirements of Council's *Naming of Parks, Places, Community Infrastructure, Roads and Street Numbering Policy*.

The naming proposals were assessed by a Naming Panel, consisting of staff from across Council, in a number of meetings held over January and February 2015. The Naming Panel's recommendations were reviewed by the Divisional Councillor (Division 1) for his input and subsequent endorsement.

A community engagement program was undertaken by Council and received no community feedback or objections.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Proposals to Name Council Infrastructure”; and
- (b) support the recommendation of the Naming Panels assessment of the proposed names
- (c) resolve to name Lot 1 RP10518, 1998 Old Gympie Rd, Glass House Mountains, including all spaces and buildings as a collective, the “Bankfoot House Heritage Precinct” and
- (d) resolve to name the newly constructed interpretive centre located on Lot 1 RP105818, 1998 Old Gympie Rd, Glass House Mountains as the “Mary Grigor Centre”.

FINANCE AND RESOURCING

Funding for material and services, including labour, required for signage is not expected to exceed \$10,000 and can be accommodated within the provisions of the 2014/15 Cultural Heritage Levy budget as adopted by Council.

CORPORATE PLAN

Corporate Plan Goal Outcome	2 - A strong community
Operational Service	We serve our community by providing this great service S4 - Community and cultural development and partnerships - providing planning, partnering and supporting the community through a range of community development, civic and cultural programs and grants
Corporate Plan Goal Outcome	3 - An enviable lifestyle and environment
Operational Service	We serve our community by providing this great service S16 - Recreation parks, trails and facilities - providing design, maintenance and management of council's public open space for active and passive recreation
Corporate Plan Goal Outcome	4 - Service excellence
Operational Service	We serve our community by providing this great service S21 - Customer and community relations - providing customer contact channels, media and public relations, civic and community events to keep the public informed, engaged and celebrating community life

CONSULTATION

Internal Consultation

In accordance with Council's *Naming of Parks, Places, Community Infrastructure, Roads and Street Numbering Policy*, a Naming Panel was convened which comprised of:

- Facilities Management Coordinator Officer, Corporate Services
- Heritage Library Leader, Community Services
- Community Development Officer, Community Services.

The Division 1 Councillor was consulted and reviewed the recommendations resulting from the Naming Panel in relation to the proposed names of “Bankfoot House Heritage Precinct” and “Mary Grigor Centre”.

Other stakeholders, as per the Policy guidelines, may be invited to be a panel member, on a case-by-case basis. This was not required in this instance.

External Consultation

External consultation was undertaken with the Friends of Bankfoot House in relation to this report. The Friends of Bankfoot House were supportive of both “Bankfoot House Heritage Precinct” and “Mary Grigor Centre”.

Community Engagement

In line with Council’s *Naming of Parks, Places, Community Infrastructure, Roads and Street Numbering Policy* and associated guidelines, Council informed the community of the proposal via newspaper advertisements. Given the location of the infrastructure, it was determined that advertising in the local paper would net the greatest community response.

Bankfoot House Heritage Precinct

Following the assessment of the application by the Naming Panel, the proposal to name the community infrastructure and land as a collective, was advertised in the Glass House Country News on 4 March 2015. The advertisement invited public feedback to the proposed name within 14 days.

No feedback was received from the community.

Mary Grigor Centre

Following the assessment of the application by the Naming Panel, the proposal to name the newly constructed interpretive centre was advertised in the Glass House Country News on 4 March 2015. The advertisement invited public feedback to the proposed name within 14 days.

No feedback was received from the community.

PROPOSAL

Local Law No. 4 (Local Government Controlled Areas, Facilities, Infrastructure and Roads) 2011, section 7 provides Council with the authority to name a place, including Council infrastructure.

Council’s adopted Strategic Policy *Naming of Parks, Places, Community Infrastructure, Roads and Street Numbering*, outlines the process through which names are proposed, considered and endorsed. All naming applications are assessed in accordance with the guiding principles as set out in this policy.

This report proposes to name the newly constructed interpretive centre, funded via Council’s Heritage Levy, located on Lot 1 RP105818, 1998 Old Gympie Rd, Glass House Mountains the “Mary Grigor Centre”.

On 23 January 2015 the Naming Panel considered an application submitted by a Glass House Mountains resident to name the newly constructed building, a community asset located on part of Lot 1 RP105818, 1998 Old Gympie Rd, Glass House Mountains, “Mary Grigor Building”. An amendment to this request was received on 12 February 2015 to change the naming proposal to “Mary Grigor Centre”.

The proposal was assessed by a Naming Panel consisting of staff from across Council. The Naming Panel's recommendation was reviewed by the Divisional Councillor (Division 1) for his input and subsequent endorsement.

A community engagement program undertaken by Council regarding the naming proposal of "Mary Grigor Centre" received no community feedback or objections.

The name is in recognition of Mary Grigor, who along with her husband William, established Bankfoot house in 1868 as a lunch stop for Cobb & Co. Coaches on the Brisbane to Gympie route. In time it became the post office servicing the Glass House region.

Mary Grigor was a well-known mid-wife, and local women would often go to Bankfoot House to give birth with Mary in attendance. Men would also leave their wives with Mary Grigor when they went on to Gympie in the search for gold.

After the Cobb & Co. coaches stopped running, it became an accommodation house for visitors to the region. From 1868 until 1879, the Grigors were the only European settlers in the region. For part of this time their closest neighbour, Issac Burgess lived eight miles away. Later Clementina Grigor married William Smith Burgess and it is through this line that Bankfoot House was passed down.

The applicant stated that he discussed the proposal with the Friends of Bankfoot House, the Glass House Mountains Advancement Network Inc., and known living relatives of Mary Grigor.

The recommendation is to approve the proposal to name the newly constructed interpretive centre on Lot 1 RP105818, 1998 Old Gympie Rd, Glass House Mountains "Mary Grigor Centre".

Further, on 19 February 2015, an application was received from the Divisional Councillor to name the whole of the 8,094 square metre property, located at Lot 1 RP105818, 1998 Old Gympie Rd, Glass House Mountains which comprises the new interpretive centre, the State Government Heritage listed Bankfoot House and all other out buildings and spaces on the property, the "Bankfoot House Heritage Precinct". The proposal is not to replace the names of the individual buildings on the property, but to name as a collective, the new interpretive centre, and all other buildings and spaces within the boundaries of the Bankfoot property, the Bankfoot House Heritage Precinct. The house will remain known as Bankfoot House. It was determined that naming the property as a collective, "The Bankfoot House Heritage Precinct", with the designation 'precinct', would help the community to understand that there are multiple elements to this public place including: the period house, the newly constructed archive and interpretive centre, the grounds, and views.

The property located at Lot 1 RP105818, 1998 Old Gympie Rd, Glass House Mountains, is zoned community land and is owned by Sunshine Coast Council.

The Naming Panel that considered the naming proposal for the precinct was made up of the Asset Custodian (as determined in Council's Asset Matrix), the Heritage Officer to check historical accuracy, and a Community Development Officer to provide comment on community engagement requirements. In this instance the Naming Panel consisted of the following Council Staff:

- Facilities Officer, Building and Facilities Services
- Heritage Library Leader, Community Services
- Community Development Officer, Community Services.

Council received no feedback from the community following advertisement of the proposed naming.

The recommendation is to approve the proposal to name the whole of the 8,094 square metre property, located at Lot 1 RP105818, 1998 Old Gympie Rd, Glass House Mountains which comprises the new interpretive centre, the State Government Heritage listed Bankfoot House and all other out buildings and spaces on the property, the "Bankfoot House Heritage Precinct".

Legal

Local Law No. 4 (Local Government Controlled Areas, Facilities, Infrastructure and Roads) 2011, section 7 provides Council with the authority to name a place:

Management of local government controlled areas, facilities, infrastructure and roads

Subject to the *Land Act 1994*, the local government may, by resolution, do the following things in respect of a local government controlled area (the relevant place) -

- (a) give the relevant place a name; and
- (b) establish specified classes, criteria and terms of membership regarding persons entitled to use the relevant place and any local government property, assets or resources at the relevant place; and
- (c) establish policies, guidelines and procedures regarding the operation and use of the relevant place; and
- (d) require the keeping of records by any person using the relevant place, including the -
 - (i) records that must be kept; and
 - (ii) place at which records must be kept; and
 - (iii) period for which the records must be kept.

It should be noted this section includes the words "by resolution". Section 257 of the *Local Government Act 2009* prohibits Council from delegating actions required to be undertaken by resolution, therefore each proposal will require a resolution from Council.

Policy

This report and recommendations are consistent with Council's policy framework.

The proposal meets the criteria under the guiding principles of the Strategic Policy *Naming of Parks, Places, Community Infrastructure, Roads and Street Numbering*.

Risk

No risks have been identified with the recommendations contained within this report.

Previous Council Resolution

Council Resolution (OM10/238) – Ordinary Meeting 15 September 2010

That Council:

- (a) receive and note the report titled "Sunshine Coast Regional Council Naming Policy";
- (b) make the delegation as detailed Naming of Community Facilities, Places, Social Infrastructure and Roads (Appendix A); and
- (c) adopt the proposed Sunshine Coast Regional Council Naming Policy (Appendix B).

Related Documentation

The following documentation is relevant to this report:

- *Land Act 1994*
- *Local Government Act 2009*
- Naming of Parks, Places, Community Infrastructure, Roads and Street Numbering Policy (2010)
- Local Law No. 4 (Local Government Controlled Areas, Facilities, Infrastructure and Roads) 2011.

Critical Dates

There are no critical dates relevant to this report.

Implementation

The applicants will be notified in writing of Council's decision in relation to these recommendations.

**8.4.4 SUNSHINE COAST HERITAGE REFERENCE GROUP: MEMBERSHIP
2015/2016**

File No:	ECM 21 May 2015
Author:	Coordinator Cultural Heritage Services Community Services Department
Attachments:	Att 1 - Sunshine Coast Heritage Reference Group Information Package 2015/2016 169

PURPOSE

The purpose of this report is to seek Council endorsement for the membership of the Sunshine Coast Heritage Reference Group for 2015/2016.

