

Agenda

Ordinary Meeting

Thursday, 20 February 2020

commencing at 9:00am

Council Chambers, Corner Currie and Bury Streets, Nambour

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1 DECLARATION OF OPENING

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

2 WELCOME AND 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 30 January 2020 be received and confirmed.

5 INFORMING OF PERSONAL INTERESTS**5.1 MATERIAL PERSONAL INTEREST**

Pursuant to Section 175C 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 CONFLICT OF INTEREST / PERCEIVED CONFLICT OF INTEREST

Pursuant to Section 175E 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.

The other Councillors must then decide

- (a) whether the Councillor has a real conflict of interest or perceived conflict of interest in the matter and
- (b) if they decide the Councillor has a real conflict of interest or perceived conflict of interest in the matter
 - (i) whether the Councillor must 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, or
 - (ii) that the Councillor may participate in the meeting in relation to the matter, including by voting on the matter.

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

8 REPORTS DIRECT TO COUNCIL**8.1 QUARTERLY PROGRESS REPORT - QUARTER 2, 2019-20****File No:** Council meetings**Author:** Coordinator Organisational Performance
Office of the CEO**Appendices:** App A - CEO Quarterly Highlights Report Quarter 2 2019-20.....11
App B - Operational Plan Activities Report Quarter 2 2019-20....35
App C - CEO Snapshot Report57

PURPOSE

This report presents the Quarterly Progress Report for Quarter 2, 1 October to 31 December 2019. This report has been prepared to inform Council and the community on the implementation of operational activities, significant operating projects and service highlights from Council's Operational Plan 2019-20.

EXECUTIVE SUMMARY

Each quarter, Council receives a progress report on the delivery of the Operational Plan. The report once adopted, is published and made available to the community.

The Report is comprised of:

- Appendix A – CEO's Quarterly Highlight Report Quarter 2, 2019-20
- Appendix B – Operational Plan Activities Report Quarter 2, 2019-20
- Appendix C – CEO's Snapshot Report that is intended for public release through social media channels as part of bringing the corporate plan to life.

Below is a summary of key Highlights by Corporate Plan Goal for Quarter 2, 2019-20:

A strong community

- The Sunshine Coast Community Strategy was adopted by Council, providing a long-term framework for how Council and our community will work together to advance our shared goal of a strong community through to 2041
- 44,809 people attended sporting events at Council facilities
- 385 community grant applications were approved with \$1,350,863 allocated.

A healthy environment

- In October 2019, Council unanimously endorsed a nomination for the Sunshine Coast local government area to become a United Nations Educational, Scientific and Cultural Organization (UNESCO) Biosphere
- The number of Land for Wildlife properties increased, with 12 new Land for Wildlife properties registered this quarter. This now brings the total Land for Wildlife properties to 1143
- There was a 50% reduction in the number of plastic bags and plastic bottles removed from Sunshine Coast waterways since the introduction of the Plastic Bag Ban and Container Recycling Scheme.

A smart economy

- In December 2019, the undersea fibre optic cable was pulled ashore on the Sunshine Coast. Over 550 kilometres of cable now connects the Sunshine Coast to the 7000 kilometre Japan-Guam-Australia South submarine cable.
- \$4.7 million in revenue was received for Council's Holiday Parks this quarter
- 14 sponsored events were held during the quarter, attracting 26,000 visitors to the region and generating an estimated \$15.2 million in economic activity.

Service excellence

- Development.i won the Improving Planning Processes and Practices award at the 2019 Planning Institute of Australia Awards for Planning Excellence and was also recognised as a finalist in the Community Engagement category at the 2019 Urban Development Institute of Australia Queensland Awards for Excellence.
- 89% of development applications assessed within statutory timeframes
- 69,774 customers assisted through the development and customer contact centres
- 1386 building approvals issued with a construction value of \$282 million.

An outstanding organisation

- \$63.6 million (71%) of Council's total available purchasing spend, was spent with local businesses.
- Council received 9 awards at 9 events
- Council's new human resources system, PeopleHUB, was successfully launched.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Quarterly Progress Report - Quarter 2, 2019-20"
- (b) note the Chief Executive Officer's Quarterly Highlights Report - Quarter 2, 2019-20 (Appendix A) on service delivery highlights
- (c) note the Operational Plan Activities Report - Quarter 2, 2019-20 (Appendix B) reporting on implementation of the Corporate and Operational Plans and
- (d) note the Chief Executive Officer's Snapshot Report – October to December 2019 (Appendix C) reporting service statistics and significant highlights.

FINANCE AND RESOURCING

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: *An outstanding organisation*

Outcome:

Operational Activity: S29 - Governance - providing internal leadership, legal opinion, governance and audit functions ensuring legislative accountability, transparency and ethical obligations are supported.

CONSULTATION

Councillor Consultation

Councillor E Hungerford as Portfolio Councillor for Governance and Customer Service has been briefed on this report.

Internal Consultation

Consultation has occurred with each Group 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.

