

Agenda

Ordinary Meeting

Thursday, 25 January 2018

commencing at 9:00am

Council Chambers, 1 Omrah Avenue, Caloundra

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1 DECLARATION OF OPENING

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

2 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 (Region Making Projects) held on 23 November 2017, the Special Meeting (Sunshine Coast Airport Runway Tender) held on 30 November 2017 and the Ordinary Meeting held on 7 December 2017 be received and confirmed.

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

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

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

5.2 DECLARATION OF CONFLICT OF INTEREST ON ANY ITEM OF BUSINESS

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

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

8 REPORTS DIRECT TO COUNCIL**8.1 BUSINESS PERFORMANCE****8.1.1 SALE OF LAND - BLI BLI**

File No: Council meetings
Author: Project and Development Officer
Business Performance Group

PURPOSE

The purpose of this report is to seek the resolution of Council that an exception under Section 236 (1) (a) of *Local Government Regulation 2012* applies to the sale of two vacant freehold allotments located at School Rd, Bli Bli, being proposed Lots 20 and 21 on SP293850. The proposed lots are part of current Lot 1037 on CG6231 and are in the process of subdivision and registration at the Department of Natural Resources Mines and Energy.

EXECUTIVE SUMMARY

At the Ordinary Meeting of 16 October 2014, Council resolved to dispose of a portion of land located within the former school master's residence property situated at 52-64 School Rd, Bli Bli. After obtaining the required planning scheme amendment, development approvals and completion of construction works, two new lots were offered for sale by public Auction on 2 December 2017 in accordance with *Local Government Regulation 2012*. Refer to Figure 1 – Location Plan and Figure 2 – Preliminary Survey Plan in the Proposal Section of this report.

The two lots did not sell at Auction. It is now proposed to list the properties with a local agent for sale by negotiation. In order to proceed with this method of sale, Council must first resolve that an exception under *Section 236 (1) (a) (i) and (ii) of Local Government Regulation 2012* applies.

This exception notes that the properties may be sold other than by tender or auction, subject to the resolution of Council, if:

- (a) the valuable non-current asset –
 - i. was previously offered for sale by tender or auction but was not sold; and
 - ii. is sold for more than the highest tender or auction bid that was received.

Sections (3) and (5) of Local Government Regulation 2012 requires that the consideration for the disposal is equal to or more than the market value of the land as determined by registered valuer who is not an employee of the local government.

This report recommends that Council resolve to proceed with the sale of the properties as outlined above.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Sale of Land - Bli Bli” and
- (b) resolve in accordance with *Section 236 (2) of Local Government Regulation 2012* (“Regulation”) that the exception under *Section 236 (1) (a) of the Regulation* applies to the sale of two vacant freehold allotments situated at 52-64 School Rd, Bli Bli, being proposed Lots 20 and 21 on SP293850.

FINANCE AND RESOURCING

All works required for the sale of the land have been completed under an approved capital works budget. Minimal additional funds are required to continue with marketing of the properties until sold. The sale of the properties at current market value will provide a profit to Council.

CORPORATE PLAN

Corporate Plan Goal: *An outstanding organisation*
Outcome: 5.3 - A financially sustainable organisation
Operational Activity: 5.3.7 - Sustainable financial position maintained.

CONSULTATION

Portfolio Councillor Consultation

The Portfolio Councillor for Economic Development and Innovation, Councillor S Robinson has been consulted in relation to this report.

Internal Consultation

The Group Executive Business Performance has been consulted in relation to this report.

External Consultation

LMW Residential Pty Ltd has been engaged to provide an independent market valuation of the subject properties.

Community Engagement

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

PROPOSAL

At the Ordinary Meeting of 16 October 2014, Council resolved to dispose of a portion of land located within the former school master's residence property situated at 52-64 School Rd, Bli Bli. After obtaining the required planning scheme amendment, development approvals and the completion of construction works two new lots were offered for sale by public Auction on 2 December 2017 in accordance with *Local Government Regulation 2012*. Refer to Figure 1 – Location Plan and Figure 2 – Preliminary Survey Plan.