EXECUTIVE SUMMARY

The Sunshine Coast Heritage Reference Group is 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 group is chaired by the Community Programs Portfolio Councillor.

Originally established by Council resolution on 22 April 2010, the reference group is selected via a public Expression of Interest process. Members are chosen on the basis of demonstrated skills and experience across various sectors including community, education, tourism, place, museum and built heritage to ensure a wide range of knowledge and perspectives. Both Jinibara and Kabi Kabi Aboriginal bodies have representation on the group.

Tenure for Sunshine Coast Heritage Reference Group members is two years, with the option to stand down after one year. Existing members of the 2014/2015 reference group committee were advised of the requirement under the Sunshine Coast Heritage Reference Group Terms of Reference to conduct a formal selection process to appoint the new reference group for 2015/2016.

The Expression of Interest period for membership applications was open from 21 February to 13 March 2015, resulting in eight (8) nominations.

This report provides the details of that process and seeks Council endorsement for the membership of the Sunshine Coast Heritage Reference Group for 2015/2016.

OFFICER RECOMMENDATION

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.**

FINANCE AND RESOURCING

The Cultural Heritage Levy budget allocated \$2,000 per annum for the meeting costs and administrative support of the Sunshine Coast Heritage Reference Group in the 2014/2015 financial year. In adopting the 2015/2016 budget, the same budget expenditure will be provided to Council for consideration.

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

The selection panel appointed to manage the process for the Sunshine Coast Heritage Reference Group 2015/2016 was compromised of:

- Coordinator, Cultural Heritage Services, Community Services
- Coordinator, Community Program and Events, Community Services
- Team Leader, Cultural Programs, Community Services.

Consultation was also undertaken with:

- Director, Community Services
- Manager Community Relations, Community Services
- Portfolio Councillor Community Programs.

External Consultation

Existing members of the Sunshine Coast Heritage Reference Group 2014/2015 committee were advised, in writing, of the requirement under the Sunshine Coast Heritage Reference Group Terms of Reference to conduct a formal selection process to appoint the new reference group for 2015/2016.

All members are aware that tenure for the Sunshine Coast Heritage Reference Group is two years, with the option to stand down after one year. This advice is provided as part of the information packs supplied to each member (Attachment 1).

The composition of the 2015/2016 Sunshine Coast Heritage Reference Group committee was decided by the following process:

- Existing members with tenure of less than two years were required to indicate their intention to remain with the committee for 2015/2016 - these members transitioned into the new committee. Two (2) notices of resignation were received.
- Existing members with membership of more than two years and wanting to continue with the Sunshine Coast Heritage Reference Group were required to stand for re-election.
- A public Expression of Interest process was held for the selection of new members into the vacant committee positions.
- Representatives of both Jinibara and Kaki Kabi peoples have been nominated by their respective bodies. This closed invitation for membership is separate from the public Expression of Interest selection process applicable to reference group members.

Community Engagement

A public awareness program was undertaken to promote the opportunity for representation on the Sunshine Coast Heritage Reference Group, and the Expression of Interest process. This included:

- An advertisement calling for Expressions of Interest for membership published in four community newspapers on 21/02/2015. This was further supported with media releases.
- An information package, including nomination forms and core information, was made available through Council's website
- Notification regarding the nomination process for representation on the group was circulated to the wider heritage network of the Sunshine Coast through Council's heritage industry e-newsletter, *Heritage Hype*.

PROPOSAL

At the Ordinary Meeting on 22 April 2010, Council endorsed the formation of the Sunshine Coast Heritage Reference Group.

The Sunshine Coast Heritage Reference Group is a community reference group working with Council by providing strategic advice on preserving and accessing cultural heritage in the Sunshine Coast region, including matters associated with the delivery of the Cultural Heritage Levy. Sunshine Coast Heritage Reference Group membership includes cultural heritage specialists and members of the community.

The Sunshine Coast Heritage Reference Group works to:

- Raise the profile of cultural heritage in the region
- Contribute to a shared vision for cultural heritage that is inclusive, relevant and innovative
- Support the development of a regional network of individuals, organisations and museums in the heritage sector
- Identify partners and opportunities to preserve, access and enhance cultural heritage across the region
- Assist in forming strategic priorities for expenditure of the Cultural Heritage Levy.

Sunshine Coast Heritage Reference Group Membership

Membership comprises of no more than nine members appointed through an Expression of Interest and selection process. The chair is a Councillor appointed and endorsed by Council. Members are selected on the basis of demonstrated skills and experience across various sectors including community, education, tourism, place, museum and built heritage to ensure a wide range of knowledge and perspectives. A minimum of four members are selected from the community heritage sector (active in regional museums / historical societies). The two Aboriginal traditional custodian representatives are selected by their Aboriginal group.

Members, except for the chair, are appointed for a maximum of two years with an option to stand down after one year. The Sunshine Coast Heritage Reference Group meets approximately four times each year. The group is chaired by the Community Programs Portfolio Councillor and supported by the Coordinator, Cultural Heritage Services.

Representation by Aboriginal groups

Commencing in 2014, representatives of the two traditional peoples groups on the Sunshine Coast (Jinibara and Kabi Kabi peoples) were invited to nominate one representative per group for ongoing membership of the reference group. This membership is outside the formal selection process, and is managed by Council. The aim is to ensure inclusive representation for the Aboriginal traditional owner groups of the Sunshine Coast. The representatives are nominated and endorsed by the two traditional custodian groups.

Selection process

The selection process was undertaken in accordance with established corporate compliance requirements. This included:

- Advertising of Expression of Interest notices in local media

- Distribution of information and nomination packages through the regional heritage network channels maintained by Council
- Supply of nomination packages containing information relating to the Sunshine Coast Heritage Reference Group Terms of Reference, aims, membership, tenure and responsibilities
- Convening of a selection panel to undertake the selection process.

Outcome

Council received eight nominations for the two vacant positions made available after two resignations from the group and two vacancies declared due to the expiry of the two year tenure. These two representatives re-nominated for selection.

The eight applications were reviewed by a panel including a cross Council panel. The panel agreed that the quality of the applications and the experience of the applicants was of a high standard.

The successful applicants demonstrated significant experience in the field of museum and heritage management, or had significant backgrounds in local history.

The unsuccessful applicants more general experience, for example in community organisations, outside of the preferred heritage focus.

The Community Program Portfolio Councilor will remain as the Chairperson for the Sunshine Coast Heritage Reference Group, as nominated and endorsed by Council.

The nominees, awaiting Council endorsement, for membership of the Sunshine Coast Heritage Reference Group 2015/2016 are detailed below.

Name	Representation/Organisation	Experience
Ken Murphy	Jinibara peoples	Registered claimant and traditional custodians; Aboriginal cultural heritage
Kerri Jones	Kabi Kabi peoples	Registered applicant and traditional custodians; Aboriginal cultural heritage
Wendy Birrell	Discover Eumundi Museum	Museum management; cultural heritage tourism
Prue Cawley	Buderim Historical Society (Pioneer Cottage)	Museum management; historic houses; cultural heritage tourism
Darcelle Hegarty	Bli Bli on Maroochy Historical Society	Heritage management
Lenore Meldrum	Kenilworth Museum	Museum and volunteer management; historian
Francis Windhof	Historian	Historian; author; community heritage advocate
Roger Todd	Friends of Caloundra Lighthouse	Heritage architecture and places; heritage planning; advocacy
Adrian Just	Heritage Architect	Heritage architecture and places; heritage planning

Legal

There are no legal implications to this report.

Policy

This report and recommendations are consistent with Council's policy framework, in particular:

- Sunshine Coast Council Corporate Plan 2014-2019
- Heritage Levy Policy (2010).

Risk

There is no significant risk associated with this report.

Previous Council Resolution**Council Resolution (SM10/21) Special Meeting 22 April 2010**

That Council:

- 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:*
 - promotion of heritage values and strategies across the region*
 - implementation of heritage programs and projects across the region*
 - recording and preserving the history of the region including its oral and social history*
 - establishing partnerships that have the capacity to enhance preservation of heritage facilities and resources*
 - identification, recording and protection of cultural heritage including Aboriginal heritage, landscape heritage, historical heritage and collections*
- support \$5.00 rates notice for the 2010/2011 year with the amount reviewed in the 2011/2012 year*
- note the prepared program scope included in the Sunshine Coast Heritage Levy Program (Attachment A)*
- 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*
- endorse the commitment of the remaining funds of the Northern Area Heritage Levy to a relevant and eligible project in the Noosa area and*
- 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.*

Council Resolution (SM11/35) Special (Budget) Meeting 16 May 2011

That Council:

- receive and note the report titled "Heritage Levy Progress Report"*
- endorse the indicative program of Cultural Heritage Projects outlined in the Heritage Levy Progress Report (Appendix A) for implementation in 2011/2012*
- acknowledge and thank the members of the Sunshine Coast Cultural Heritage Reference Group for their work in relation to the Heritage Levy*
- 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*
- endorse the indicative program of Cultural Heritage projects for implementation in 2011/2012 and*
- 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.*

Council Resolution (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.*

Related Documentation

The following documentation is relevant to this report:

- Sunshine Coast Council Corporate Plan 2014-2019
- Heritage Levy Policy (2010)

Critical Dates

In accordance with the Sunshine Coast Heritage Reference Group Terms of Reference new committee members are required to be endorsed by Council for the forthcoming 2015/2016 financial year.

Implementation

Coordination and implementation of the Sunshine Coast Heritage Reference Group is overseen by Council’s Cultural Heritage staff, within the Community Relations Branch of the Community Services Department. All nominees will be notified of Council’s decision as soon as practicable post the May Ordinary Meeting.

