

Agenda

Ordinary Meeting

Thursday, 10 December 2020

commencing at 9:00am

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1 DECLARATION OF OPENING

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

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

That the Minutes of the Special Meeting (Coastal Hazard Adaptation Strategy) held on 9 November 2020, the Ordinary Meeting held on 12 November 2020 and the Special Meeting (Maroochydore City Centre – Update on Contractual Negotiations) held on 18 November 2020 be received and confirmed.

5 MAYORAL MINUTE**6 INFORMING OF CONFLICTS OF INTEREST****6.1 PRESCRIBED CONFLICTS OF INTEREST**

Pursuant to section 150EL of the *Local Government Act 2009* (the Act), a Councillor who has a prescribed conflict of interest in an issue to be considered at a meeting of the local government must –

- (a) immediately inform the meeting of the prescribed conflict of interest including the particulars stated in section 150EL(4) of the Act and
- (b) pursuant to section 150EM(2) of the Act must leave the place at which the meeting is being held, including any area set aside for the public, and stay away from the place while the matter is being discussed and voted on.

6.2 DECLARABLE CONFLICTS OF INTEREST

Pursuant to section 150EQ of the *Local Government Act 2009*, a Councillor who has a declarable conflict of interest in a matter to be considered at a meeting of the local government, must stop participating in the meeting and immediately inform the meeting of the declarable conflict of interest including the particulars stated in section 150EQ(4) of the Act.

If the Councillor with a declarable conflict of interest does not voluntarily decide not to participate in the decision, pursuant to section 150ES(3)(a) of the Act the eligible Councillors must, by resolution, decide

- (a) whether the Councillor may participate in the decision despite the Councillors conflict of interest or
- (b) that the Councillor must not participate in the decision and must leave the place at which the meeting is being held, including any area set aside for the public and stay away while the eligible Councillors discuss and vote on the matter.

The Councillor with the declarable conflict of interest must comply with any conditions the eligible Councillors impose per section 150ES(4) and (5) of the Act.

7 PRESENTATIONS / COUNCILLOR REPORTS

8 REPORTS DIRECT TO COUNCIL**8.1 MOOLOOLABA LOCAL AREA AND MAROOCHYDORE CITY CENTRE PARKING****File No:** F2019/53512**Author:** Parking and Transport Manager
Built Infrastructure Group**Appendices:** App A - ParknGo Mooloolaba Central and Maroochydore City Centre at-grade Parking Fees for incorporation into Register of General Cost-recovery Fees and Commercial Charges 2020/21 17**Attachments:** Att 1 - Central Mooloolaba Precinct 18**PURPOSE**

The purpose of this report is to seek Council's approval to establish the parking fees for parking at Brisbane Road Car Park in Mooloolaba, a new at-grade car park in the Maroochydore City Centre (MCC) and associated amendments to regulated parking.

EXECUTIVE SUMMARY

On 12 October 2017, Council approved the Parking Management Plan (PMP) and 37 Local Area Parking Plans (LAPP) which aim to proactively manage parking demand, supply, administration and operations in the local government area. The adopted Parking Management Plan and the Mooloolaba and Maroochydore Local Area Parking Plans identified the following actions:

- *'Introduce paid parking throughout the central/core area of Mooloolaba in line with the opening of the Brisbane Road multi-storey car park'*
- *'Simultaneously introduce paid parking in parts of the existing Maroochydore core area and the Maroochydore PDA site'*

Parking demands in the central Mooloolaba and Maroochydore areas must be managed in order to maintain parking turnover and availability. Paid parking is applied in selected locations to increase turnover, provide new major parking infrastructure in a financially sustainable way and allow drivers to make choices based on balancing convenience and costs.

The Brisbane Road multi-storey car park development is due to open on 23 December 2020 (date to be confirmed). The site will be now known as 'ParknGo Mooloolaba Central' (which will include the at-grade bays adjacent to the multi-storey car park with full parking management regimes recommended to 'go-live' from 18 January 2021. There will be 700 publicly accessible car parking bays within the multi-storey car park plus the existing but temporary at-grade parking bays adjacent to the multi-storey facility. This is in addition to the more than 700 public car parking spaces that are available across the central Mooloolaba area, within on-street parking and at The Wharf.

For the first month between the opening date and 18 January 2021, the car park will allow three hours of free parking with an exit fee of \$10/day applying if the vehicle is parked in the facility for any length of time thereafter. From 18 January 2021, a \$2.50/hr fee will apply with no free periods offered.

In line with the 18 January 2021 'go-live' arrangements, it is proposed that the on-street time limits in the central Mooloolaba precinct will reduce to 2 hours or less (see map at **Attachment 1**).

Council officers will continue to monitor the performance of parking in the Mooloolaba central precinct following the opening on ParknGo Mooloolaba Central. The findings of this monitoring will be presented to Council as part of future budget workshop discussions to inform the need for any further parking changes to the area and consideration of parking meters.

This approach is recommended to ensure Council is taking an effective and financially sustainable approach to how it delivers improved parking access and availability in Mooloolaba. It also reflects that non-residents of the local government area are a major generator of peak parking demands in the Mooloolaba area. As such, the Sunshine Coast ratepayers should not have to cover the full cost of delivering facilities and services (i.e. car parking bays) to benefit those users who do not directly contribute to the cost of providing such services.

Council endorsed a recommendation at its 12 December 2019 Ordinary Meeting to deliver an at-grade interim car park in the new Maroochydore City Centre, with the intent that car parking revenue derived from this facility would be applied to off-set the cost of providing this infrastructure. The new fees proposed to apply at this car park from 18 January 2021 are \$2.00/hr capped at \$6.00/day.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Mooloolaba Local Area and Maroochydore City Centre Parking” and**
- (b) amend the Register of General Cost-recovery Fees and Commercial Charges 2020/21 in accordance with Appendix A.**

FINANCE AND RESOURCING

The parking fees set for an area should be at a rate which sustains the provision, operation and maintenance of parking within each paid parking area, thus reducing the recurrent reliance on funding from general rates revenue.

The proposed parking revenue generated from the fees proposed in this report are considered adequate to service the interest and redemption of the ParknGo Mooloolaba Central loan as well as the operation and maintenance of the site and associated systems. The proposed rate of \$2.50/hr is estimated to provide for an equivalent annual average occupancy of 50%.

The Maroochydore City Centre at-grade car park is temporary in nature and expected to have an asset life in the order of three (3) years based on its surfacing and the timing for the introduction of other public parking facilities in the area. The application of fees is proposed to offset the costs to provide the facility and its operations. Parking revenue from this car park will be applied to covering the site costs.

The financial performance of the car parks will be monitored and reported during 2020/21 budget workshop discussions.

Fees and charges need to be well publicised. Parking fees can be published on Council's website in the interim, prior to an amendment and inclusion to the Register of General Cost-recovery Fees and Commercial Charges.

The arrangements proposed in this report may have a minor impact on regulated parking resources in the Mooloolaba area. Should this be the case, the matter will be referred for consideration in a future budget review process.