Figure 1 – Location Plan

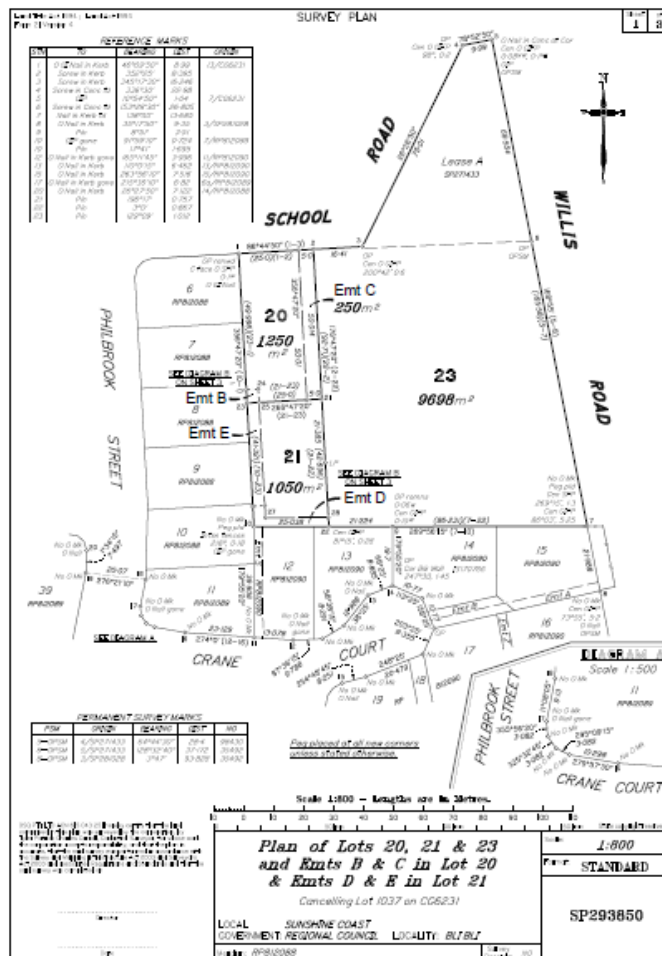


Figure 2 – Preliminary Survey Plan

The two lots did not sell at Auction. It is now proposed to list the properties with a local agent for sale by negotiation. In order to proceed with this method of sale Council must first resolve that an exception under *Section 236 (1) (a) (i) and (ii) of Local Government Regulation 2012*.

This exception notes that the properties may be sold other than by tender or auction, subject to the resolution of Council, if:

- (a) the valuable non-current asset –
 - i. was previously offered for sale by tender or auction but was not sold; and
 - ii. is sold for more than the highest tender or auction bid that was received.

Sections (3) and (5) of Local Government Regulation 2012 requires that the consideration for the disposal is equal to or more than the market value of the land as determined by registered valuer who is not an employee of the local government.

This report recommends that Council resolve to proceed with the sale of the properties as outlined above.

Legal

There are no legal implications relevant to this report.

Policy

There are no Council policies applying to the possible sale of freehold sites.

Risk

There are no foreseen risks associated with the sale of the subject properties.

Previous Council Resolution

Ordinary Meeting 16 October 2014 (OM14/149)

That Council:

- (a) *authorise the Chief Executive Officer to proceed in accordance with the project as discussed in the confidential session*
- (b) *request the Chief Executive Officer to include the potential re-zoning of the subject land in a separate report dealing with amendments to the planning scheme and*
- (c) *dispose of the portion of land as discussed and identified in the confidential session.*

Related Documentation

There is no related documentation relevant to this report.

Critical Dates

There are no critical dates relevant to this report.

Implementation

Strategic Property, Business Development Branch will be responsible for the management of the sale of this property. Legal Services Branch will be responsible for registration of the survey and easement plan, preparation of contracts and settlements.

8.1.2 NOVEMBER 2017 FINANCIAL PERFORMANCE REPORT**File No:** Financial Reports**Author:** Coordinator Financial Services
Business Performance Group**Attachments:** Att 1 - November Financial Performance Report 19 [↓](#)**PURPOSE**

To meet legislative obligations, a monthly report must be presented to Council regarding 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 2017 in terms of the operating result and delivery of the capital program.

The operating result at 30 November 2017 shows a positive variance of \$4.9 million compared to the current budget. The variation is made up of higher than profiled operating revenue and lower than profiled operating expenses as shown in the table below. Further detail is provided in the proposal section of this report.

Operating Performance**Table 1: Operating Result as at 30 November 2017**

November 2017	Current Budget \$000	YTD Forecast Budget \$000	YTD Actual \$000	YTD Variance \$000	Variance %
Operating Revenue	437,209	183,643	187,183	3,541	1.9
Operating Expenses	420,483	169,080	167,693	(1,386)	0.8
Operating Result	16,726	14,563	19,490	4,927	33.8

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

As at 30 November 2017, \$68.1 million (25.3%) of Council's \$269.2 million Forecast 2017/18 Capital Works Program was financially expended.

The core Council Capital Program has progressed 33.3% of budget, an actual spend of \$48 million.

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

OFFICER RECOMMENDATION

That Council receive and note the report titled "November 2017 Financial Performance Report".

FINANCE AND RESOURCING

There are no finance and resourcing implications from this report.