8.4.5 SUNSHINE COAST DRAFT HERITAGE PLAN 2015-2020

File No:	ECM 21 May 2015
Author:	Coordinator Community Planning and Strategy Community Services Department
Appendices:	App A - Sunshine Coast Draft Heritage Plan 183

PURPOSE

The purpose of this report is to seek Council's endorsement of the Sunshine Coast Draft Heritage Plan 2015-2020 for the purposes of public exhibition and comment.

EXECUTIVE SUMMARY

The development of the Sunshine Coast Draft Heritage Plan 2015-2020 (the draft Plan) responds to operational activity 2.3.1 identified within the *Sunshine Coast Council Corporate Plan 2014-2019* to "develop and implement a heritage strategy".

The draft Plan provides Council with a holistic framework for the identification, conservation and management of the region's heritage over the next five years and aims to cover all aspects of the Sunshine Coast's cultural and natural heritage (both tangible and intangible).

The draft Plan:

- identifies the importance and value of protecting and enhancing the region's heritage
- provides clarity around the roles and responsibilities of Council in heritage conservation and management
- sets out Council's vision for heritage – 'Our heritage is our gift for the future'
- identifies the key actions required by Council over the next five years – structured under the key outcome areas of Knowledge, Conservation, Support, Communication and Advocacy
- provides a tool to guide future funding through the Heritage Levy program.

The development of the draft Plan has been informed by previous bodies of work completed by Council, in addition to further research and targeted stakeholder consultation which included:

- A series of workshops held with the Council endorsed Sunshine Coast Cultural Heritage Reference Group, the region's Traditional Owners and network of heritage-related organisations
- Engagement with and comments received from internal stakeholders (within Council)
- A peer review by the Queensland Department of Environment and Heritage Protection and the Queensland Heritage Council.

This consultation has ensured that the draft Plan before Council for endorsement for the purposes of public exhibition and comment is:

- thorough and aligns with state legislation and statutory processes
- informed by detailed research undertaken in recent discussion papers
- considerate of stakeholder and peer feedback.

The proposed public exhibition and comment period will allow the broader community an opportunity to review the draft Plan and provide comment. All feedback received will be used to inform final amendments to the document before the final Sunshine Coast Heritage Plan 2015-2020 is again presented to Council for its consideration.

OFFICER RECOMMENDATION

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.

FINANCE AND RESOURCING

The draft Plan contains a series of recommendations which require finance and resourcing in order to be delivered.

The majority of these recommendations will primarily provide direction and focus for ‘core business’ activities (accommodated within annual operational budgets) for Council’s Cultural Heritage Services Team, and, in some cases other areas of Council.

Council’s Heritage Levy, which currently generates \$635,000 annually, will be a key funding source for the remainder of the recommendations of the draft Plan. The draft Plan, once endorsed by Council, will enable the Levy to be spent in a strategic and coordinated way.

It is noted that the allocation of funds to these recommendations each financial year will be a matter for Council’s consideration as part of the annual budget process for the Heritage Levy program.

The largest piece of work outlined in the implementation plan will be the Heritage Study, including a thematic history of the Sunshine Coast. This project is anticipated to be completed over two financial years and cost an estimated \$200,000.

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

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

Internal Consultation

The preparation of the draft Plan was informed by consultation with the following internal stakeholders:

Councillors

The following Councillor representatives were nominated by Council as the working group for the Heritage Plan project:

- Division 1, Councillor R Baberowski

- Division 2, Councillor T Dwyer
- Division 5, Councillor J McKay
- Division 10, Councillor G Rogerson.

Community Services

- Community Relations
- Community Facilities and Planning

Regional Strategy and Planning

- Strategic Planning
- Environment and Sustainability Policy

Corporate Strategy and Delivery

- Economic Development

Corporate Services

- Property Management

Infrastructure Services

- Parks and Gardens
- Environmental Operations

External Consultation

The consultation with external stakeholders included:

- September 2014 – Workshop with the Sunshine Coast Heritage Reference Group and nominated Councillor working group. The purpose of this facilitated workshop was to seek clarity around the purpose and scope of the draft Plan, as well as brainstorm future priorities to be considered within the draft Plan's development.
- October 2014 – Meeting with the region's Traditional Owners. This meeting resolved how to address Aboriginal Cultural Heritage within the draft Plan. A review of the draft Plan by the representative consulting group for the Traditional Owners confirmed that the Plan had interpreted the feedback adequately.
- November 2014 – Workshop with the wider heritage sector. The purpose of this workshop was to brainstorm future priorities to be considered within the draft Plan's development.
- November 2014 – Workshop with the Sunshine Coast Heritage Reference Group. A draft Plan was presented to the Sunshine Coast Heritage Reference Group to gain feedback on its content.
- February 2015 – Final comments were received from the Sunshine Coast Heritage Reference Group at its regular quarterly meeting. At this meeting, a specific action in relation to the need for a Heritage Study was discussed and recommended as an important and missing piece of work that needed to inform the *Sunshine Coast Planning Scheme 2014* and specifically, the Heritage Register. The action was refined in the Implementation section of the draft Plan.

In March 2015 the draft Plan was peer reviewed by the Queensland Department of Environment and Heritage Protection and the Queensland Heritage Council. Key recommendations from this review will ensure that:

- a future Cultural Heritage Study will include a detailed thematic history of the Sunshine Coast
- Interpretation Plans are included within future Conservation Management Plans for heritage properties
- heritage data between Council and the Department is shared and integrated

- relationships with Sunshine Coast Destinations Limited (SCDL) and other peak bodies are strengthened to enhance the Sunshine Coast's heritage experiences, improve cultural tourism offerings and strengthen the economic benefits available to the sector
- exemption certificates and opportunities for discounts or grants to property owners are investigated for the purposes of encouraging the maintenance and conservation of heritage properties
- internal education process are strengthened around heritage protection, conservation and management
- the draft Plan articulates with state legislation and statutory processes
- any historical references are factual
- partnerships with state and federal agencies are strengthened.

Together, the information gathered from these external consultation activities has informed the development of the draft Plan.

Community Engagement

Pending the approval from Council, the draft Plan will be released for public exhibition and comment. This will entail a public notification and review period of 20 business days where the community can provide comments/feedback on the draft Plan. Feedback received within the specified consultation period will be collated, reviewed and provided to relevant stakeholders for consideration prior to the development of the final Plan.

A community engagement plan is currently being developed to target a broad and diverse audience for feedback.

PROPOSAL

As the Sunshine Coast region evolves as a result of population growth and development, Sunshine Coast Council needs to ensure that it has appropriate tools in place to protect, conserve and celebrate our rich and diverse heritage.

Background

Heritage is all the things from our past and present which Council and other stakeholders in the community consider valuable enough to be passed on to future generations.

The Sunshine Coast has a rich and diverse heritage. The Sunshine Coast Draft Heritage Plan 2015-2020 has been prepared to ensure the region's traditions, memories, places and objects are identified, conserved, supported and celebrated into the future.

The preparation of the draft Plan builds on two existing bodies of work completed within Council, including the Cultural Heritage Background Study (2009), and the (internal) Sunshine Coast Heritage Strategy Discussion Paper (2012). In conjunction with internal and external consultation activities and a peer review of the draft Plan, the draft Plan is also informed by a strengths and opportunities exercise conducted with stakeholders, in order to understand the current gaps in Council's work around heritage.

Plan overview

The draft Plan provides Council with a holistic framework to guide the way in which it identifies, protects, conserves and manages the region's tangible and intangible heritage into the future.

The draft Plan targets all aspects of the Sunshine Coast's cultural and natural heritage for which Sunshine Coast Council has direct responsibility, or where it can have some influence. The Plan is complementary to both State and Federal legislation and Council's existing policies and strategies, including the Sunshine Coast Planning Scheme.

Key Recommendations

Council's future actions around heritage conservation and management are guided by the vision that 'Our heritage is our gift for the future'. This vision was developed by stakeholders during the initial consultation processes in 2014.

To achieve the vision, the Draft Heritage Plan identifies a series of priorities for the future which are structured under the five key outcome areas of Knowledge, Conservation, Support, Communication and Advocacy. These outcome areas and their respective goals are listed in the following table.

Outcome Area	Goal
Knowledge	Heritage, its value and significance to the Sunshine Coast community is comprehensively researched, understood, identified, recorded and shared.
Conservation	Best practice conservation management and innovative solutions protect and conserve the Sunshine Coast's natural and cultural heritage for current and future generations.
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.
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.
Advocacy	Key stakeholders in heritage have an increased awareness and appreciation of the region's diverse heritage.

These outcome areas are interrelated and will be managed through an integrated and cooperative approach in council, where council areas will collaboratively undertake their actions (as set out within the Plan's Implementation Plan). This cooperative approach to conserving and managing heritage both now and into the future will ensure that council's response to heritage matters is integrated into its business practices and is carried out in a balanced and sustainable way.

Legal

A recommendation of the draft Plan proposes the development of engagement protocols with the area's Traditional Owners on Aboriginal cultural heritage matters. This recommendation is anticipated to require future legal opinions and resourcing.

Policy

The draft Plan provides Council's future direction in relation to heritage conservation and management. Heritage management and conservation is governed by a myriad of legislation and policy at the national, state and local level. The draft Plan has undertaken a review of the different levels of legislation and policies which apply to heritage, to ensure that the Plan only makes recommendations where Council has a role.

The draft Plan also identifies that Council has a platform of existing strategies and policies which have heritage related themes and actions contained within them. The draft Plan does not replace Council's existing policies, plans and strategies. The draft Plan instead provides the overarching direction for Council in terms of heritage conservation and management as a whole. The draft Plan aims to provide consistent heritage goals and align Council's efforts in a coordinated, effective and innovative manner.

Risk

The draft Plan establishes a clear direction on Council's heritage roles and responsibilities over the next five years.

There is a risk that without an endorsed Plan, an uncoordinated and unresponsive approach to heritage matters will occur. Failure to respond to the emerging needs of the region and to improve Council services may lead to inadequate service provision, which can have potential social and financial implications.