CORPORATE PLAN

Corporate Plan Goal: *A strong community*

Outcome: 1.3 - A shared future that embraces culture, heritage, diversity

Operational Activity: 1.3.5 - Implement, monitor and report on the actions of Sunshine Coast Council Parking Management Plan.

CONSULTATION

Councillor Consultation

- Council workshops were held in June, September, October and November 2020 to discuss a number of matters contained in this report including the approach to parking management.
- Councillor R Baberowski and Councillor D Law as Portfolio Councillors for the Community Portfolio have been briefed on this report.
- The majority of Councillors took the opportunity for individual discussions with officers with respect to project planning, delivery phases and how implementation will apply to their division and the region wide parking outcomes.

Internal Consultation

- Manager Transport and Infrastructure Planning
- Manager Transport and Infrastructure Management
- Coordinator Transport Strategy and Policy
- A/Manager Customer Response
- Coordinator Financial Services
- Director Major Projects and Strategic Property

External Consultation

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

Officers are aware of a suggestion from the Mooloolaba Chamber of Commerce to offer three hours free parking. Based on financial modelling this arrangement was deemed to be neither practical nor financially viable.

Community Engagement

The development of the Parking Management Plan (PMP) and Local Area Parking Plans (LAPPs) involved extensive public consultation. A comprehensive consultation process occurred from 27 March to 5 May 2017 which resulted in nearly 750 submissions and informed the final Plans which were endorsed by Council on 12 October 2017. Since March 2017, Council documentation has indicated that paid parking would be introduced in Mooloolaba and in the core areas of Mooloolaba and Maroochydore.

Engagement in the form of education and communications on the approach and changes to parking going forward will occur as part of implementation phase of the proposed amendments to parking in the Mooloolaba central precinct.

PROPOSAL

Background

The Parking Management Plan is an important strategy and policy document guiding the region's overall approach for parking to deal with emerging challenges of the Sunshine Coast region. The aim of the Parking Management Plan is to proactively manage parking demand, supply, administration and operations. It is supported by 37 Local Area Parking Plans which outline the likely approach and changes to occur in each locality.

Council adopted these documents on 12 October 2017 and work has been underway since then to implement the identified actions.

Together these documents provide a significant level of information for the community.

The parking challenge in any area on the Coast is to balance the mix and quantity of available parking to suit how a locality best operates, how it is positioned for future growth, and maintaining awareness of effects through monitoring of parking utilisation and people movement. The mix of parking must address individual needs as well as the best overall community outcome.

One significant action required for Mooloolaba is the provision of additional parking supply. This was identified as a key action in the Mooloolaba Place Making Master Plan which was adopted in 2015, nearly two years prior to the adoption of the Parking Management Plan and Local Area Parking Plans.

To this end, Council has invested in the development of the 700 space ParknGo Mooloolaba Central car park on part of the site bordered by Brisbane Road, First Avenue and Smith Street. The contract cost to construct this facility has been \$18 million, with additional costs for associated road works and other infrastructure to accommodate the parking station. The cost to develop and deliver the ParknGo Mooloolaba Central car park is being met by Council through borrowings.

Council must take a financially responsible and sustainable approach on how it delivers improved parking access and availability in Mooloolaba. The full cost of parking is often not recognised by the community at large, but is a significant cost none the less. In the interests of a fair and reasonable apportionment of this cost in high demand areas such as the core/central areas or Mooloolaba and Maroochydore, it is proposed to introduce a user pays approach and apply parking fees to meet these costs.

Council endorsed a recommendation at its 12 December 2019 Ordinary Meeting to deliver an at-grade interim car park in the new Maroochydore City Centre. Based on a breakeven cost model approach for the whole Maroochydore City Centre Project, the interim at-grade car park was to be delivered and managed so revenue generated from paid parking at this facility would off-set the cost of providing this infrastructure.

Mooloolaba Parking Fees and Changes

The parking fees proposed are forecasted to be adequate to sustain the costs for the provision, operation and maintenance of parking within a parking area, in this case the Mooloolaba central precinct (see map at **Attachment 1**). This is to ensure parking infrastructure investments are not continually reliant on funding from general revenue, thereby impacting the ability to fund other projects or other elements of service delivery.

Financial modelling was undertaken to estimate and assess potential cost and revenue scenarios for the ParknGo car park and the broader Mooloolaba central precinct. This model uses a data driven approach with the findings of several past parking utilisation surveys informing estimates of future utilisation assumptions and deliberations in setting any fee.

For the central Mooloolaba precinct, the estimated full year costs for parking are in the order of \$2.5 million per annum. This incorporates debts repayments (from infrastructure investment for ParknGo Mooloolaba Central car park), asset management, depreciation, operating and management costs for the new facility and associated systems.

Initial costs and debt repayments for 2020/21 were budgeted at \$771,000.

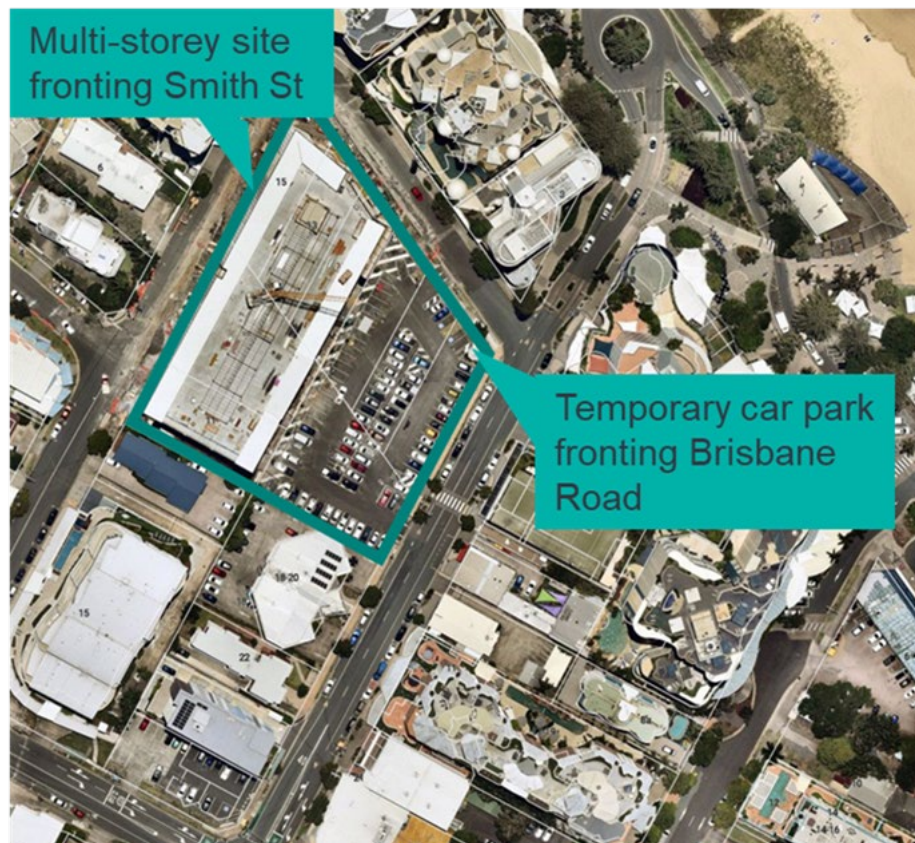
The results of a 'user pays' financial modelling approach indicated:

- An estimated fee of \$2.41 to \$3.00/hour would be needed to generate sufficient revenue to cover costs based on forecast annual average parking occupancy rates of 50% to 40% for the ParknGo Mooloolaba Central facility.
- If fees weren't applied to the ParknGo Mooloolaba Central car park, the cost per rateable property would be about \$18 applied across the entire Sunshine Coast Council region for a 20 year term.