Community Engagement

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

PROPOSAL

Under the requirements of the *Local Government Act 2009* and associated Regulation, Council is required to consider a regular report from the Chief Executive Officer outlining the achievements in delivering on the outcomes in its corporate and operational plans.

This report provides information on the following for consideration by Council.

Progress report

The Chief Executive Officer's Quarterly Progress Report – Quarter 2, 1 October to 31 December 2019 (Appendix A) consists of a summary of achievements; and supporting information by Corporate Plan Goal covering Delivery of Council's services.

Operational plan activities

The Operational Plan Activities Report – Quarter 2, 1 October to 31 December 2019 (Appendix B) provides details on the implementation of the 65 activities outlined in Council's operational plan. It includes the status of each activity covering percentage complete, completion date and progress commentary.

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 2009* and *Local Government Regulation 2012*.

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

In accordance with Council's 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 and

- 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

Ordinary Meeting 14 November 2019 (OM19/174)

That Council:

- (a) receive and note the report titled "**Quarterly Progress Report - Quarter 1, 2018/19**"*
- (b) note the Chief Executive Officer's Quarterly Progress Report - Quarter 1, 1 July to 30 September 2019 (Appendix A) on service delivery*
- (c) note the Operational Plan Activities Report - quarter ended 30 September 2019 (Appendix B) reporting on implementation of the Corporate and Operational Plans and*
- (d) note the Chief Executive Officer's Snapshot Report - quarter ended 30 September 2019 (Appendix C) reporting service statistics and highlights.*

Related Documentation

- Corporate Plan 2020-2024
- Operational Plan 2019-2020
- Financial information provided to Council in the Financial and Capital management report.

Critical Dates

Quarterly Progress reports are usually presented to Council within eight 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 and a copy will be provided to the State Library. The Chief Executive Officer will provide a verbal report to Council at the Ordinary Meeting.

8.2 REQUEST FOR CONCURRENCE AGENCY RESPONSE (BUILDING WORK) - 3 BAMBAROO CLOSE, NAMBOUR

File No: CAR19/0670
 Author: Team Leader Planning Assessment
 Customer Engagement & Planning Services Group
 Attachments: Att 1 - Proposal Plans 63

Link to Development.i:

<https://developmenti.sunshinecoast.qld.gov.au/Home/FilterDirect?filters=LandNumber=644420>

SUMMARY SHEET	
APPLICATION DETAILS	
Applicant:	Jill and John Chiverton
Assessment Manager:	Richard Jones (Fluid Building Approvals)
Proposal:	Concurrence Agency Referral to Council (Building Work) – Carport (associated with Dwelling house)
Request Received:	17 October 2019
Information Request Date:	No Information Request issued
Decision Due Date	31 October 2019
Number of Submissions	Not applicable
PROPERTY DETAILS	
Division:	10
Property Address:	3 Bambaroo Close, Nambour, QLD, 4560
RP Description:	Lot 25 RP113353
Land Area:	812m ²
Existing Use of Land:	Dwelling House
Planning Scheme:	Sunshine Coast Planning Scheme 2014
SEQRP Designation:	Urban Footprint
Zone:	Low Density Residential
Planning Area / Locality:	Nambour Local Plan Area
Assessment Type:	Concurrence Agency Assessment

PURPOSE

The purpose of this report is to seek Council's determination for a Request for Concurrence Agency Response (Building Work) for a carport at 3 Bambaroo Close, Nambour.

The Request for Concurrence Agency Response (Building Work) is before Council at the request of the Divisional Councillor G Rogerson.

EXECUTIVE SUMMARY

The application seeks a development permit for building works (Carport associated with dwelling house) to be issued by a private building certifier.

The proposed double carport triggers a Concurrence Agency referral to Council under the *Planning Regulation 2017* because it fails compliance with the *Sunshine Coast Planning Scheme 2014 Dwelling house code* Acceptable Outcome AO2.1, by proposing a 1500mm

setback from outer most projection of the carport to the road/property boundary in lieu of the required 6.0m.

Council's assessment of the referral has determined that the proposal does not meet the *Sunshine Coast Planning Scheme 2014 Dwelling House Code*, Performance Outcome PO2 (b) and (d), and it is recommended that Council directs the Assessment Manager to refuse the application.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Request for Concurrence Agency Response (Building Work) - 3 Bambaroo Close, Nambour" and
- (b) direct refusal for the Concurrence Agency Response (Building Work) for the following reasons:
 - i. The proposal does not meet the *Sunshine Coast Planning Scheme 2014 Dwelling House Code*, Performance Outcome PO2 (b) and (d).

FINANCE AND RESOURCING

In the event of an approval, infrastructure charges are not applicable to the proposed development.

CORPORATE PLAN

Corporate Plan Goal: *Service excellence*

Outcome: 4.4 - Service quality assessed by our performance and value to customers

Operational Activity: 4.4.2 - Deliver Planning and Development Services to ensure statutory requirements are met to achieve positive customer experiences and maintain strong industry engagement.