The draft Plan will provide an important tool to inform the way Heritage Levy funds are expended in the future. The draft Plan reduces the risk of ad-hoc spending of the Heritage Levy, and ensures that spending aligns with Council's adopted heritage goals.

It is noted that the activities outlined in the draft Plan's implementation program is ambitious in that it includes an extensive list of work to be completed in the five year period the draft Plan targets. Also, while it acknowledges the review of the *Queensland Heritage Act 1992* currently underway, the amendments to the Act are not expected to be in place until late 2015.

In light of above and to mitigate these risks, a high level review of the Heritage Plan will be undertaken in 2016 to ensure its alignment to the amended Act. Any alterations will be undertaken and presented to Council for acknowledgment.

A stocktake of the implementation plan will occur at this time and ongoing, at the annual Heritage Levy program development stage, to ensure that the delivery of the actions is on track, noting that some actions are ongoing or may take longer than expected to deliver.

Previous Council Resolution

There is no previous Council resolution relevant to this report.

Related Documentation

Documentation relevant to this report includes:

- Sunshine Coast Council Corporate Plan 2014-2019
- Sunshine Coast Planning Scheme 2014
- Sunshine Coast Social Infrastructure Strategy 2011
- Cultural Heritage Background Study 2009.

Critical Dates

It is imperative that Council has a policy framework for heritage to ensure that heritage services are appropriately managed and delivered to the community.

The public notification of the draft Plan is a vital step towards ensuring that Council has a committed strategy for managing heritage matters, in order to guide future budget processes and ensure efficient operations.

The draft Plan's recommendations have nominated timeframes for delivery and these are broken down into annual increments.

Implementation

Public review and feedback will occur after the endorsement of the draft Plan at Council's Ordinary Meeting. A communication and engagement plan will be prepared and implemented for the intended public notification period of 20 business days. The public exhibition period is anticipated to commence in May 2015 following Council's endorsement to conduct public exhibition and seek public comment.

The following community engagement approach is intended for this consultation:

- Media releases
- Webpage on Council's website, including feedback form
- Councillor columns
- Other engagement activities to be identified.

Feedback received by Council within the specified consultation period will be collated, reviewed and provided to relevant stakeholders for consideration prior to the development of the final Plan, which aims to be presented to Council for adoption in August 2015.

8.5 INFRASTRUCTURE SERVICES

8.5.1 DRAFT KOALA CONSERVATION PLAN

File No:	Statutory Meetings
Author:	Senior Conservation Partnerships Officer (G&P) Infrastructure Services Department
Appendices:	App A - Draft Koala Conservation Plan 255

PURPOSE

The Draft Koala Conservation Plan proposes a framework to guide management actions for retaining a viable koala population, as well as preserving and enhancing suitable habitat in the Sunshine Coast local government area. The purpose of this report is to seek Council's approval to take the Draft Koala Conservation Plan to koala stakeholder groups and the broader Sunshine Coast community for their input and comment.

EXECUTIVE SUMMARY

Council's vision for the Sunshine Coast is to be Australia's most sustainable region – vibrant, green, diverse. The Koala Conservation Plan is underpinned by this vision and provides the framework for council and the community to work in partnership to protect our unique natural environment and the biodiversity within it.

The development of a Koala Conservation Plan is supported by the Sunshine Coast Biodiversity Strategy 2010-2020, which provides the strategic direction for protecting and enhancing biodiversity values on the Sunshine Coast.

The requirement for council to produce a Koala Conservation Plan arises from State Planning Policy 2/10 Koala Conservation in South East Queensland (SPP). The SPP was a statutory instrument under the *Sustainable Planning Act 2009* (the SP Act) and the policy had effect when local planning instruments or structure plans are made or amended and when land is designated for community infrastructure. The SPP, however, was replaced in 2014 by the South East Queensland Koala Conservation State Planning Regulatory Provisions (Koala SPRP), which applies in addition to local planning instruments

Although the SPP no longer exists, its desired outcomes are still considered good practice, they are embedded in council's Biodiversity Strategy and they are not inconsistent with the state's 2014 SPRP.

The Draft Koala Conservation Plan incorporates a five year action plan to guide the management and protection of the Sunshine Coast's koala population. The action plan provides a realistic framework based on council and community partnerships.

All the recommended actions in the Koala Conservation Plan contribute to a landscape conservation approach, which also supports broader environmental protection in addition to specific koala conservation outcomes.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Draft Koala Conservation Plan” and
- (b) endorse the Draft Koala Conservation Plan (Appendix A), for the purpose of undertaking community consultation, with a report to be provided to Council on the revised plan, following consultation.

FINANCE AND RESOURCING

The Draft Koala Conservation Plan contains 30 proposed actions. Of the 30 identified actions, sixteen are already underway and fourteen have been identified as future projects.

The majority of the proposed future actions have been identified as being deliverable through existing operational programs with the balance supported by either koala vegetation offset revenue, capital and/or Environment Levy funding, which will be subject to future budget recommendations for Council’s consideration.

See Appendix A for full 5 year project summary.

Please note, the cost definitions have been based on the following estimates:

- High – Above \$100,000
- Medium - \$10,000 - \$100,000
- Low – Below \$10,000

CORPORATE PLAN

Corporate Plan Goal: *An enviable lifestyle and environment*

Outcome: 3.1 - Healthy natural ecosystems and protected remnant vegetation

Operational Activity: 3.1.1.3 - Identify appropriate management tools for the on-going protection of the region’s rich biodiversity

CONSULTATION

Consultation has been undertaken with a range of internal stakeholders for the purpose of developing a draft for external community consultation.

Internal Consultation

Consultation was undertaken with a range of Council managers and/or staff from:

- Environmental Operations
- Environment Sustainability Policy
- Development Services
- Parks & Gardens
- Transport Infrastructure Management

External Consultation

External consultation has been undertaken with officers from the Threatened Species Unit within the state government’s Department of Environment & Heritage Protection (EHP). Consultation with Department of Environment & Heritage Protection has resulted in a collaborative koala survey effort commenced in April 2015. The survey is being undertaken by Department of Environment & Heritage Protection staff with a mutually beneficial data sharing arrangement with Council.

Community Engagement

Targeted community engagement will be undertaken through a consultation workshop with koala and wildlife stakeholder groups.

Broader community consultation will be invited via the following mechanisms:

- The 'Have Your Say' section of Council's website
- Council's social media network
- Radio and print advertising
- Media release and
- Key internal stakeholders who have their own distribution channels.

PROPOSAL

The koala (*Phascolarctos cinereus*) is an iconic Australian species that is under threat in South East Queensland. Loss and fragmentation of habitat, disease and trauma from car strikes and dog attacks are taking a significant toll on koala populations and there has been considerable public concern about declining koala numbers in recent years. Some researchers have warned that the koala could be at risk of local extinctions in South East Queensland.

There are many reasons to take action to conserve koalas on the Sunshine Coast. To many, the koala represents the quintessential nature of the Australian bush and is strongly tied to our national identity. Many people choose to live on the Sunshine Coast for its natural environment and, for many, knowing that they live alongside koalas and other native fauna contributes significantly to their sense of place. Tourism is a major sector within the Sunshine Coast economy and koalas are an important international ambassador and a major attraction. Research has shown that some 75% of international tourists hope to see a koala when deciding to come to Australia and it has been estimated that the koala contributes some \$1.1 billion to the Australian tourism industry.

The original requirement for council to produce a Koala Conservation Plan arose from State Planning Policy 2/10 Koala Conservation in South East Queensland (SPP). The SPP, however, was replaced in 2014 by the South East Queensland Koala Conservation State Planning Regulatory Provisions (Koala SPRP), which applies in addition to local planning instruments:

1. These State's SPRP provisions apply in addition to any relevant matters applying under a local planning instrument for assessing and deciding a development application
2. Under section 19(1) of the *Sustainable Planning Act 2009*, if there is an inconsistency between the State's SPRP regulatory provisions and another planning instrument, or any plan, policy or code under an Act, the State's SPRP planning regulatory provisions prevail to the extent of the inconsistency
3. A local planning instrument will not be inconsistent with the State's SPRP regulatory provisions to the extent it applies additional requirements taking into consideration local koala conservation interests.

Although the SPP no longer exists, its desired outcomes are still considered good practice, they are embedded in council's Biodiversity Strategy and they are not inconsistent with the state's 2014 SPRP.

The development of a Koala Conservation Plan, is also supported by the Sunshine Coast Biodiversity Strategy 2010-2020, which provides the strategic direction for protecting and enhancing biodiversity values on the Sunshine Coast. It is based on a philosophy of landscape scale habitat protection and rehabilitation to enhance the capacity of the landscape to protect biodiversity and build resilience to current and future threats. The

Biodiversity Strategy Implementation Plan 2010-2015 identifies the development of a Koala Conservation Plan as a high priority action.

This Koala Conservation Plan will guide management action to help retain a viable koala population, and preserve and enhance suitable habitat in the Sunshine Coast region. The Plan is intended to provide clear, measurable and prioritised actions, based around five desired outcomes, as well as delegated responsibilities for implementation.

The overall objectives of the Koala Conservation Plan are:

- to determine where koalas exist in the Sunshine Coast Council local government area, and understand threatening processes at the local level
- to create robust scientific datasets, including koala habitat mapping, which will form the basis of management decisions
- to identify priority locations and target management actions in order to enhance the quality of core koala habitat and improve connectivity
- to ensure planning and development assessment processes support the protection of koalas and their habitat
- highlight where mitigation measures are most required and actions needed to monitor effectiveness
- guide community involvement in programs and partnerships that increase koala habitat availability and enhance connectivity, build understanding and mitigate threats.

Legal

The state's South East Queensland Koala Conservation State Planning Regulatory Provisions (Koala SPRP), under the *Sustainable Planning Act 2009*, informs local government planning instruments.