Based on local area parking occupancy and parking 'duration of stay' trend data, any 'free' parking proposals applied for an extended period would have direct and noticeable impacts on revenue, impacting on the parking fee needed to achieve the required return on investment for this parking infrastructure.

The previous Brisbane Road car park site has two parts of its redevelopment. These areas are the ParknGo Mooloolaba Central multi-storey car park which fronts Smith Street and temporary at-grade car park fronting Brisbane Road, which will exist until this site redeveloped from 2022 (see Figure 1).

Figure 1: ParknGo Site and temporary at-grade car park



There will be a two staged approach to the go-live for the ParknGo Mooloolaba Central car park facility. From the opening of the multi-deck car park on 23 December 2020 until 17 January 2021, it is proposed that use of the ParknGo Mooloolaba Central will be offered at 3 hours free parking for this interim period. A flat exit fee of \$10/day will apply to any vehicle which stays longer than 3 hours to assist manage parking demand. This interim arrangement will allow for users to become familiar with using the facility and enable the calibration and testing of technology, along with site management arrangements.

From 18 January 2021, fees shown in Table 1 are recommended to apply and would be subject to future review pending utilisation and revenue generated to cover costs outlined above. The car park operates utilising an automated number plate recognition (ANPR) system with cash and card payments able to be made at payment kiosk in the car park lobby ahead of departure or by debit/credit cards at pay on exit units.

Table 1: ParknGo Mooloolaba Central Car Park Fees

Parking Duration	Fees from 18 January 2021
0 to 1 hr	\$2.50
1 to 2 hrs	\$5.00
2 to 3 hrs	\$7.50
3 to 4 hrs	\$10.00
4+hrs (capped daily rate)	\$12.50 ^a
Early Bird ^b (weekdays in before 8:30am leave between 2:30pm & 6pm)	\$6.00
Night time (enter from 5pm & exit before midnight)	\$5.00
Overnight Parking (enter after 5pm, exit by 9am the next day)	\$10.00
Monthly ^b (unreserved) (capped at 150)	\$100

a. Capped daily rate resets at 24 hrs. of the time of entry

b. Early bird and monthly parking is offered on levels 4 and above only, a nested automated number plate recognition camera area on an express ramp will validate that vehicles are using spaces on the upper floors to be eligible for these rates.

Parking at the temporary at-grade Brisbane Road car park next to the multi-storey facility, will be 3 hours of free parking until paid parking infrastructure is installed. When 'Pay by Plate' parking meters are installed in early 2021, fees will be as per Table 2 will apply. Users parking in these spaces will need to enter their number plate into the parking meter and pay for parking from their arrival time.

Table 2: Parking Fees at Brisbane Road at-grade car park

Location	Fees 2020/21	Days
Brisbane Road temporary at-grade car park	\$2.50/hr capped at \$12.50/day	Monday to Sunday 8am to 5pm

On-street and The Wharf parking will remain free and time regulated but adjustments will be made to time limits in on-street areas.

To ensure optimal on-street parking turnover and availability it is recommend on-street parking time limits in the core area of Mooloolaba be reduced to two hours or less in line with the 18 January 2021 full go-live of parking fees in the ParknGo Mooloolaba Central car park.

Motorists seeking to park longer will be able to choose to park in the ParknGo Mooloolaba Central car park for a fee or opt for free longer term parking available within a short walking distance beyond the core area. Updated maps will be published to reflect changes and make the community and visitors aware of parking options and restrictions.

Officers will continue to monitor the performance of parking in Mooloolaba following the opening on ParknGo Mooloolaba Central. The findings of this monitoring will be presented to Council as part of future budget workshop discussions to inform the need for any further parking adjustments for the area.

This approach is to ensure Council is taking an effective and financially sustainable approach to how it delivers improved parking access and availability in Mooloolaba.

Maroochydore City Centre Parking At-grade car park and Fees

The Maroochydore Priority Development Area (PDA) is designed using the principles of a transit-orientated development with high density, compact urban form. The design incorporates a comprehensive active transport network for both pedestrians and cyclists and provides for bus services, future mass transit, as the primary transit hub for the Sunshine Coast.

A greater shift toward active and public transport is encouraged by controlling parking quantity and improving parking supply utilisation, plus the introduction of paid parking.

The Car Parking Management Strategy for the Priority Development Area is premised on a mix of on-site and consolidated off-site car parking spaces/facilities that can be managed and adjusted as mass transit services are delivered.

Part of this overarching transit oriented development strategy is adopting reduced on-site parking rates from the onset, in anticipation of a long term shift away from travel by car into the Priority Development Area.

The Maroochydore City Centre Infrastructure Agreement 2017 (MCCIA) gives effect to the Maroochydore Infrastructure Services Standards (MISS) that contains the non-residential gross floor area triggers and specification for off-site consolidated public car parking in the Maroochydore City Centre Priority Development Area.

In order to meet the ongoing public requirements, the Maroochydore City Centre Infrastructure Agreement provides Council with the ability to construct individual interim at grade car parks of up to 250 spaces each to a maximum of 500 spaces before completion of the first multi-deck car park.

An interim at grade public car park must be delivered to accommodate the required number of spaces equivalent to 1 space/85sqm of non-residential GFA upon commencement of use of the first building. The first building opened in mid-November 2020, triggering the requirement for 59 public car parks.

With the known and proposed developments in the Priority Development Area it is anticipated that the interim at grade car park will satisfy the Infrastructure Agreement requirements until mid-2022.

The MCC at-grade car park is located on undeveloped Lots 11 and 12 (also known as Lots L1 & L2 and Lots K1 & K2 (see figure 1 below). The MCC at-grade car park is located on undeveloped Lots 11 and 12 (also known as Lots L1 & L2 and Lots K1 & K2 (see figure 2 below). These lots are located immediately southwest of Foundation Square (Lot M) and the site for the Sunshine Coast City Hall (Lots F1 and F2) site.

Figure 2: Interim at-grade car park site and indicative locations for future multi-storey parking



The new car park is intended to be a mix of public parking and licensed parking spaces for early tenants of developed product in the new Maroochydore City Centre. Car park licenses are managed through licence agreements between businesses and Council.