CONSULTATION

Councillor Consultation

The Divisional Councillor G Rogerson has been consulted during the assessment and has requested the matter be brought to Council for consideration.

Internal Consultation

The application was referred to Council's internal Carport Review Panel with a purpose to provide planning, building and design expertise and advice on the proposed carport. In this case, the Panel membership consisted of the following:

- Chief Executive Officer
- Group Executive, Customer Engagement and Planning Services Group
- Manager Development Services Branch
- Coordinator Building and Plumbing Services Team, Development Services Branch
- Team Leader, Planning Assessment Team, Development Services Branch

The feedback provided from the Panel reinforced the officer recommendation to refuse this application.

External Consultation

The application was not referred to any external stakeholders.

Community Engagement

The application is not subject to any requirement for Public Notification.

PROPOSAL

The application seeks a development permit for building works (Carport associated with dwelling house) to be issued by a private building certifier.

However, the proposed double carport triggers a Concurrence Agency referral to Council under the *Planning Regulation 2017* because it fails compliance with one or more of the relevant assessment criteria, namely:

- *Sunshine Coast Planning Scheme 2014 Dwelling house code Acceptable Outcome AO2.1* which requires a 6.0m setback for carports and garages to the front boundary.

The application proposes a 1500mm setback from outer most projection of the carport to the road/property boundary.

The associated performance outcome requires

Garages, carports and sheds:-

- preserve the amenity of adjacent land and dwelling houses;*
- do not dominate the streetscape;*
- maintain an adequate area suitable for landscapes adjacent to the road frontage; and*
- maintain the visual continuity and pattern of buildings and landscape elements within the street.*

Assessment against the performance outcome (PO2) of the Dwelling house code is provided below:

- The adjoining neighbours at 1 and 5 Bambaroo Close, Nambour have provided signed consent that they have no concerns with the proposed carport within the front boundary setback. Therefore, it is concluded that the front boundary encroachment of the proposed carport could preserve the amenity of the neighbouring residents.
- The surrounding streetscape comprises residential dwellings with open landscaped front yards and buildings setback between 4.0m – 6.0m from the road/property boundary.



The proposed carport is set well forward of any other buildings within the streetscape resulting in the structure dominating the surrounding streetscape. The western side of Bambaroo Close is elevated higher than the eastern side of the road. Given the

topography of the street/area, the proposed carport will be highly visible to pedestrians and vehicles travelling the street in each direction. The proposed carport is considered to dominate the streetscape and is not compliant with the *Dwelling house code*.

- (c) There is ample room for landscaping within the frontage of the site. The proposed carport does not limit the ability to adequately landscape the site.
- (d) The visual continuity and pattern of Bambaroo Close predominantly comprises of dwellings generally 4.0m-6.0m from the road frontage with the exception of two existing carports/garages setback approximately 4.0m-4.5m from the street.

The two carports encroaching within the front setback (4 and 6 Bambaroo Close) are located on the lower (eastern) side of Bambaroo Close and are heavily screened via front boundary landscaping with access achieved via right-angled driveway entering the carport/garage parallel to the street.

Given the existing setback pattern of buildings within Bambaroo Close and taking into account the proposed carport design, it is considered that the proposed carport located 1500mm from the front boundary does not maintain the visual continuity of the street and is inconsistent with the general pattern of buildings within the street.

In summary, Council's assessment of the referral has determined that the proposal does not meet the *Sunshine Coast Planning Scheme 2014 Dwelling House Code*, Performance Outcome PO2 (b) and (d), and it is recommended that Council directs the Assessment Manager to refuse the application.

Legal

There are currently no legal implications relevant to this report. However, this matter can be appealed to the Development Tribunal and/or Planning and Environment Court by the applicant. Council will proceed with any required actions resulting from any legal action.

Policy

The application has been assessed against the *Sunshine Coast Planning Scheme 2014* and all relevant Council policies.

Risk

This matter can be appealed to the Development Tribunal and/or Planning and Environment Court by the applicant. Council will proceed with any required actions resulting from any legal action.

Previous Council Resolution

There is no previous Council resolution relevant to this report.

Related Documentation

A copy of the proposed plans of the development are provided as **Attachment 1** to this report.

Critical Dates

Council's decision for the application was due on 31 October 2019. Given a response has not been provided by this date, the applicant may elect to take a deemed refusal of the application.

Implementation

Council officers will communicate the outcome of Council's resolution to the Assessment Manager as appropriate.

**8.3 PELICAN WATERS SOUTHERN LAKES CHANGES TO
INFRASTRUCTURE AGREEMENT**

File No: Council meetings

Author: Senior Development Planner
Customer Engagement & Planning Services Group

Late report to be provided.

8.4 JANUARY 2020 FINANCIAL PERFORMANCE REPORT

File No: Financial Reports
Author: Coordinator Financial Services
Business Performance Group

Late report to be provided.