The Draft Koala Conservation Plan itself does not have any statutory head of power. Council may consider future amendments to the Planning Scheme if it reasonably believes that ground-truthing of habitat and other data validation supports an amendment.

Policy

The relevant policies include:

- South East Queensland Koala Conservation State Planning Regulatory Provisions (Koala SPRP)
- Sunshine Coast Planning Scheme 2014
- Sunshine Coast Corporate Plan 2014-2019
- Sunshine Coast Biodiversity Strategy 2010-2020
- Sunshine Coast Biodiversity Strategy 2010-2015 – Implementation Plan
- Sunshine Coast Local Government Area Pest Management Plan 2012-2016
- Environment Levy Policy
- Voluntary Conservation Agreement Policy

Risk

There is no legal risk associated with this report.

There may be a risk associated with failing to meet a strong community expectation, particularly since the Sunshine Coast Koala Summit 2012, that Council do all in its power to ameliorate the threats to koalas in the region.

Previous Council Resolution**SM13/19 - Special Meeting (Budget), 25 June 2013**

That Council:

- (a) *receive and note the report titled "2013/14 Sunshine Coast Environment Levy Policy and Program"*
- (b) *adopt the revised Environment Levy Policy 2013 (Appendix A) and note the supporting Environment Levy Organisational Guidelines (Appendix B) and*
- (c) *adopt Year 1 (2013/14) expenditure of the proposed indicative 4-year Environment Levy Program (June 2013) (Appendix C).*

Related Documentation

There is no related documentation to this report.

Critical Dates

There are no critical dates relating to this report.

Implementation

The majority of recommended actions will be implemented by Council's Environmental Operations branch, with some in collaboration with Healthy Places, Development Services, Environment & Sustainability Policy, Transport Infrastructure Management and Parks & Gardens, which include undertaking community consultation on the draft plan, followed by a final report to council to seek final adoption.

8.6 CORPORATE STRATEGY AND DELIVERY**8.6.1 LEASE TO SUNSHINE COAST AERO CLUB LIMITED****File No:** 15300**Author:** Supervisor Commercial Property
Corporate Strategy and Delivery Department**Attachments:** Att 1 - Offer to Lease (*Under Separate Cover*) Conf Att Pg 81
Att 2 - Valuation (*Under Separate Cover*) - Confidential Att Pg 99

PURPOSE

The purpose of this report is to seek Council's approval in accordance with Section 236, subsections (1) (c) (iii) (vii), (2), and (3) of the *Local Government Regulation 2012* to enter into a five year lease with Sunshine Coast Aero Club Limited over Sunshine Coast Airport airside lease Site 16, without formal tender.

EXECUTIVE SUMMARY

The Sunshine Coast Aero Club Ltd (the Aero Club) is a social flying club located at the Sunshine Coast Airport. The Aero Club caters to both general aviation and recreational aviation and has been in continuous operation at Sunshine Coast Airport since 1959.

The Aero Club operates as a community based not-for-profit organisation. Its current five (5) year lease expires on 30 June 2015 and the Aero Club has approached Sunshine Coast Airport requesting a new five (5) year lease.

Sunshine Coast Airport is seeking to grant this request utilising the provisions of section 236 of the *Local Government Regulation 2012* which provides for disposal of valuable noncurrent assets other than by tender or auction.

The continuation of an aero club on the Sunshine Coast provides Council with an opportunity to continue to support the development of general aviation for the Sunshine Coast community.

OFFICER RECOMMENDATION**That Council:**

- (a) receive and note the report titled "Lease to Sunshine Coast Aero Club Limited" and
- (b) in accordance with section 236 of the *Local Government Regulation 2012*, resolve to lease Site 16 at Sunshine Coast Airport to Sunshine Coast Aero Club Ltd for a term of five (5) years other than by tender on the basis that:
 - (i) Sunshine Coast Aero Club Ltd provides a not-for-profit service to the community and
 - (ii) the lease amount is equal to or higher than the valuation provided by an independent valuer.

FINANCE AND RESOURCING

This lease will be set at the current valuation of \$46,875 (excluding GST) as provided by an independent valuer, with annual Consumer Price Index (CPI) adjustment. This rental is currently 70% subsidised (\$32,812) by Council through a Community Service Obligation (CSO). The Community Service Obligation is considered by Council each year as part of the annual budget process.

CORPORATE PLAN

Corporate Plan Goal: *A new economy*

Outcome: We serve our community by providing this great service

Operational Activity: S1 - Airport - providing aeronautical operations, passenger related services and management services for Sunshine Coast Airport and Caloundra Aerodrome

CONSULTATION

Internal Consultation

- General Manager Sunshine Coast Airport
- Solicitor, Legal Services Branch
- Coordinator Business and Commercial, Sunshine Coast Airport
- Supervisor Commercial Property, Sunshine Coast Airport

External Consultation

Registered valuer under the *Valuers Registration Act 1992*

Community Engagement

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

PROPOSAL

The proposal is to seek Council's approval in accordance with Section 236 of the *Local Government Regulation 2012* to renew a lease of land to an existing tenant without going to formal tender.

The subject lease area is Site 16 (lease CE and GE), located on the north western side of Friendship Avenue at Sunshine Coast Airport, which has a lease area of 1305m² plus apron area of 435m² and is currently leased to Sunshine Coast Aero Club Ltd.

The Aero Club was founded 66 years ago at its current lease site in Friendship Avenue. Over the following years the Aero Club constructed its clubhouse, training and meeting rooms, kitchen and hangar – all with labour and materials supplied by the members of the club.

The Aero Club is managed by a committee which is elected by its members. It provides for people from all walks of life, assisting charities and promoting aviation. It is a not-for-profit organisation with all funds raised used to assist development of the club and various charities. The Aero Club is a recreational aviation flying training facility, providing low-cost pilot training. For some students it is a gateway into a career in commercial aviation, by allowing pilots to do their initial training at the club.

The current five-year lease expires on 30 June 2015 and the Aero Club has lodged an Offer to Lease (Attachment 1) requesting a further five-year lease.

The Aero Club promotes the Sunshine Coast as a flying destination throughout the recreational aviation communities, and the Sunshine Coast Airport is seeking to grant this lease request.

Legal

Section 236, subsections (1)(c)(iii)(vii), (2) and (3) of the *Local Government Regulation 2012* provides for the disposal of valuable non-current assets other than by tender and auction if:

- the disposal is for the purpose of renewing the lease of land to the existing tenant of the land [s236(1)(c)(iii)];
- the disposal is of an interest in land that is used as an airport or for related purposes [s236(1)(c)(vii)];
- it is in the public interest to dispose of the interest in land without a tender or auction [s236(1)(c)(vii)];
- the disposal is otherwise in accordance with sound contracting principles [s236(1)(c)(vii)].

The following information is provided in response to the provisions above:

- *the disposal is for the purpose of renewing the lease of land to the existing tenant of the land*
 - The Aero Club have been the existing tenant of the land since 1959.
- *The disposal is of an interest in land that is used as an airport or for related purposes*
 - The lease area forms part of the Sunshine Coast Airport precinct and is located on airport land.
 - The lease to the Aero Club has a permitted use of:
 - “activities relating to conducting a flying club, hangarage of club aircraft and the sale and/or supply of food or drink in accordance with the Lessee’s Restricted Club Permit as approved by the Liquor Licensing Commission.”
- *It is in the public interest to dispose of the interest in land without a tender or auction*
 - The continuation of this not-for-profit organisation on the Sunshine Coast provides Council with an opportunity to continue to provide a crucial service for the Sunshine Coast community and maintain employment on the Sunshine Coast.
 -
- *The disposal is otherwise in accordance with sound contracting principles*

The principles need not be considered equally, but regard should be had for each relative to the circumstances. The sound contracting principles are:

- (a) value for money
- (b) open and effective competition
- (c) the development of competitive local business and industry
- (d) environmental protection and
- (e) ethical behaviour and fair dealing.

Council has recently procured an independent valuation of the premises and has negotiated a lease fee as required under the Regulation.

Council will enter into a standard lease arrangement with the lessee for a period of five years.

The lease of Site 16 meets market values, making it competitively priced while providing a valuable community service to the Sunshine Coast. The process of contracting has been conducted fairly and is compliant with legislation.

- *Before the disposal, the local government has decided by resolution that exception may apply for disposal other than by tender or auction [s236(2)] and*
- *Consideration for the disposal would be equal to, or more than, the market value of the land or the interest in land, including the market value of any improvements on the land [s236(3)].*

A market valuation of the site dated 9 March 2015 was conducted and will be the basis for the setting of the lease charge (Attachment 2).

Policy

The proposal complies with Council's Procurement Policy.

Risk

Financial

Council's financial risk is low given the rental has been set by an independent valuer and agreed by the Aero Club.

Business

Council faces a minor risk of losing a community based service to the region by introducing additional time, cost and complexity should this approval not be granted.

Previous Council Resolution

Council's adopted 2014/2015 budget includes a Community Service Obligation that provides a 70% subsidy of the 2014/2015 rental charge of \$46,648.57 (GST exclusive)

Related Documentation

Local Government Act 2009

Local Government Regulation 2012

Critical Dates

Council's determination is requested to enable the Aero Club to execute a new lease agreement commencing on 1 July 2015.

Implementation

If the officer recommendation is supported by Council, Sunshine Coast Airport will forward a new five-year lease agreement to the Aero Club for signature.

8.6.2 NATIONAL RETAIL ASSOCIATION - APPLICATION TO AMEND TRADING HOURS

File No:	QIRC/TH/2014/23
Author:	Manager Economic Development Corporate Strategy and Delivery Department
Appendices:	App A - Queensland Industrial Relations Commission - Application TH/2014/23 - National Retail Association Limited..321
Attachments:	Att 1 - Chamber of Commerce and Industry Queensland: Shop Trading Hours - September 2014361

PURPOSE

The purpose of this report is to seek a Council resolution for the Chief Executive Officer to write to the Queensland Industrial Relations Commission and oppose Application TH/2014/23 by the National Retail Association which aims to merge 14 zones in the South East Queensland area into one zone.