Figure 3: Car parking areas within interim at-grade car park

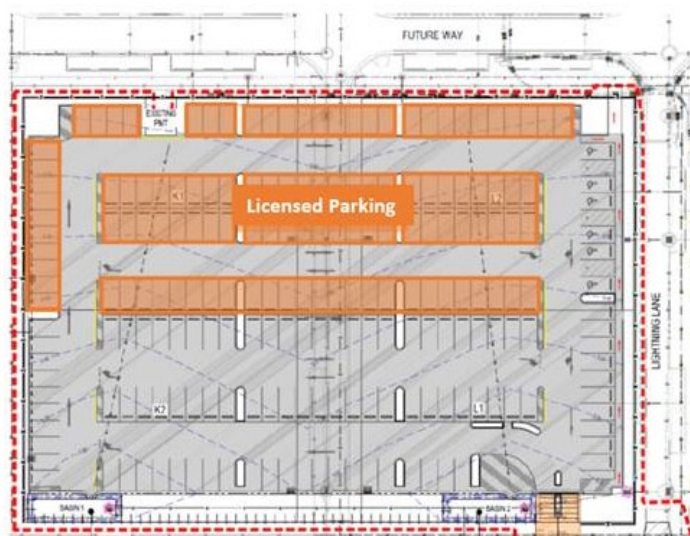


Table 3 provides the recommended parking fees to apply for the new at-grade car park to apply from 18 January 2020.

Table 3: Parking Fees at Maroochydore City Centre car park

Location	Fees 2020/21	Days
Maroochydore City Centre at-grade car park	\$2.00/hr capped at \$6/day	Monday to Friday 8am to 5pm

If forecasted parking demand and occupancy is achieved these fees should be adequate to cost the costs to deliver and operate this facility over its estimated three year useable life. Fees will be reviewed annually as part of yearly Fees and Charges process as part of the budget.

Public parking fees will be able to be paid utilising Pay by Space parking meters, for coin or debit/credit card payments, along with the EasyPark app.

Legal

Council may apply parking fees to public parking under its control under section 262 (3) (c) of the *Local Government Act* and fees should be equal to cost recovery as a minimum.

Policy

This report seeks to confirm implementation timing for key actions out of the adopted Sunshine Coast Parking Management Plan and Local Area Parking Plans.

Policy 1.6 of the Parking Management Plan states:

- Where additional public parking is to be provided, Council will adopt a strategic and commercial approach to the location and size of parking facilities. This approach should guide timely investment decisions to own and control sites for the establishment of publicly available parking to meet future needs in a cost-effective manner.
- Introduction of paid parking to fund additional public parking supply is a valid funding source.

Risk

There is a financial risk associated with the parking fee being sufficient to provide a financially sustainable outcome. Monitoring and review will be required to manage this risk.

There will be a requirement to undertake a significant information campaign to ensure residents and visitors coming to Mooloolaba are aware of any intended changes and their timing to reduce the risk of misunderstanding and ensuring an easy parking experience.

The decision to create the Maroochydore City Centre at-grade car park was to support parking demands for early tenants of the Maroochydore City Centre prior to a multi-storey car park being delivered.

If parking management regimes are not introduced into for the Maroochydore City Centre facility the car park could become heavily parked out by construction worker vehicles and from staff outside of the Maroochydore City Centre Priority Development Area. This may result in poor parking availability for the staff and visitors of early tenant businesses of the MCC.

Previous Council Resolution**Ordinary Meeting 12 December 2019 (OM19/199)**

That Council:

- (a) *receive and note the report titled "Maroochydore City Centre update"*
- (b) *adopt the Risk Appetite Statement (Appendix A)*
- (c) *formally advise SunCentral Maroochydore Pty Ltd that the proposal submitted by the proponent for the multi-deck public car park be declined*
- (d) *proceed with the planning for a Council delivered multi-deck public car park in the financial year 2023/24*
- (e) *request SunCentral Maroochydore Pty Ltd to:*
 - i. *proceed with delivery of an interim 'at-grade' car park on undeveloped Lots 11 and 12 (also known as Lots L1 & L2 and Lots K1 & K2)*
 - ii. *proceed with delivery of temporary construction worker parking on part Lot 201 on SP305312 (also known as Lots J1 & J2)*
 - iii. *decline the Expression of Interest proposal for a multi-deck public car park on Lot 110 on SPO305312 (Also known as Lot H2)*
 - iv. *provide an analysis of other Lots and options to achieve a higher number of car parks on the current earmarked Lots, or provide alternative suitable options*
 - v. *include Council's commitment to deliver a public multi-deck car park by 30 June 2024 in future land sales and leasing contract special conditions.*

Ordinary Meeting 8 November 2018 (OM18/191)

That Council direct the Chief Executive Officer to:

- (a) *divide the existing lots of the site known as Brisbane Road Car Park, Mooloolaba, into two (2) parcels along the southern boundaries of Lot 66 on Registered Plan 52440 and Lots 92 and 93 on Registered Plan 73433*
- (b) *proceed with the calling of tenders for the design and construction of a 700 bays/space Council owned multi-deck car park on the northern parcel of the site known as Brisbane Road Car Park (Lots 64-66 on Registered Plan 52440 and Lots 92 and 93 on Registered Plan 73433)*
- (c) *proceed with the calling of Expressions of Interest for the southern parcel of the lot known as the Brisbane Road Car Park (Lots 67-69 on Registered Plan 52440 and Lots 73 on Registered Plan 73433) in accordance with the section 228 of the Local Government Regulation 2012, noting the calling of expressions of interest would be in the public interest for the following reason:*

- (d) *the process will allow Council to call for a variety of development proposals with a view to identifying the solution that best aligns with the interest of the public and Council*

Ordinary Meeting 12 October 2017 (OM17/186)

That Council:

- (a) *receive and note the report titled “Sunshine Coast Council – Parking Management”;*
- (b) *adopt the Parking Management Plan at Appendix A;*
- (c) *adopt the 37 Local Area Parking Plans at Appendix B;*
- (d) *direct the Chief Executive Officer to progress actions from the Parking Management Plan, and Local Area Parking Plans;*
- (e) *undertake a review and actioning of changes to Local Law No. 5 (Parking) 2011 and Subordinate Local Law No. 5 (Parking) 2011 occur to capture relevant matters relating to the adoption of the Parking Management Plan and associated Local Area Parking Plans*
- (f) *refer for consideration a budget allocation of \$50,000 at Budget Review 2 with further budget requests of \$100,000 in 2018/19 and 2019/20 for a dedicated communication project officer.*

Related Documentation

- Integrated Transport Strategy
- Sunshine Coast Parking Management Plan
- Mooloolaba Local Area Parking Plan
- Maroochydore Local Area Parking Plan

Critical Dates

Decisions on the parking management regimes for the new ParknGo Mooloolaba Central facility and the broader Mooloolaba precinct need to be made to allow for communication activities to occur and accommodate lead times for Council officers and contractors involved in the implementation of systems and fees (where applied).

The Maroochydore City Centre interim at-grade car park construction has been completed so the parking supply will be available as the first tenants begin to occupy buildings located in the Maroochydore City Centre. The installation of parking meters and application of fees cannot be introduced until it has been resolved by Council.