8.5 AUDIT COMMITTEE MEETING 28 JANUARY 2020

File No:	Council Meetings
Author:	Manager Audit and Assurance Office of the CEO
Appendices:	App A - Audit Committee Minutes 28 January 2020 77
	App B - Audit Committee Charter 105
	App C - Internal Audit Charter 109

PURPOSE

To provide Council with information on matters reviewed at the Audit Committee Meeting held 28 January 2020 (*Section 211 Local Government Regulation 2012*) and make recommendation to Council on any matters that the Audit Committee considers need action or improvement (*Section 105 of the Local Government Act 2009*).

EXECUTIVE SUMMARY

The Audit Committee is a mandatory Advisory Committee of Council established in accordance with Section 105 of the *Local Government Act 2009*. The Committee is comprised of Mr Peter Dowling (External Chair), Mr Len Scanlan (External Member), Councillor T Dwyer and Councillor C Dickson.

The Audit Committee agenda was distributed electronically to all Councillors on 21 January 2020 with agenda reports categorized as Chief Executive Officer's Update, External Audit, Audit and Assurance, and Governance Reporting.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Audit Committee Meeting 28 January 2020" and
- (b) endorse the Audit Committee Minutes 28 January 2020 (Appendix A), Audit Committee Charter (Appendix B) and Internal Audit Charter (Appendix C).

FINANCE AND RESOURCING

There are no finance and resourcing issues associated with this report.

CORPORATE PLAN

Corporate Plan Goal:	<i>An outstanding organisation</i>
Outcome:	We serve our community by providing this great service
Operational Activity:	S29 - Governance - providing internal leadership, legal opinion, governance and audit functions ensuring legislative accountability, transparency and ethical obligations are supported.

CONSULTATION**Councillor Consultation**

Councillor members of Audit Committee were present at Audit Committee meeting when Draft Minutes were confirmed.

Internal Consultation

- Group Executive, Built Infrastructure
- Acting Group Executive, Business Performance
- Chief Financial Officer
- Coordinator Financial Accounting
- Acting Manager Business and Innovation
- Manager Corporate Governance

External Consultation

External members of the Audit Committee.

Community Engagement

There has been no community engagement.

PROPOSAL

The Audit Committee is a mandatory Advisory Committee which meets four times each year and is established in accordance with *Section 105 Local Government Act 2009*. The Committee has no delegated authority and is a source of independent advice to Council and to the Chief Executive Officer.

The Audit Committee is comprised of Mr Peter Dowling (External Chair), Mr Len Scanlan (External Member), Councillor T Dwyer and Councillor C Dickson. The Audit Committee agenda was distributed electronically to all Councillors.

The overall objective of the Audit Committee is to assist the Council and the Chief Executive to discharge their duties, in particular:

- Corporate Governance and responsibilities in relation to the organisation's financial reporting, internal control structure, risk management systems and the external and internal audit functions
- maintain an independent and objective forum promoting transparency, accountability and an ethical culture throughout Council
- maintain by scheduling regular meetings, open lines of communications with Council, Executive Management, External Audit and Internal Audit, to exchange information and views
- oversee and appraise the quality and efficiency of audits conducted by both the Internal and External Audit functions and
- ensure both the Internal and External Audit functions are independent and effective.

In accordance with *Section 211 of the Local Government Regulation 2012*, the Audit Committee must provide Council with a written report about the matters reviewed at the Audit Committee Meeting and make recommendation to Council on any matters that the Audit Committee considers need action or improvement (*Section 105 of the Local Government Act 2009*).

The matters reviewed at the 28 January 2020 Audit Committee Meeting were as follows.

CEO Update

- CEO Update on Council achievements
- Crime and Corruption Commission Report – Probity in councillors' use of discretionary funds: An audit of councils and the local government department

- Sunshine Coast International Broadband Network Project
- Contract Management Review

External Audit

- Finalisation of Council's 2018/19 Financial Statements Audit Process
- Planning for the 2019/20 Financial Statements
- Update on 2018/19 Audit Issues and 2019/20 Audit Process

Audit and Assurance

- General Rates and Special Levies
- Paid Parking
- Transport Levy Expenditure/Policy Compliance (BDO Review)
- Audit and Assurance Status Report
- Audit Committee and Internal Audit Charters

Governance Reporting

- Work Health and Safety Report
- Update on New Payroll System
- Governance and Risk Report
- 2020 Local Government Election Preparation and Local Government Election Legislation Update
- Sunshine Coast Council Audit/Stocktake

Legal

Compliance with the *Local Government Act 2009* and *Local Government Regulation 2012*.

Policy

There are no policy implications associated with this report.

Risk

Specific risks have been detailed in the various agenda reports.

Previous Council Resolution

Audit Committee Charter was endorsed at the Council Ordinary Meeting 20 June 2019.

Ordinary Meeting 20 June 2019 (OM19/96)

That Council:

- receive and note the report titled "**Audit Committee Meeting 27 May 2019**"*
- endorse the Audit Committee Minutes 27 May 2019 (Appendix A), Audit Committee Charter 2019 (Appendix B) and 2019 – 2020 Internal Audit Work Plan (Appendix C).*

Internal Audit Charter was endorsed at the Council Ordinary Meeting 28 February 2019.