EXECUTIVE SUMMARY

The National Retail Association (NRA) represents the interests of the retail, fast food and the broader service sector. The Association lodged Application TH/2014/23 on 31 October 2014 (Appendix A) with the Queensland Industrial Relations Commission (QIRC) seeking to insert a new sub clause into the Queensland Trading Hours Order to merge as many different trading zones as possible in the South East Queensland area (which currently excludes the Inner City of Brisbane, the Gold Coast and Sunshine Coast areas) and insert the following all inclusive clause in lieu thereof:

South East Queensland area

Day/s	Opening Time	Closing Time
Monday to Saturday	7.00 am	9.00 pm
Sunday (excluding Easter Sunday)	9.00 am	6.00 pm
Public Holidays (as defined) (excluding Good Friday, Anzac Day, Labour Day and Christmas Day)	9.00 am	8.00 pm
Notwithstanding the opening and closing times prescribed herein for public holidays , the opening and closing times for non- exempt shops on Easter Saturday shall be: Easter Saturday	8.00 am	6.00 pm

This would see expanded trading hours for the large retailers and shopping centres across the Sunshine Coast.

Sunshine Coast Council received advice in March 2015 that Master Grocers Australia (MGA), which represents the interests of independent supermarkets in Queensland, opposes the Application. MGA subsequently presented to Council at a Strategic Discussion Forum on 23 March 2015 outlining its objection to the Application.

The Queensland Chamber of Commerce and Industry (CCIQ) was consulted on the Application and advised via email on 18 March 2015 that the current National Retail

Association application was detrimental to small business competing with market majors. The CCIQ September 2014 Report on shop trading hours is at Attachment 1.

The National Retail Association met with the Manager Economic Development on 16 April 2015 to outline its case for the Application. The Association advised that the Application would provide the following benefits:

1. Consumer trends are showing that consumers are shopping later, especially on Saturdays. The Application addresses this trend/need by expanding Saturday trading hours to benefit consumers. The value of weekend sales for some operators can be as high as 40% of total weekly sales and the extended hours will address current congestion.
2. An opportunity arises for small businesses in shopping centres to increase their operating hours and, as a result, increase their sales (as the opening hours of the larger operators impact on a shopping centre's trading hours).
3. Additional employment of 10-15% per day (50-60 hours per week) is available, predominantly in food retailing.

The National Retail Association also confirmed that they are able, under current legislation, to target specific locations for increased/expanded hours should there be a specific business case.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "National Retail Association - Application to Amend Trading Hours" and
- (b) authorise the Chief Executive Officer to write to the Industrial Registrar at the Queensland Industrial Relations Commission advising of Council's opposition to Application TH/2014/23 by the National Retail Association (Appendix A).

FINANCE AND RESOURCING

There are no financing or resourcing implications in relation to this report.

CORPORATE PLAN

Corporate Plan Goal: *A new economy*

Outcome: 1.3 - Investment and growth in high-value industries

Operational Activity:

1.3.1 - Progress implementing industry and investment plans for high-value industries:

- Health and well-being
- Education and research
- Tourism, sport and leisure
- Clean technologies
- Aviation and aerospace
- Knowledge industries and professional services
- Agribusiness

CONSULTATION

Internal Consultation

Councillors
 Chief Executive Officer
 Director, Community Services
 Director, Corporate Services
 Director, Corporate Strategy and Delivery
 Director, Infrastructure Services
 Director, Regional Strategy and Planning
 Chief Legal Officer

External Consultation

National Retail Association
 Master Grocers Australia
 Queensland Chamber of Commerce and Industry

Community Engagement

Community engagement has not been undertaken at this stage.

PROPOSAL

The National Retail Association represents the interests of the retail, fast food and the broader service sector. The Association lodged Application TH/2014/23 on 31 October 2014 (Appendix A) with the Queensland Industrial Relations Commission seeking to insert a new sub clause into the Queensland Trading Hours Order to merge as many different trading zones as possible in the South East Queensland area (which currently excludes the Inner City of Brisbane, the Gold Coast and Sunshine Coast areas) and insert the following all inclusive clause in lieu thereof:

South East Queensland area

Day/s	Opening Time	Closing Time
Monday to Saturday	7.00 am	9.00 pm
Sunday (excluding Easter Sunday)	9.00 am	6.00 pm
Public Holidays (as defined) (excluding Good Friday, Anzac Day, Labour day and Christmas Day)	9.00 am	8.00 pm
Notwithstanding the opening and closing times prescribed herein for public holidays , the opening and closing times for non- exempt shops on Easter Saturday shall be: Easter Saturday	8.00 am	6.00 pm

This would see expanded trading hours for the large retailers and shopping centres across the Sunshine Coast.

Master Grocers Australia

Sunshine Coast Council received advice in March 2015 that Master Grocers Australia, which represents the interests of independent supermarkets in Queensland, opposes the Application. Master Grocers Australia subsequently presented to Council at a Strategic Discussion Forum on 23 March 2015 outlining its objection to the Application on the grounds that:

- the Application will deprive small and independent business of their best trading hours of the week. Small and independent shops can already open at these times and take advantage of the fact that the large retailers are closed, and
- this is not the time to change the local rules of trading when the State and the Federal Governments are reviewing competition policy (Harper Review), deregulation and trading hours generally.

The Harper Review

The Federal Government asked Professor Ian Harper and an expert panel to undertake an independent 'root and branch' review of competition policy. This was the first comprehensive review of Australia's competition framework in more than 20 years. The Federal Government released the Final Report of the Competition Policy Review on 31 March 2015. The Competition Policy Review's Final Report makes 56 recommendations for reforms across three key themes: competition policy, laws and institutions.

The Federal Government commenced a consultation process following the release of the report to seek feedback from industry, consumers and all levels of government on the Competition Policy Review's final recommendations to strengthen Australia's *Competition and Consumer Act 2010* (CCA) and issues concerning small businesses, especially where there have been changes since the draft report. Submissions are open until 26 May 2015. The submissions will inform the Federal Government's response to the report later in the year.

Queensland Chamber of Commerce and Industry

The Queensland Chamber of Commerce and Industry was consulted on the Application and advised via email on 18 March 2015 that:

"it appreciates the application on part of NRA calling for consistency across SEQ, however, we believe the tactics adopted by NRA are aimed at securing the full liberalisation of shop trading hours in SEQ, which is detrimental to small business competing with market majors."

As part of the Queensland Chamber of Commerce and Industry Westpac Group Pulse Survey of Business Conditions, Queensland businesses were asked in September 2014 (Attachment 1) for their views on shop trading hours to understand the types of issues being experienced and to gauge the desire for reform. The survey findings show that full deregulation of shop trading hours remains contentious, with Queensland businesses divided in their preferences. However, the survey results point to broad support for incremental reform to achieve greater simplicity and consistency.

The National Retail Association

The National Retail Association met with the Manager Economic Development on 16 April 2015 to outline its case for the Application. The Association advises that the Application would provide the following benefits:

1. Consumer trends are showing that consumers are shopping later, especially on Saturdays. The Application addresses this trend/need by expanding Saturday trading hours to benefit consumers. The value of weekend sales for some operators can be as high as 40% of total weekly sales and the extended hours will address current congestion

2. An opportunity is provided for small businesses in shopping centres to increase their operating hours and, as a result, increase their sales (as the opening hours of the larger operators impact on a shopping centre's trading hours).
3. Additional employment of 10-15% per day (50-60 hours per week) is available, predominantly in food retailing.

The National Retail Association also confirmed that they are able under current legislation to target specific locations for increased/expanded hours should there be a specific business case.

Legal

Section 26 of the *Trading (Allowable Hours) Act 1990* states that the Commission must have regard to a variety of issues including the local government's view. Other matters listed under Section 26 to which the Commission must have regard include "the public interest", the "business interest (small, medium or large)", the "impact on employment" and generally such "other matters as the Industrial Commission considers relevant". Accordingly, the interests of small business on the Sunshine Coast can be presented to the Commission by various interested entities and not only through a Council submission.

Policy

There are no policy implications in relation to this report.

Risk

The Queensland Industrial Relations Commission has powers to compel persons and organisations to appear before it and give evidence. If Council resolves to send a letter of objection to the Commission, the Commission is legislatively required to consider it.

An objection letter submitted to the Commission, as recommended in this report, may result in the Commission exercising its power to compel Council to appear at the hearing and give evidence. As part of that process, Council may then need to have an authorised officer prepare and submit a witness statement with a possible requirement to appear before the Commission. The reliability of any Council submission on impacts (economic, for example) may be tested by the Commission at that time.

Previous Council Resolution

There is no previous Council resolution relevant to this report.

Related Documentation

Queensland Chamber of Commerce and Industry Queensland Shop Trading Hours – September 2014

Critical Dates

The Queensland Industrial Relations Commission hearing for Application TH/2014/23 is set for three weeks commencing 7 September 2015.

Implementation

If Council resolves to oppose the Queensland Industrial Relations Commission Application TH/2014/23, it is recommended that Council authorises the Chief Executive Officer to write to the Industrial Registrar at the Queensland Industrial Relations Commission, confirming Council's opposition to the Application.

8.6.3 APPLICATION OF NATIONAL COMPETITION POLICY REFORM 2015-2016

File No:	ECM	
Author:	Coordinator Commercial Analysis Corporate Strategy and Delivery Department	
Attachments:	Att 1 - Reform Options	383
	Att 2 - Business Activity Identification	385
	Att 3 - Full Cost Performance 2013-2014	389

PURPOSE

The purpose of this report is to make recommendations for the application of National Competition Policy reforms for the 2015/2016 financial year.

EXECUTIVE SUMMARY

The key recommendations for the 2015/2016 financial year, resulting from the annual review of the application of National Competition Policy reforms to Council's business activities, are outlined in this report.