Implementation

The Mooloolaba multi-deck car park will be open for use by 23 December 2020. The full ‘go-live’ for ParknGo Mooloolaba Central parking systems and fees will apply from 18 January 2021 (for the multi-storey facility) and as soon as parking infrastructure is installed for the at-grade bays adjacent to this facility.

Adjustments to on-street parking time regulations will occur from 18 January 2021.

Prior to the ParknGo Mooloolaba Central opening, communication and information materials will be prepared to make the community aware of parking arrangements and options within the Mooloolaba precinct.

A Draft Communication Strategy will be finalised for Mooloolaba parking to guide all communication activities related to the transition from interim management and ahead of broader precinct parking changes.

Monitoring of the operation of the ParknGo Mooloolaba Central facility and utilisation of parking in the central precinct will also occur.

Officers will also finalise a Draft Communication Strategy for Maroochydore City Centre parking to guide communication activities related to the transition to parking fees in this facility from 18 January 2021.

8.2 DEVELOPMENT APPLICATION - BUILDING WORKS ASSESSABLE AGAINST THE SUNSHINE COAST PLANNING SCHEME 2014 - 74 SUGAR ROAD, MAROOCHYDORE

File No:	DBW20/0092
Author:	Development Planner Customer Engagement & Planning Services Group
Attachments:	Att 1 - Concurrence Agency Response27 Att 2 - Proposal Plan33 Att 3 - Detailed Assessment Report35

<https://developmenti.sunshinecoast.qld.gov.au/Home/FilterDirect?filters=BANumber=DBW20/0092&IncludeDA=false&IncludeBA=true>

SUMMARY SHEET	
Applicant:	Adams & Sparkes Town Planning
Owner:	Philip Parker Pty Ltd
Consultant:	Adams & Sparkes Town Planning
Proposal:	Development Permit for Building Works assessable against the <i>Sunshine Coast Planning Scheme 2014</i> (30m Flagpole)
Properly Made Date:	02/07/2020
Information Request Date:	Not Applicable
Information Response Received Date:	Not Applicable
Decision Due Date:	21/10/2020
Number of Properly Made Submissions:	Nil (0)
PROPERTY DETAILS	
Division:	4
Property Address:	74 Sugar Rd MAROOCHYDORE
RP Description:	Lot 2 RP 208910
Land Area:	10,170m ²
Existing Use of Land:	Self-Storage Facility
STATUTORY DETAILS	
Planning Scheme:	<i>Sunshine Coast Planning Scheme 2014</i> (28 January 2020)
SEQRP Designation:	Urban Footprint
Strategic Framework Land Use Category:	Urban
Local Plan Area:	Maroochydore/Kuluin Local Plan Area
Zone:	Specialised Centre Zone
Assessment Type:	Impact

PURPOSE

The purpose of this report is to seek Council's determination of an application for Building Works assessable against the *Sunshine Coast Planning Scheme 2014* (30m Flagpole) at 74 Sugar Road, Maroochydore.

The application is before Council at the request of Divisional Councillor, Councillor J Natoli.

EXECUTIVE SUMMARY

The application seeks approval for Building Works for a flagpole on the premises of the Storage Choice self-storage warehouse facility. The proposed flagpole triggers assessable development against the *Sunshine Coast Planning Scheme 2014* because it proposes a vertical height of 30 metres, exceeding the maximum 12 metre height limit for buildings and structures that applies to the subject site.

The applicant proposes to fly an Australian Flag on the flagpole. The applicant states that the purpose of the Australian Flag is to represent the operation of Storage Choice as an Australian owned and operated business. The applicant states that the proposed flagpole would not fly any advertising flags for the self-storage business on the site.

The development site comprises land in the Specialised centre zone. Surrounding land uses generally comprise of commercial and industrial land uses. The Sunshine Motorway is located directly to the west and is identified as a principal transport route.

The proposal does not comply with a number of relevant assessment benchmarks contained within the planning scheme, including the strategic framework and codes, for the following reasons:

- The immediate area is generally characterised by low rise residential development to the north-east and medium to large floor plate industry and commercial uses to the south and north-west. The vertical height of the proposed flagpole would be distinctly different to the predominant built form character of the area with regards to height, resulting in a 30 metre structure in a locality having a built form which is generally low to medium rise and limited to 12 metres.
- The height of the proposed flagpole would make it visible from a number of vantage points within the local area, including major roads and residential areas in Maroochydore, Alexandra Headland and the Buderim escarpment, protruding well above the predominant built form in the area and breaking the horizon when viewed from these vantage points.
- The proposed flagpole would be visually prominent given its height and not being buffered or screened, with the structure intent to be visually prominent and departing from the planning scheme intent to integrate into the existing built form and character of its surrounds.
- The proposed structure would result in the addition of visual clutter which would not improve the amenity of the surrounding area and instead contribute to the existing visual pollution.
- The proposed structure would become a new feature in the viewshed for some residential streets that currently enjoy minimal connection or cues to the industrial development on Sugar Road.
- The prominence of the proposed flagpole would contribute to the existing visual clutter at a greater height, creating further impacts on the visual amenity of both Sugar Road and the Sunshine Motorway, rather than incrementally improving the appearance of development from these roads.

- The height of the proposed flagpole structure would not contribute or retain the preferred built form character of the local area and is not consistent with the reasonable height expectations of the local community.

The application is recommended for refusal by Council.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Development Application - Building Works assessable against the Sunshine Coast Planning Scheme 2014 - 74 Sugar Road, Maroochydore” and
- (b) **REFUSE** the application for Building Works assessable against the *Sunshine Coast Planning Scheme 2014* (30m Flagpole) situated at 74 Sugar Rd Maroochydore for the following reasons:
 - (i) The proposed flagpole would not be complementary of its setting. Its height is inconsistent with surrounding development and vegetation such that it protrudes well above the predominant roof line in the area and is visible from numerous public and private places. The flagpole would be visible to many vantage points within a 600 metre radius and beyond, including major roads and residential areas in Maroochydore, Alexandra Headland and Buderim.
 - (ii) The proposed flagpole would become a new visible feature in the viewshed of residential streets that currently enjoy minimal connection or visual cues to the industrial development along Sugar Road. The proposed development results in unacceptable impacts to the character of the area and therefore departs from the following relevant assessment benchmarks of the *Sunshine Coast Planning Scheme 2014*:
 - (a) Strategic Framework Theme 6: Community identity, character and social inclusion Element 1: – Landscape elements and features, specific outcome (g);
 - (b) Strategic Framework Theme 6: Community identity, character and social inclusion Element 2: – Subtropical character and locally responsive design, specific outcome (d);
 - (c) Height of building and structures overlay code overall outcome 2(e) and (c) and performance outcome PO1.
 - (iii) The proposal does not improve on the visual appearance of Sugar Road and the Sunshine Motorway and would further pollute and unnecessarily add to the existing visual clutter along these major routes. Both road networks are identified as major transport routes and by failing to demonstrate any visual improvement, the proposal departs from the following relevant assessment benchmarks of the *Sunshine Coast Planning Scheme 2014*:
 - (a) Strategic Framework Theme 6: Community identity, character and social inclusion Element 1: – Landscape elements and features, specific outcome (g);
 - (b) Maroochydore/Kuluin Local Plan Code overall outcome 2(k) and (x) and performance outcome PO6.
 - (iv) The proposed development is inconsistent with reasonable community expectations for development at the premises, which does not support heights of non-essential infrastructure significantly exceeding 12 metres. Such expectations are informed by, among other things, existing developments and the *Sunshine Coast Planning Scheme 2014*.