Ordinary Meeting 28 February 2019 (OM19/27)

That Council:

- (a) receive and note the report titled "**Audit Committee Meeting 29 January 2019**" and
- (b) endorse the *Audit Committee Minutes 29 January 2019 (Appendix A)*, *Audit Committee Charter 2019 (Appendix B)* and *Internal Audit Charter 2019 (Appendix C)*.

Related Documentation

Audit Committee Agenda for 28 January 2020 was distributed electronically to all Councillors on 21 January 2020.

Critical Dates

There are no critical dates associated with this report.

Implementation

Implementation of the Audit Committee resolutions, internal and external audit recommendations are monitored by the Audit Committee.

8.6 ACQUISITION OF LAND - BUDERIM**File No:** F2020/4165**Author:** Property Officer
Office of the CEO**Attachments:** Att 1 - Valuation Amount - Acquisition of Land - Buderim –
.....*Confidential 5/5*

PURPOSE

The purpose of this report is to seek Council's endorsement to progress the acquisition of 21-25 Main Street, Buderim, described as Lots 2 & 3 on B4641.

EXECUTIVE SUMMARY

The Public Safety Business Agency (PSBA), on behalf of Queensland Police Service (QPS), have sought Council's interest in acquiring 21-25 Main Street, Buderim, described as lots 2 & 3 on B4641. The subject vacant parcels are for Police purposes, however have been deemed surplus to requirements by QPS.

The subject parcels are 4,646m² (total) of Community Facilities zoned land, prominently located in Buderim town centre. More than half of the total site area is steep sloping and heavily vegetated. Council currently holds a Permit to Occupy for car parking purposes over the flat useable portion that fronts Main Street (approximately 1,400m²). The permit is held in perpetuity, however it is terminable at any time by the Minister. The State will need to revoke the permit prior to disposing of the land to another party.

The site is well utilised for car parking, which is neither formalised nor regulated. The *Sunshine Coast Parking Management Plan 2017* specifies an action to negotiate with the State Government to secure the long term use of the subject site and to formalise the off street parking.

The State will dispose of the land at market value. Council and PSBA have jointly obtained an independent market valuation for the site. PSBA have requested that the valuation amount be treated as commercial in confidence until such time as an unconditional agreement is in place. The assessed market value is provided in confidential attachment 1.

Freehold ownership will provide Council with a strategic site in the centre of Buderim, and more importantly, will secure certainty over the existing provision of public car parking in the area.

OFFICER RECOMMENDATION**That Council:**

- (a) receive and note the report titled "Acquisition of Land - Buderim"**
- (b) delegate authority to the Chief Executive Officer to negotiate, enter into and execute a purchase contract for the acquisition of 21-25 Main Street, Buderim, described as lots 2 & 3 on B4641 and**
- (c) resolve to submit a funding request to the 2020/21 budget development process for the acquisition.**

FINANCE AND RESOURCING

Sunshine Coast Council and Public Safety Business Agency have jointly obtained an independent market valuation for the property. The market valuation amount is provided in confidential attachment 1.

There is currently no allocated funding for this acquisition. A request for inclusion in Council's 2020/21 Capital Works Program will be required to facilitate this acquisition.

CORPORATE PLAN

Corporate Plan Goal: *Service excellence*

Outcome: We serve our community by providing this great service

Operational Activity: S22 - Property management - comprehensive management of Council's land and building assets to ensure that Council's property dealings are optimised, centrally managed, and support Council's objectives.

CONSULTATION

Councillor Consultation

Division 7 Councillor E Hungerford has been consulted regarding this proposal.

Internal Consultation

- Manager, Transport and Infrastructure Planning
- Manager, Parking and Transport
- Principal Environment & Landscape Officer, Customer Engagement & Planning Services
- Councillor R Baberowski
- Councillor T Dwyer
- Councillor P Cox
- Councillor J Connolly
- Councillor C Dickson
- Councillor E Hungerford
- Councillor J O'Pray
- Councillor S Robinson
- Councillor G Rogerson
- Integrated Property Strategy Team

External Consultation

Valuation firm Heron Todd White have provided an estimate of market value for the property.