The recommended business activity structure for 2015/2016 is as follows:

- Apply Full Cost Pricing to the Waste & Resources Management significant business activity
- Apply the Code of Competitive Conduct to Sunshine Coast Airport, Sunshine Coast Holiday Parks, and Quarries business activities.

The reform options and key differences between Full Cost Pricing, Commercialisation, Corporatisation and Code of Competitive Conduct, and cost-recovery pricing principles are outlined in **Attachment 1**.

Legislative requirements and the process for business activity identification are illustrated in **Attachment 2**.

Business activity full cost pricing performance for 2013-2014 is shown in **Attachment 3**.

On 31 March 2015, the Competition Policy Review Panel released the Final Report of the review of the *Competition and Consumer Act 2010* (Cwlth) (Harper Review). The recommendations in the Final Report are far reaching and will impact on many aspects of Australia's economy. The Federal Government is considering the report.

OFFICER RECOMMENDATION

That Council:

- receive and note the report titled "Application of National Competition Policy Reform 2015-2016"
- apply Full Cost Pricing to the Waste and Resource Management significant business activity, for the 2015/2016 financial year, in accordance with section 44(1)(b) of the *Local Government Act 2009* and
- apply the Code of Competitive Conduct to the following business activities, for the 2015-2016 financial year, in accordance with section 47 of the *Local Government Act 2009*:

- (i) **Sunshine Coast Airport**
- (ii) **Sunshine Coast Holiday Parks and**
- (iii) **Quarries.**

FINANCE AND RESOURCING

The finance and resourcing implications of applying the National Competition Policy reforms primarily relate to competitive neutrality and cost reflective pricing for Council's business activities.

CORPORATE PLAN

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

CONSULTATION

Internal Consultation

General Manager Sunshine Coast Airport
Manager Civil Asset Management
Manager Fleet and Quarry
Manager Finance
Manager Waste and Resources Management
Financial Accounting Coordinator
Coordinator Sunshine Coast Holiday Parks

External Consultation

Department of Infrastructure, Local Government and Planning

PROPOSAL

Background

In the mid to late 1990s, a suite of market and economic reforms were introduced to stimulate growth and job creation in Australia. For local governments in Queensland these reforms revolved around the following:

- The extension of the trade practices laws prohibiting anti-competitive activities to all businesses including local government businesses
- The introduction of competitive neutrality so that private businesses could compete on an equal footing with those owned by local government
- The review and reform of all laws that restrict competition
- Specific reform and price monitoring of the water industry.

National Competition Policy reforms are applied to various identified 'business activities' of the Council. **Attachment 1** outlines the reform options and the key difference between Commercialisation, Full Cost Pricing, Code of Competitive Conduct, and cost recovery pricing principles.

Attachment 2 sets out the legislative requirements, threshold analysis of Council's business activities and the process for annual business activity identification.

Attachment 3 shows business activity full cost pricing performance based on 2012/2013 actual results.

Classification of Council's Business Activities

Business activities are classified against expenditure thresholds set each financial year. For significant business activities, expenditure for this purpose is the operating expenditure less depreciation and any expenditure to achieve competitive neutrality which is not actually incurred plus loan redemption payments. The 2015/2016 thresholds are as follows:

- Significant business activities (SBA) have expenditure over the \$9 million threshold
- Business activities (BA) have expenditure over the \$318,000 threshold.

The classification of Council's business activities are listed in Table 1 below for 2014/2015 and 2015/2016.

Business Activity	2014/2015 Current Classification	2015/2016 Expenditure for Threshold Test \$'000	2015/2016 Proposed Classification
Waste and Resources Management	SBA	\$42,292	SBA
Sunshine Coast Airport	BA	\$6,197	BA
Holiday Parks	BA	\$2,928	BA
Quarries	BA	\$7,505	BA

Table 1. Current and Proposed Business Activity Classification

A public benefit assessment is required when business activities move classification from a business activity to a Significant Business Activity. A public benefit assessment requires extensive public consultation to determine which reform option will achieve the greatest net community benefit.

Summary Outcomes of Business Activity Review

The recommended 2015/2016 business activity structure based on the annual business activity review and identification conducted in accordance with the legislation is to:

- apply the Full Cost Pricing in accordance with section 44(1)(b) of the *Local Government Act 2009* to the Waste and Resource Management significant business activity, and
- apply the Code of Competitive Conduct to the following activities, in accordance with sections 47 of the *Local Government Act 2009*:
 - (a) Sunshine Coast Airport
 - (b) Sunshine Coast Holiday Parks
 - (c) Quarries.

Harper Review of Competition Policy

The review panel was established in March 2014 given a broad mandate "to inquire into and make recommendations on appropriate reforms to improve the Australian economy and the welfare of Australians". Broadly, the review was to focus on:

- assessing whether the *Competition and Consumer Act 2010 (Cth)* and regulatory agencies are operating effectively, having regard to a number of specific factors, including the regulatory balance between the Commonwealth and the States and Territories, best international practice and changing market and social structures;
- considering whether appropriate changes to legislation and institutional arrangements need to be made, having regard to the impact on long-term consumer benefits and Australian businesses' ability to compete domestically and internationally;
- examining whether efficient businesses, both big and small, can compete effectively, and have incentives for investment and innovation, as a result of the competition provisions and special protections for small business in the Act;
- considering whether there are any other impediments to competition including regulation, policies and regulatory agencies; and
- considering government business activities, and the efficacy of separating government funding of services from service provision, privatisation and price regulation.

The Panel found that competition policy should be reinvigorated and modernised by focusing on consumer choice, by reforming and deregulating certain industry sectors and by omitting to competition principles. The Panel has identified eight areas, including regulatory restrictions and government procurement, where reform should have the most impact.

The Panel recommends removing regulatory restrictions that unnecessarily restrain competition unless the restrictions satisfy a public interest test. The most high profile or controversial of these are restrictions relating to pharmacy ownership and the taxi industry.

The other main recommendations are in relation to:

- the removal of remaining retail
- trading hour restrictions
- the removal of restrictions on parallel imports
- the consideration of competition in planning and zoning rules and
- mandatory product standards.

The Panel recommends that tendering should focus on outcomes, not outputs, and should not be prescriptive nor simply focused on value for money. Instead promoting competition should be a central feature of government procurement and privatisation frameworks and processes.

The Panel has considered the effectiveness of the competition laws and has made recommendations that will significantly impact the competition provisions in the Act.

The Commonwealth Government has voiced its support of the broad direction of the Final Report. The extent to which the Commonwealth will implement any of these recommendations, how they will be implemented, and when these changes will actually occur remain uncertain.

Legal

In accordance with Chapter 3 of the *Local Government Act 2009* and the *Local Government Regulation 2012*, Council is required each year to identify any new 'financially significant' business activities, and also to identify its business activities.

There are no legal implications with applying the National Competition Policy reforms.

Policy

Guidelines have been prepared to assist with ongoing compliance in the application of National Competition Policy to Council's nominated business activities, in accordance with applicable legislative requirements.

Risk

If the National Competition Policy reforms are not applied, Council will not be complying with the key legislative National Competition Policy principles contained in the *Local Government Act 2009* and *Local Government Regulation 2012*.

Previous Council Resolution

Council applied the National Competition Policy reforms for the 2014/2015 financial year as resolved at the Special Meeting on 2 June 2014.

Council Resolution (SM14/18)

That Council:

- (a) *receive and note the report titled “**Application of National Competition Policy Reform 2014-2015**”; and*
- (b) *apply Full Cost Pricing to the Waste and Resource Management significant business activity for the 2014-2015 financial year in accordance with section 44(1)(b) of the Local Government Act 2009; and*
- (c) *apply the Code of Competitive Conduct to the following business activities, for the 2014-2015 financial year in accordance with section 47 of the Local Government Act 2009:*
 - (i) Sunshine Coast Airport
 - (ii) Holiday Parks
 - (iii) Quarries.

Related Documentation

Local Government Act 2009

Local Government Regulation 2012

Local Government Legislation Amendment Regulation (No 1) 2014

Competition and Consumer Act 2010 (Cwlth)

Critical Dates

The resolution applies to the 2015/2016 financial year.

Implementation

The revised National Competition Policy reforms will be applied for the 2015/2016 financial year.

8.6.4 REVIEW THE PERFORMANCE OF THE TOURISM AND MAJOR EVENTS LEVY

File No:	ECM
Author:	Industry Investment Facilitator Corporate Strategy and Delivery Department
Appendices:	App A - Performance Review of the Sunshine Coast Council Tourism and Major Events Levy - April 2015397

PURPOSE

The purpose of this report is to provide Council with the findings of an independent review of the performance of the Tourism and Major Events Levy (Appendix A) as part of the annual budget deliberations.

EXECUTIVE SUMMARY

An action item (5.2.4.1) identified in the Corporate Plan is to:

“undertake a review of the performance of the tourism levy and report the outcome to Council as part of the annual budget deliberations”.

EarthCheck was engaged to conduct an independent review of the performance of the Tourism and Major Events Levy (Appendix A).

EarthCheck sourced information from Tourism Research Australia, National Visitor Survey, and International Visitor Survey reports which are the industry standards for this statistical information. EarthCheck also sourced data from Sunshine Coast Destination Limited (SCDL) and Council’s Major Events team.

For the 12 months ending 30 June 2014, total visitor expenditure within the Sunshine Coast Local Government Area (LGA) equalled \$1.66 billion, supporting employment of over 12,000 local people.

The key outcomes of the review are as follows:

- Impact – every dollar invested via the Tourism and Events levy contributes to delivery of an industry-wide return of \$18.
- Equity – a strong correlation exists between where the levy is collected and where the expenditure takes place.
- Efficiency – the levy disbursement arrangements as currently operated are fit for purpose and represent an efficient means of investment and delivery.
- Consistency – fit for purpose systems are in place across Council’s range of charges and levies to ensure new eligible businesses are captured.