FINANCE AND RESOURCING

If Council were to approve this development, Council's Transport and Infrastructure Policy Branch has determined that infrastructure charges would not be payable due to the proposal being for assessable Building Works under the *Sunshine Coast Planning Scheme 2014*.

CORPORATE PLAN

- Corporate Plan Goal:** *Service excellence*
- Outcome:** 4.4 - Service quality assessed by our performance and value to customers
- Operational Activity:** 4.4.1 - 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 J Natoli has been consulted during the application process.

Internal Consultation

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

- 3D Project Officer, Planning Assessment Team, Development Services Branch, Customer Engagement and Planning Services Group

External Consultation

The application was referred to the following referral agencies in accordance with the *Planning Act 2016* and the *Planning Regulation 2017*:

Queensland Treasury (SARA)

The department is a concurrence agency due to the proximity of the site to a State-controlled Road. The department responded by letter dated 31 July 2020 stating that they have no requirements in relation to the application (refer to **Attachment 1**).

Community Engagement

The application was publicly notified for 15 business days between 7 August 2020 and 28 August 2020 in accordance with the requirements of the *Planning Act 2016*. No submissions were received.

PROPOSAL

The application seeks approval for a Development Permit for Building Works for a flagpole on the premises of the Storage Choice self-storage facility. The proposed flagpole would have a vertical height of 30 metres relative to the finished ground level of the site and would fly an Australian Flag. The applicant states that the purpose of the Australian Flag is to represent the operation of Storage Choice as an Australian owned and operated business. The applicant states that the proposed flagpole would not fly any advertising flags for the self-storage business on the site.

The base of the pole would have a width of approximately 1 metre, which tapers to approximately 0.4 metres at the top of the pole. The pole is proposed to be painted white and would be sited on the north-eastern side of the site at the entrance of the storage facility.

The applicant was requested to provide details of the proposed flag but has not provided information regarding the size or operation of the flag including when it would be raised or lowered or if it would be permanently flown.

A copy of the proposed drawings for the flagpole structure are provided as **Attachment 2** to this report and below Figures 1 and 2 are extracts of these proposed plans.

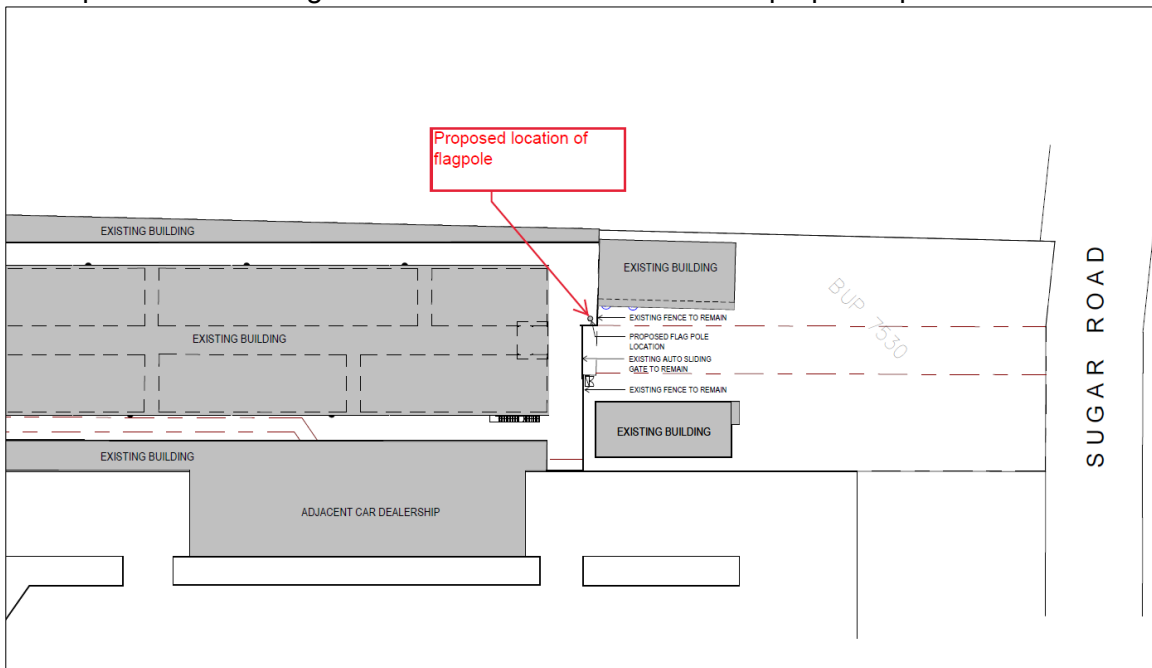


Figure 1 - Site plan (location of flagpole on the site)