Community Engagement

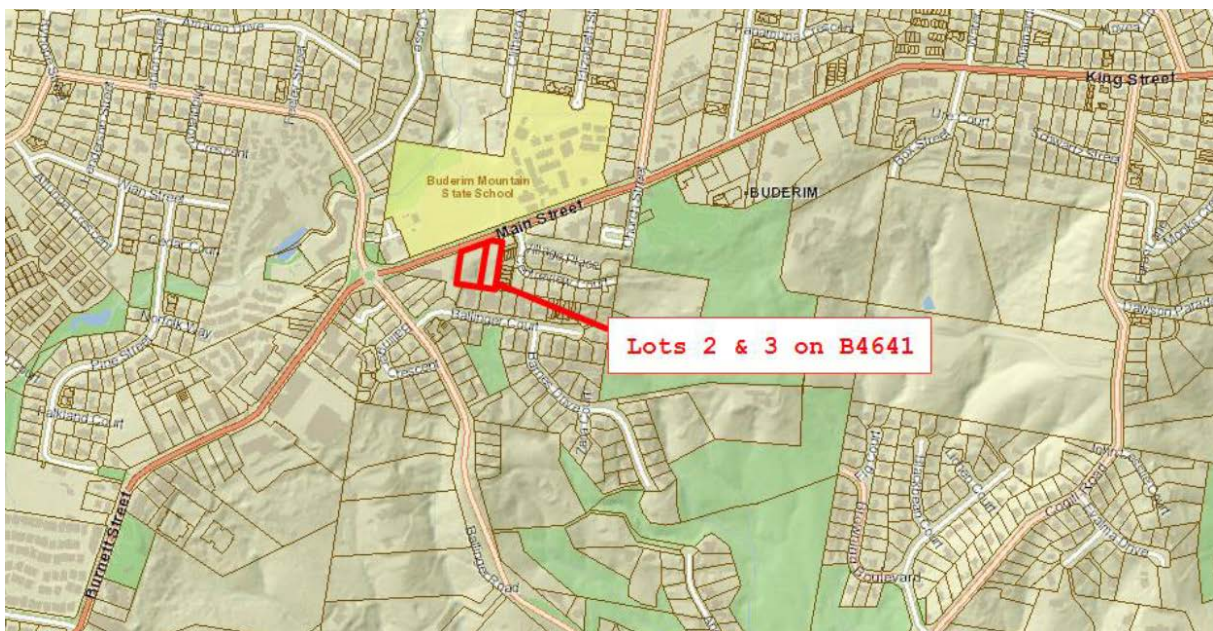
There has been no specific community engagement undertaken in the preparation of this report.

PROPOSAL

The Public Safety Business Agency (PSBA), on behalf of Queensland Police Service (QPS), have sought Council's interest in acquiring 21-25 Main Street, Buderim, described as lots 2 &

3 on B4641. The subject vacant parcels are for Police purposes, however have been deemed surplus to requirements by QPS. Both were listed for disposal on the Government Land Register in May 2019.

The subject parcels are 4,646m² (total) of Community Facilities zoned land, prominently located in Buderim town centre, opposite Buderim Mountain State School and Buderim Aquatic Centre. A map of the subject parcels in context to Buderim town centre as shown below. More than half of the total site area is steep sloping and heavily vegetated, leaving a balance of useable, level area of approximately 1,400m². Council currently holds a Permit to Occupy for car parking purposes over the flat useable portion that fronts Main Street. The permit is held in perpetuity, however it is terminable at any time by the Minister. The State will need to revoke the permit prior to disposing of the land to another party. Council's current annual rent for the permit is \$2,500.



The site is well utilised for car parking, which is neither formalised nor regulated. The *Sunshine Coast Parking Management Plan 2017* notes that 85% of weekday parking in the immediate area is for less than 4 hours duration, there are also observable peaks in daily

demand associated with school drop off / pick up times. The plan specifies an action to negotiate with the State Government to secure the long term use of the subject site and to formalise the current off street parking arrangement.

The site is included within the Buderim Local Plan Area and Community Facilities Zone of the *Sunshine Coast Planning Scheme 2014* and is affected by the following overlays:

- Airport Environs Overlay (Obstacle Limitation Surface)
- Biodiversity, Waterways and Wetlands (Native Vegetation Area)
- Height of Buildings and Structures (Maximum 8.5 metres)
- Landslide Hazard and Steep Land (Very High Hazard, Slope 20-25%)
- Regional Infrastructure (Major Road Corridor and Buffer)
- Priority Infrastructure Plan (Priority Infrastructure Area)

The State will dispose of the land at market value. Council and PSBA have jointly obtained an independent market valuation for the site. PSBA have requested that the valuation amount be treated as commercial in confidence until such time as an unconditional agreement is in place. The valuation amount is provided in confidential attachment 1. The site presents an opportunity to secure two key land parcels in Buderim, with excellent road frontage, located between existing commercial and retail uses. Freehold ownership of this strategically located site provides Council with future opportunities and, importantly, will secure certainty over the existing provision of public car parking in the area.

Legal

There are no legal implications associated with this report.

Policy

There are no policy implications associated with this report.

Risk

Council currently has perpetual use rights over the property, however these rights may be terminated at any time by the Minister. The listing of the land as surplus by PSBA presents an increased risk that the permit will be revoked, consequently public car parking provision at the site will be lost.

Previous Council Resolution

There are no previous Council resolutions associated with this report.

Related Documentation

Sunshine Coast Parking Management Plan 2017

<https://www.sunshinecoast.qld.gov.au/Council/Planning-and-Projects/Council-Plans/Sunshine-Coast-Parking-Management-Plan>

Critical Dates

A funding request will need to be made to Council's 2020/21 budget review process for consideration.

A deferred settlement date in July 2020 will be required to be negotiated with the State.