Sunshine Coast Destination Limited commissioned a similar review by consultants EMDA in February 2012 which reported an ROI of \$15.50 for each dollar spent on marketing activities from the Tourism Levy. The increase from \$15.50:1 to \$18:1 is positive and supports Council’s decision to increase the levy by 10% for each of the financial years 2014/2015, 2015/2016 and 2016/2017 – potentially generating an additional \$25.35 million in direct visitor expenditure.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Review the performance of the Tourism and Major Events Levy"
- (b) note the EarthCheck Report titled "Performance Review of the Sunshine Coast Council Tourism and Major Events Levy" (Appendix A) and
- (c) note that the recommendations outlined in the report will be considered during the 2015/2016 financial year.

FINANCE AND RESOURCING

The \$15,000 (Ex GST) independent consultant cost associated with this review was budgeted for in the Economic Development Branch Budget of 2014/2015.

The Tourism and Major Events Levy applies to approximately 14,000 rateable properties categorised as Transitory Accommodation, Commercial and Industrial and Iconic Tourism.

2013/2014 actual revenue - \$4.28 million

2014/2015 anticipated revenue - \$4.70 million.

CORPORATE PLAN

Corporate Plan Goal:	<i>A public sector leader</i>
Outcome:	5.2 - A financially sustainable organisation
Operational Activity:	5.2.4.1 - Undertake a review of the performance of the tourism levy and report the outcome to Council as part of the annual budget deliberations

CONSULTATION

Internal Consultation

Portfolio Councillor for Tourism, Sport and Major Events
Manager Economic Development
Manager Finance
Coordinator Sunshine Coast Events
Coordinator Sport and Community Venues
Senior Management Accountant

External Consultation

Sunshine Coast Destination Limited

Community Engagement

There was no community engagement undertaken in relation to this report.

PROPOSAL

An action item (5.2.4.1) identified in the Corporate Plan is to:

"undertake a review of the performance of the tourism levy and report the outcome to Council as part of the annual budget deliberations".

After a competitive tendering process, EarthCheck (formerly E3C Global) was engaged to conduct an independent review of the performance of the Tourism and Major Events Levy.

In conducting its review of the Levy, EarthCheck sourced information from Tourism Research Australia, as well as from the National Visitor Survey and International Visitor Survey reports which are the industry standards for this statistical information. EarthCheck also sourced data from Sunshine Coast Destination Limited and Council's Major Events team.

The conclusions of the review are as follows:

Impact

- Every dollar invested via the Tourism and Major Events Levy contributes to delivery of an industry-wide return of \$18. A ROI of 18:1
- Events: based on levy investment of \$877k and a total economic benefit (including value of good sourced locally) of \$47.16m, a ROI of 54:1 is generated
- Levy investment contributes to the leveraging of \$93m in annual marketing investment by the tourism sector.

Equity

- Current management and delivery of the program as a whole is fair and equitable
- The levy program is equitable in terms of the business base from which levy funds are gathered. There is a strong correlation between where the levy is collected and where resulting expenditure takes place
- Information available during the analysis period suggests that the program captures the majority of business categories who benefit from tourism expenditure in the area.

Efficiency

- The levy as it is currently operated and managed represents an efficient and cost-effective means for Council and tourism partners to collect tourism business revenues
- The levy disbursement arrangements as currently operated are fit for purpose and represent an efficient means of investment and delivery
- Council levy collection and disbursement arrangements are in line with the approach taken across comparator destinations.

Consistency

- Overall, the levy as it is currently managed and delivered provides a strong level of reliability and consistency in revenue generation – variation in charge numbers and revenue generated is minimal
- Fit for purpose systems are in place across Council's range of charges and levies to ensure new eligible businesses are captured
- The commitment to raise rate levels by 10% during 2015 and 2016 is supported – prior to the raises in rates levels, tourism funding raised via the business levy was falling behind that of some competitor destinations.

The information below is for the 12 months ending 30 June 2014 with total visitor expenditure of \$1.66 billion for the LGA supporting employment of over 12,000 locals.

The research shows that, for every dollar invested by Council through the Tourism and Major Events Levy, the regional economy benefits by \$18 in direct visitor expenditure. EarthCheck estimates that total industry investment for tourism and events marketing within the Sunshine Coast Local Government Area was \$92.9 million. This figure is made up of:

Investment Source	Investment \$	% of Investment	Visitor Expenditure Generated \$M
Industry investment (non-government)	\$80.1 million	86.2%	\$1,430.00
Tourism and Events Queensland (TEQ) (not direct investment)	\$8.48 million	9.2%	\$60.70
Sunshine Coast Council Tourism and Major Events Levy	\$4.28 million	4.6%	\$76.36
Total	\$92.9 million	100%	\$1,660 million (\$1.66 billion)

Investment Source	% of Marketing Investment	Levy contribution to marketing	Levy amount \$	ROI Ratio
Tourism and Major Events Levy (Combined Tourism and Council-sponsored Major Events activities)	4.6%	\$76.36 million	\$4.28 million	18:1

Major and Regional Events financially sponsored by Council achieve an ROI of 54:1. (Levy investment of \$877,000 and a total economic benefit [including value of goods sourced locally] of \$47.16 million.)

Sunshine Coast Destination Limited commissioned a similar review by consultants EMDA in February 2012 which reported an ROI of \$15.50 for each dollar spent on marketing activities from the Tourism Levy. The increase from \$15.50:1 to \$18:1 is positive and supports Council's decision to increase the levy by 10% for each of the financial years 2014/2015, 2015/2016 and 2016/2017 – potentially generating an additional \$25.35 million in direct visitor expenditure.

EarthCheck also compared the collection of the Sunshine Coast Tourism and Major Events Levy to two other regions operating similar levies in Australia:

Destination	Tourism Expenditure	Annual Levy Receipts	Levy Funds Invested	
			Per Head of Population	Per Business
Sunshine Coast	\$1.66 B	\$4.3 M	\$16.93	\$154.26
Gold Coast	\$6.60 B	\$13.0 M	\$24.17	\$225.86
Surf Coast (Victoria)	\$18.0 M	\$1.4 M	\$49.50	\$458.87

Due to commercial reasons, EarthCheck was unable to obtain detailed information regarding the break-up of expenditure for these locations between tourism and major events. Therefore, EarthCheck was not able to provide a comparative performance benchmark against these other regions.

A number of recommendations are provided by EarthCheck. These recommendations will be considered with key stakeholders during the 2015/2016 financial year and are as follows:

Improving Equity

- There are a small number of categories of businesses (surf clubs and food-carts) where Council may wish to assess the balance of costs and potential benefits from extending the levy's business capture; however it is recommended the categories of eligible businesses and practice used in collected funds should remain as per current arrangements
- In the area of transient accommodation, it is recommended that Council and SCDL continue building the successful working partnership. SCDL are well placed to advise on new accommodation entrants to the market
- Council may wish to consider clarifying the definition of an 'iconic attraction'. While in most cases the categorisation is obvious and self-selecting, considering a clearer definition which encompasses metrics such as scale of business and visitor number thresholds may assist with transparency and understanding.

Building Efficiency

- No amendments to collection and disbursement mechanisms are recommended.

Improving Consistency

- Consider building additional surety by extending the current three year funding commitment to SCDL to a five year period, with appropriate review periods built in
- Levy spend per head of population is \$16.93, a lower figure than comparator destinations. Building on the commitment to increase the levy rate by 10% per year during 2014, 2015 and 2016 Council may wish to consider factoring in CPI into future rate setting
- As part of reporting and review, it is recommended that competitor and peer group funding arrangements are reviewed on a regular basis to ensure the region maintains appropriate and competitive levels of investment.

Legal

There are no legal implications in relation to this report.

Policy

This report summarises the results of an independent review of the performance of the Tourism and Major Events Levy and will have no impact on Council's current policies.

Risk

No risks have been identified in this report that outlines the findings of an independent review of the performance of the Tourism and Major Events Levy.

Previous Council Resolution

In Council's adopted 2014/2015 Corporate Plan, action item (5.2.4.1) identified the requirement to undertake a review of the performance of the Tourism and Major Events Levy and report the outcome to Council as part of the annual budget deliberations.

Related Documentation

Performance Review of the Sunshine Coast Council Tourism and Major Events Levy

Critical Dates

There are no critical dates in relation to this report.

Implementation

The recommendations provided by EarthCheck will be considered with stakeholders in the 2015/2016 financial year.

8.7 OFFICE OF THE MAYOR AND THE CEO

Nil

9 NOTIFIED MOTIONS**10 TABLING OF PETITIONS**

Petitions only eligible for submission if:

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

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

Nil

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

File No: ECM
Author: Principal Property Officer
Corporate Services Department

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

11.2.2 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - QUARTERLY PROGRESS REPORT - QUARTER 3, 2014/2015

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

This report is confidential in accordance with section 275 (f) of the *Local Government Regulation 2012* as it contains information relating to starting or defending legal proceedings involving the local government.

11.3 COMMUNITY SERVICES**11.3.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - PROPOSED SPORTING INFRASTRUCTURE IMPROVEMENTS****File No:** 21 May 2015**Author:** Sport and Recreation Officer
Community Services Department

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

11.3.2 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - SPORTS PROGRAM ON THE SUNSHINE COAST**File No:** ECM 21 May 2015**Author:** Manager Community Facilities & Planning
Community Services Department

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

11.4 INFRASTRUCTURE SERVICES

Nil

11.5 CORPORATE STRATEGY AND DELIVERY

11.5.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - INWARD SPONSORSHIP OF CALOUNDRA MUSIC FESTIVAL

File No: CMF2015/01

Author: Coordinator Major Events Delivery
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

Nil

12 NEXT MEETING

The next Ordinary Meeting will be held on 18 June 2015 in the Council Chambers, Corner Currie and Bury Streets, Nambour.

13 MEETING CLOSURE