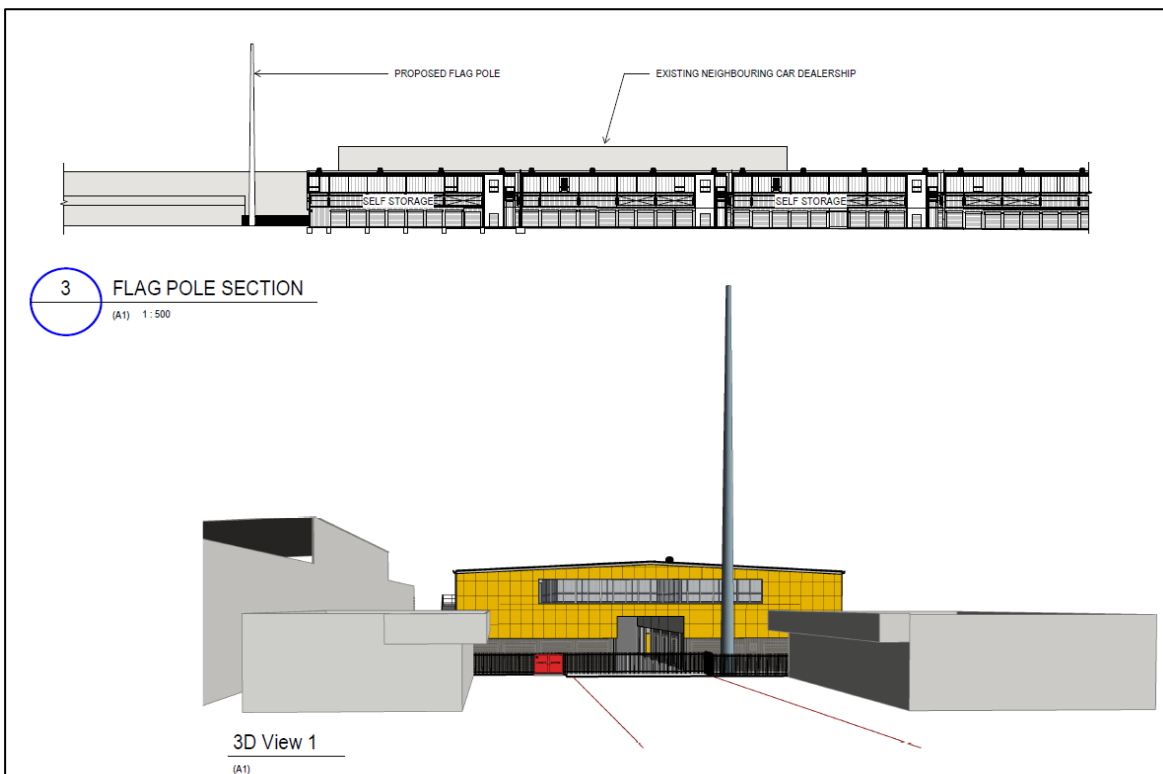


Figure 2 – Elevation plan

SITE DETAILS

Background/Site History

On 20 March 2020, Council issued a Development Permit for Material Change of Use of Premises to Establish an Extension to Existing Storage Facility (Warehouse). The approval allows an additional storey and an increase in gross floor area of 2,687m² of storage area. This extension is currently under construction.

Site Description

The location of the subject site in relation to its surrounds is shown on Figure 3 below.

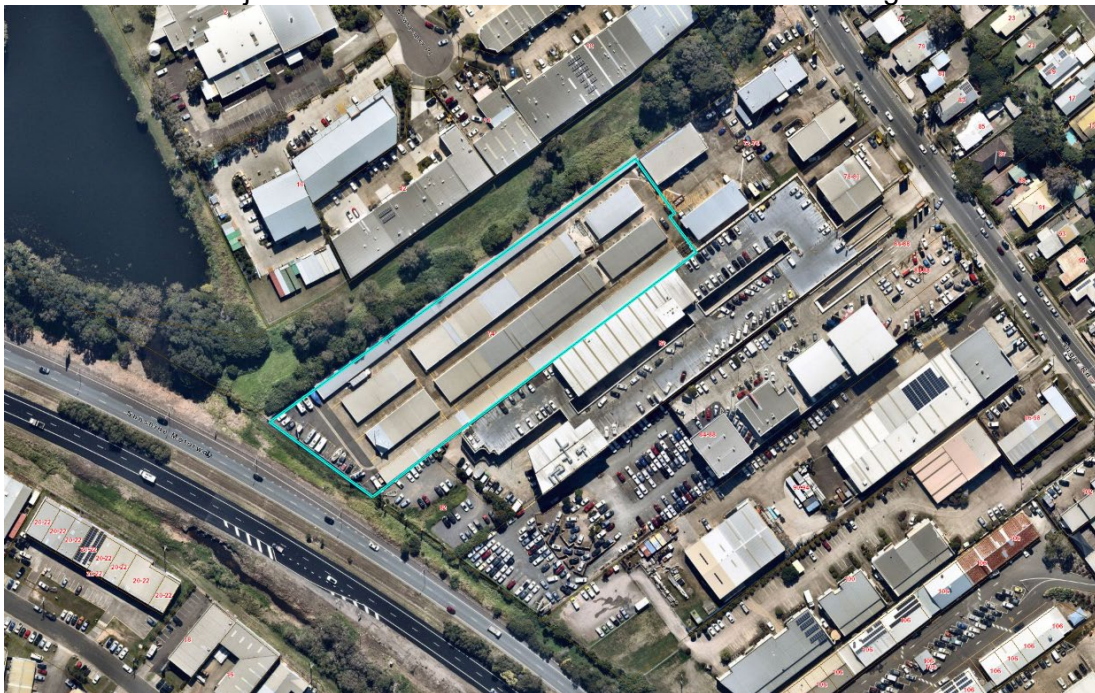


Figure 3 – Subject site aerial

Surrounding Land Uses

The subject site is surrounded by commercial and industrial land uses to the south, and adjoins Council owned park land to the north. Development located on the eastern side of Sugar Road includes residential dwellings. The Sunshine Motorway is located directly to the west.

ASSESSMENT

The proposal does not comply with a number of relevant assessment benchmarks contained within the *Sunshine Coast Planning Scheme 2014*, including the strategic framework and codes. The relevant codes are the assessment benchmarks for the proposed development.

Upon review of the assessment benchmarks and relevant matters, the application has been found to conflict with one or more elements of the planning scheme and cannot be conditioned to comply. As a result of the proposed height of the structure, it is readily apparent that the proposed flagpole would be visible and prominent from numerous locations in the public domain and protrudes well above surrounding rooftops.

The site is located within a specialised centre zone which allows for a maximum height of 12 metres for any building or structure. Performance Outcome PO1 of the *Height of buildings and structures overlay code* requires the height of a building or structure to not exceed the maximum height specified for the site in order to “...protect the distinctive character and amenity of the Sunshine Coast as a place with a predominantly low to medium-rise built form.”

As demonstrated by Council's 3D modelling, included in the detailed assessment report in **Attachment 3**, the proposed flagpole would be visible from a number of vantage points within a large radius of the site, including major roads, public spaces and residential areas. The vertical height of the flagpole is not in keeping with the character of the immediate area and would result in a significant loss of amenity for the following reasons:

- The immediate area is generally characterised by low rise residential development to the north-east and medium to large floor plate industry and commercial uses to the south and north-west. The vertical height of the proposed flagpole would be distinctly different to the predominant built form character of the area with regards to height, resulting in a 30 metre structure in a locality having a built form which is generally low to medium rise and limited to 12 metres.
- The height of the proposed flagpole would make it visible from a number of vantage points within the local area, including major roads and residential areas in Maroochydore, Alexandra Headland and the Buderim escarpment, protruding well above the predominant built form in the area and breaking the horizon when viewed from these vantage points.
- The proposed flagpole would be visually prominent given its height and not being buffered or screened, with the structure intent to be visually prominent and departing from the planning scheme intent to integrate into the existing built form and character of its surrounds. Development in the area is required to demonstrate high quality urban design with landscape treatments to screen and buffer structures and buildings.
- The proposed structure would result in the addition of visual clutter which would not improve the amenity of the surrounding area and instead contribute to the existing visual pollution.
- The proposed structure would become a new feature in the viewshed for some residential streets that currently enjoy minimal connection or cues to the industrial development on Sugar Road.
- The prominence of the proposed flagpole would contribute to the existing visual clutter at a greater height, creating further impacts on the visual amenity of both Sugar Road and the Sunshine Motorway, rather than incrementally improving the appearance of development from these roads.
- The height of the proposed flagpole structure would not contribute or retain the preferred built form character of the local area and is not consistent with the reasonable height expectations of the local community.

The application has not demonstrated a genuine need to significantly exceed the maximum height limit of 12 metres. The planning scheme is clear in its intent to improve the visual amenity on the Sunshine Coast by the undergrounding of power, the minimisation of advertising devices and the enhancement of landscape to maintain and enhance the visual character of the area.