Implementation

Should the recommendation be accepted by Council, it is noted that the Chief Executive Officer will:

- Delegate officers to refer a funding request to the 2020/21 budget process for consideration.
- Delegate officers to negotiate acquisition of the subject property with the State, including a deferred settlement date in July 2020.

The Strategic Property team will be responsible for the above actions.

8.7 STRATEGIC LAND, BLUE HEART

File No:	Council meetings	
Author:	Manager Environment and Sustainability Policy Liveability & Natural Assets Group	
Attachments:	Att 1 - Landscape Context	125
	Att 2 - Property Context	127

PURPOSE

The purpose of this report is to seek Council's authorisation for the Chief Executive Officer to confirm the strategic intent of identified Council land in the Blue Heart Sunshine Coast Project Area as "conservation" to reflect the transitioning landscape and deliver ongoing strategic outcomes.

EXECUTIVE SUMMARY

The Blue Heart Sunshine Coast Project is a Transformational Action of Council's Environment and Liveability Strategy 2017. Across the project area of more than 5,000 hectares in the Maroochy River Catchment, effective land and water management intends to proactively respond to a transitioning landscape and deliver integrated environmental, social and economic outcomes.

To support the ongoing delivery of strategic management and planning outcomes for this area, it is important that public lands are being used and managed appropriately. To facilitate such outcomes, this report seeks to confirm the strategic intent of approximately 90 hectares of Council owned land located west of the Sunshine Coast Motorway at Coolum Beach (Attachment 1 and 2) as "conservation".

In 2008, the former Maroochy Shire Council resolved to acquire five lots (Lot 1, 2, 3, 5 RP 48478 and Lot 4 SP 166622) to provide a number of future opportunities including, shire wide sports open space and recreation, constructed wetlands for "polishing" effluent from the Coolum Sewage Treatment Plant, recreational trails, an extension of the conservation network and the re-creation of wetland habitat in the Coolum Creek corridor. The acquisition was finalised in 2011 through a combination of Environment Levy, general revenue and Priority Infrastructure Program (PIP) funding - Public Parks.

Since the land was purchased, network planning and several investigations have demonstrated, conservation and the creation of wetland habitat as the best future opportunities for the site due to tidal inundation, flooding, and other significant constraints. In 2017, a hydrology and wetlands study identified that the historical cane drains significantly impact the hydrology of the site and allow tidal water to inundate a substantial area, making the delivery of the previously proposed shire wide sports open space and recreation opportunity impractical. As the site naturally transitions to a functional tidal wetland, the land is considered as a significant contribution to achieving the conservation objectives of the Blue Heart project.

To address the use of PIP funding to acquire part of the land for sport and recreation purposes, in-kind compensation through the provision of additional recreation land and/or infrastructure in the Coolum District / Blue Heart Area is proposed.

This report seeks Council's authorisation for the Chief Executive Officer to confirm the strategic intent of the identified lands as "conservation" and for it to be managed entirely as part of Council's environment reserve network.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Strategic land, Blue Heart”
- (b) authorise the Chief Executive Officer to confirm the strategic intent of Lot 1 RP 48478, Lot 2 RP 48478, Lot 3 RP 48478, Lot 5 RP 48478 and Lot 4 SP 166622, Coolum Beach as “conservation” and
- (c) approve and implement the in-kind compensation for the investment made by the Priority Infrastructure Plan through the provision of additional recreation park land and/or infrastructure in the Coolum District / Blue Heart Area.

FINANCE AND RESOURCING

The subject land was acquired for \$5,121,911, which was funded by a combination of general revenue and Environment Levy revenue (\$2,105,000) and Priority Infrastructure Plan funding (PIP) – Public Parks (\$2,807,620).

To ensure transparency with regards to the use of PIP funding to acquire the land for sport and recreation, in-kind compensation to the value of the PIP contribution is proposed through the provision of additional recreation land and/or infrastructure in the Coolum District / Blue Heart Area.

CORPORATE PLAN

Corporate Plan Goal: *A healthy environment*

Outcome: 2.3 - Responsive, accessible and well managed assets and infrastructure

Operational Activity: 2.3.2 - Plan for the delivery of conservation, flood mitigation and recreational outcomes across the Maroochy Catchment in partnership with Unitywater and the state government.

CONSULTATION

Councillor Consultation

Councillor S Robinson has been briefed on this proposal.

Internal Consultation

Strategic Planning and Environmental Operations (Natural Areas and Community Conservation Partnerships) have been periodically briefed on the network planning, site investigations and implications for future management of the identified lands.

Council’s Recreation Trail Activation Officer has also been briefed with regards to the establishment of the section of Nambour to Coolum Trail within this site and opportunities to establish recreation trails.

Manager, Transport Infrastructure and Policy is supportive of the recommendation.

External Consultation

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

Community Engagement

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

PROPOSAL

The Blue Heart Sunshine Coast Project

The Blue Heart is an area of more than 5,000 hectares in the Maroochy River Catchment where effective land and water management will proactively respond to a transforming landscape and deliver integrated environmental, social and economic outcomes.

At its core is an area of around 1,200 hectares of public land including the State owned Coolum Creek Conservation Park; Council's Coolum Creek Environment Reserve network and Unitywater's Yandina Creek Wetland.

To support the delivery of the ongoing strategic management and planning outcomes for this core and broader Blue Heart area, it is important that public lands are being used and managed appropriately.

To facilitate such outcomes, this report seeks to confirm the strategic intent of approximately 90 hectares of Council owned land located west of the Sunshine Coast Motorway at Coolum Beach (Attachment 1 and 2) as "conservation".

Subject land

In 2008, the former Maroochy Shire Council entered negotiations with the then Department of Main Roads (DMR) to purchase five lots (Lot 1 RP 48478, Lot 2 RP 48478, Lot 3 RP 48478, Lot 5 RP 48478 and Lot 4 SP 166622) to provide a number of future opportunities including, shire wide sports open space and recreation, constructed wetlands for "polishing" effluent from the Coolum STP, recreational trails, an extension of the conservation network and the re-creation of wetland habitat in the Coolum Creek corridor.

Following negotiations with DMR the land was purchased in April 2011 using a combination of general revenue and Environment Levy revenue (\$2,105,000) and Priority Infrastructure Plan funding (PIP) (\$2,807,620).

Since the land was purchased, network planning and several investigations have demonstrated, conservation and the creation of wetland habitat as the best future opportunities for the site due to tidal inundation, flooding, and other significant constraints. In 2017, a hydrology and wetlands study identified that the historical cane drains significantly impact the hydrology of the site and allow tidal water to inundate a substantial area, making the opportunity to deliver sports infrastructure (field sports, hard courts and motocross) impractical.

As the site naturally transitions to a functional tidal wetland, the land is considered as a significant contribution to achieving the conservation objectives of the Blue Heart project. It is therefore proposed that the strategic intent of the land is confirmed as "conservation" and managed for this purpose.

This land, as well as the existing and future Council environment reserve network within the Blue Heart, will offer a range of complementary recreation functions which will service the Coolum community's needs. The in-kind compensation is proposed to be in the form of securing additional river front recreation park and associated infrastructure such as, amenities, shelters, pedestrian linkages and signage. Ongoing network planning will continue to inform the identification and acquisition of lands required to support future sport demands.

Legal

There are no legal implications associated with this report.

Policy

The protection and management of land for open space and environmental purposes is supported by Council's Corporate Plan 2019-2023 and the Environment and Liveability Strategy 2017.

These policies provide direction for Council to achieve the vision as “Australia’s most sustainable region – healthy, smart, creative”.

The Blue Heart Project is a major initiative of the Sunshine Coast Council, being delivered in partnership with Unitywater and the Department of Environment and Science.

The proposal for in-kind compensation for the purchase of the identified land through PIP funding would be in accordance with the Desired Standards of Service outlined in the Sunshine Coast Planning Scheme 2014.

Risk

If the proposed strategic intent is not confirmed, the land area proposed for sport would remain vacant and unmanaged and negatively impact on the Blue Heart strategic outcomes.

Previous Council Resolution

Ordinary Meeting Maroochy Shire Council 23 January 2008

That:

1. *Council purchases Lots 1, 2, 3 and 5 RP48478 and Lot 4 SP166622, Parish of Maroochy, from the Department of Main Roads as a future strategic land acquisition for the region;*
2. *The Acting Chief Executive Officer be authorised to identify funding, continue negotiations and to finalise the purchase of Lots 1, 2, 3 and 5 RP48478 and Lot 4 RP166622 Parish of Maroochy.*

Related Documentation

- Sunshine Coast Council Corporate Plan 2019-2023
- Environment and Liveability Strategy 2017
- Sunshine Coast Planning Scheme 2014

Critical Dates

There are no critical dates associated with this report.

Implementation

Should the recommendation be accepted by Council, it is noted that the Chief Executive Officer will:

- confirm the strategic intent of Lot 1 RP 48478, Lot 2 RP 48478, Lot 3 RP 48478, Lot 5 RP 48478 and Lot 4 SP 166622, Coolum Beach as “conservation” and
- approve and implement the in-kind compensation through the provision of additional recreation land and/or infrastructure in the Coolum District / Blue Heart Area to the value of the Priority Infrastructure Plan funding that contributed to the acquisition of the identified lands.

Public Comment – Media Statement:

The Blue Heart is an area of more than 5,000 hectares in the Maroochy River Catchment where effective land and water management will proactively respond to a transforming landscape and deliver integrated environmental, social and economic outcomes.

Confirmation of the strategic intent of approximately 90 hectares of Council land for conservation purposes, strengthens the ongoing delivery of strategic outcomes for the Blue Heart project.

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**12 NEXT MEETING**

The next Ordinary Meeting will be held on 19 March 2020 in the Council Chambers, 1 Omrah Avenue, Caloundra.

13 MEETING CLOSURE