The flagpole is not essential infrastructure such as telecommunication towers, sports facility lighting and electrical reticulation which provide an economic or community benefit and have a functional reasons to exceed height limits. Nor is the self-storage warehouse facility an important public or civic landmark which would require a 30 metre flagpole to identify and celebrate the site's significance.

The applicant submits that the purpose of the Australian flag is "...to represent the operation of an Australian owned and operated business." In this regard, the flagpole is considered to be a method of advertising in the form of branding for the business. The proposed device is considered to be a method of wayfinding to the site. All reasonable purposes for the flagpole can be achieved by maintaining a maximum height of 12 metres, compliant with the *Height of buildings and structures overlay code* and consistent with the expectations of the local community.

The proposed development is considered to depart from the following benchmarks contained in the Strategic Framework:

- Strategic Framework Theme 6: Community identity, character and social inclusion Element 1: – Landscape elements and features, specific outcome (g); and
- Strategic Framework Theme 6: Community identity, character and social inclusion Element 2 Sub-tropical character and locally responsive design, specific outcome (d).

The proposal also departs from the Performance and Overall Outcomes of the *Height of buildings and structure overlay code*, and the *Maroochydore/Kuluin local plan code*. The proposal does not comply with, nor can it be conditioned to comply with, the requirements of the planning scheme. There are no other relevant matters applicable to the application that justify approving the proposal. The proposal fundamentally departs from the planning scheme and does not provide sufficient justification, nor relevant matters to justify approval despite the non-compliances with the scheme.

The Council officers detailed assessment report containing all the specific assessment requirements under the *Sunshine Coast Planning Scheme 2014* is included as **Attachment 3** to this report.

Legal

In relation to the development application, there are currently no legal implications relevant to this report, however this matter can be appealed to the 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 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 response from Queensland Treasury (SARA) as a concurrence agency to the application is included as **Attachment 1** to this report.

A copy of the proposed drawings are provided as **Attachment 2** to this report.

A copy of the officers' full and detailed assessment report is included as **Attachment 3** to this report.

Critical Dates

Council's decision for the application was due on 21 October 2020. Given a decision has not been made by this date, the applicant may elect to take a deemed refusal. This results in the decision being taken to the Planning and Environment Court to consider the matter.

Implementation

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

8.3 NOVEMBER 2020 FINANCIAL PERFORMANCE REPORT

File No:	Financial Reports
Author:	Isaac Pickersgill, Coordinator Financial Services Business Performance Group
Attachments:	Att 1 - November 2020 Financial Performance Report - To be provided75

PURPOSE

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

EXECUTIVE SUMMARY

This monthly financial performance report provides Council with a summary of performance against budget as at 30 November 2020 in terms of the operating result and delivery of the capital program.

Operating Performance**Table 1: Operating Budget as at 30 November 2020**

	Original Budget \$000
Total Operating Revenue	465,069
Total Operating Expenses	460,733
Operating Result	4,336

Details of the monthly financial report are contained in Attachment 1.

OFFICER RECOMMENDATION

That Council receive and note the report titled "November 2020 Financial Performance Report".

FINANCE AND RESOURCING

This report sets out the details of Council's financial performance and investments for the month ending 30 November 2020 and meets Council's legislative reporting requirements.

CORPORATE PLAN

Corporate Plan Goal:	<i>An outstanding organisation</i>
Outcome:	5.7 - A financially sustainable organisation
Operational Activity:	5.7.1 - Develop and monitor Council's budget, including legislated requirements.

CONSULTATION**Portfolio Councillor Consultation**

Consultation has been undertaken with the Portfolio Councillor, E Hungerford.

Internal Consultation

This report has been written in conjunction with advice from:

- Acting Group Executive Business Performance
- Acting Chief Financial Officer

External Consultation

No external consultation is required for this report.

Community Engagement

No community engagement is required for this report.

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

Sunshine Coast Council's 2020/21 Investment Policy and
Sunshine Coast Council's 2020/21 Debt 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 25 June 2020 (SM20/16)**

That Council adopt Appendix A as tabled, pursuant to sections 169 and 170 of the Local Government Regulation 2012, Council's budget for 2020/21 financial year incorporating:

- i. the statement of income and expenditure*
- ii. the statement of financial position*
- iii. the statements of changes in equity*
- iv. the statement of cash flow*
- v. the relevant measures of financial sustainability*
- vi. the long term financial forecast*
- vii. the Debt Policy (adopted by Council resolution on 11 June 2020)*
- viii. the Revenue Policy (adopted by Council resolution on 11 June 2020)*
- ix. the total value of the change, expressed as a percentage, in the rates and utility charges levied for the financial year compared with the rates and utility charges levied in the previous budget*
- x. the Revenue Statement*
- xi. Council's 2020/21 Capital Works Program, endorse the indicative four-year program for the period 2022 to 2025, and note the five-year program for the period 2026 to 2030*

- xii. the rates and charges to be levied for the 2020/21 financial year and other matters as detailed below in clauses 3 to 12 and*
- xiii. endorse the full time equivalent establishment as per the Sunshine Coast Council Establishment 2020/2021 report.*

Related Documentation

2020/21 Adopted Budget

Critical Dates

There are no critical dates for this report.

Implementation

There are no implementation details to include in this report.

Placeholder for Attachment

November 2020 Financial Performance Report

November 2020 Financial Performance Report - To be provided

8.4 BUDGET REVIEW 2

File No: Council Meetings
Author: Coordinator Financial Services
Business Performance Group

Report to be provided.

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 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - STRATEGIC LAND ACQUISITION - MERIDAN PLAINS**

File No: F2020/45791

Author: Coordinator Biodiversity and Waterways
Liveability & Natural Assets Group

The information contained in this report is considered to be confidential as its public disclosure would potentially impact adversely on the finalisation of a current commercial negotiation process and Council's ability to secure the land parcels at a price that represents the best value for the ratepayers of the region, who contribute to the Environmental Levy Land Acquisition Program.

Furthermore, the disclosure of the information in this report could impact on Council's approach to conducting commercial negotiations in relation to property acquisitions generally, whether that be acquisitions for the purposes of the Environment Levy Land Acquisition Program or acquisitions for other purposes.

For these reasons, it is recommended that Council close the meeting under section 254J (3) (g) of the *Local Government Regulation 2012* to consider and discuss the information in this report as it contains information on negotiations relating to commercial matters involving the local government for which a public discussion would be likely to prejudice the interest of the local government.

Specifically, the matters that are considered confidential in the report and which would be the subject of discussion when the meeting is closed, relate to the current status of the commercial negotiations and potential acquisition price and process for the land parcels under consideration.

Council will need to resolve its decision on this report in that part of the Council meeting which is viewable by the public.

The report also contains a recommendation to release details relating to the site location and price of acquisition once the negotiations and acquisitions have been finalised and the transfer of property titles has been registered with the Titles Registry.

12 NEXT MEETING

The next Ordinary Meeting will be held on 28 January 2021.

13 MEETING CLOSURE