CORPORATE PLAN

Corporate Plan Goal: *An outstanding organisation*
Outcome: 5.3 - A financially sustainable organisation
Operational Activity: 5.3.7 - Sustainable financial position maintained.

CONSULTATION

Portfolio Councillor Consultation

Consultation has been undertaken with the Portfolio Councillor, Councillor T Dwyer.

Internal Consultation

All groups and branches participated in the formation of this report.

External Consultation

No external consultation is required for this report.

Community Engagement

No community engagement is required for this report.

PROPOSAL

This monthly financial performance report provides Council with a summary of performance against budget as at 30 November 2017 in terms of the operating result and delivery of the capital program.

The operating result at 30 November 2017 shows a positive variance of \$4.9 million compared to the forecast budget.

Operating Revenue

As at 30 November 2017, year to date revenues (of \$187.2 million) shows a positive variance of \$3.5 million.

Table 2: Substantial Revenue variances as at 30 November 2017

Operating Revenue Large Variances	YTD Current Budget \$000	YTD Actual \$000	YTD Variance \$000	Variance %
Net Rates and Utility Charges	135,221	135,986	765	0.6
Fees and Charges	25,809	26,963	1,155	4.5
Other Revenue	3,736	5,206	1,470	39.4

Net Rates and Utility Charges

The favourable variance of \$765,000 is less than 1% of year to date budget and relates to prepaid rates.

Fees and Charges

Fees and charges revenue of \$27 million, is \$1.2 million ahead of year to date forecast budget as at 30 November 2017. The significant items contributing to this variance are:

- \$751,000 variance in Development Services, relates to higher volumes of applications in plumbing services; as well as higher value applications in planning assessment and
- \$352,000 in Waste Management as higher tip usage continued for November.

Other Revenue

Other revenue is ahead of the profiled budget to date by \$1.5 million this is made up of:

- \$304,000 in Waste Management for higher sales of recyclables and additional revenues for gas flaring.
- \$228,000 generated through sundry recoupments in Community Response
- \$238,000 for higher lease revenues in Property Management. This is mostly a timing issue with some additional properties to be quantified for budget review 2.
- \$188,000 in additional revenue for Major Urban Development Projects, which will be recognised at budget review 2 with an associated expenditure budget.
- \$150,000 for Advance Queensland Regional Innovation Program funding.
- \$129,000 in stall holders fees generated from the Caloundra Music Festival, offset by festival expenditure.

Operating Expenses

Year to date expenditure as at 30 November 2017 of \$167.7 million shows a variance under budget of \$1.4 million.

Employee Costs

As at 30 November 2017 employee costs are ahead of budget by \$1.3 million, equating to 2% of the year to date budget. Most branches across Council are tracking under budget in core services. The variance relates somewhat to project delivery, whereby the budget is recognised in materials and services, with the remainder attributable to a once off project. The trend is not anticipated to continue throughout the year and the impact to full year budget is less than 1%.

Materials and Services

Materials and services are under budget as at 30 November 2017 by \$3.6 million.

Operating projects, including levy funds are underspent against budget to date by \$1.2 million, reflecting timing differences for project delivery.

\$3.1 million variance relates to the delivery of core programs and is consistent across most branches. The larger variances, mostly timing related, are reflected in the following branches, as being greater than \$250,000 and/or 10% of year to date budget:

- Waste Management – has incurred lower costs to date across several activities in the Recovery, Diversion and Disposals Unit, predominantly relating to contract services, totalling \$858,000. Emerging issues, including reduced revenue from the materials recovery facility are currently being investigated which may absorb these savings
- Civil Asset Management – Lower maintenance expenditure occurred early in the financial year due to dry conditions, contributing to a variance of \$532,000. Recent rainfall will increase maintenance activity and the full expenditure budget is expected to be required

- Fleet and Quarry Services – under budget by \$584,000. This is due to service and maintenance costs for heavy plant tracking under budget and the crushing contract at the Quarry not yet commenced
- Transport Infrastructure Management – street lighting electricity charges is the main contributor to the \$304,000 year to date variance and
- Corporate Governance – variance predominantly relates to lower insurance costs which will be reviewed as part of budget review 2.

The above underspends are reduced by recurrent expenditure generated in the delivery of capital projects. \$1.3 million in recurrent expenditure has been recognised to date, causing a variance of \$775,000. This amount is fully funded by the capital program and will be recognised at budget review 2, as well as other recurrent and non-recurrent expenditure identified to be incurred this year.

Capital Expenditure

As at 30 November 2017, \$68.1 million (25.3%) of Council's \$269.2 million 2017/18 Capital Works Program was financially expended.

Table 5: Capital Expenditure by Program at 30 November 2017

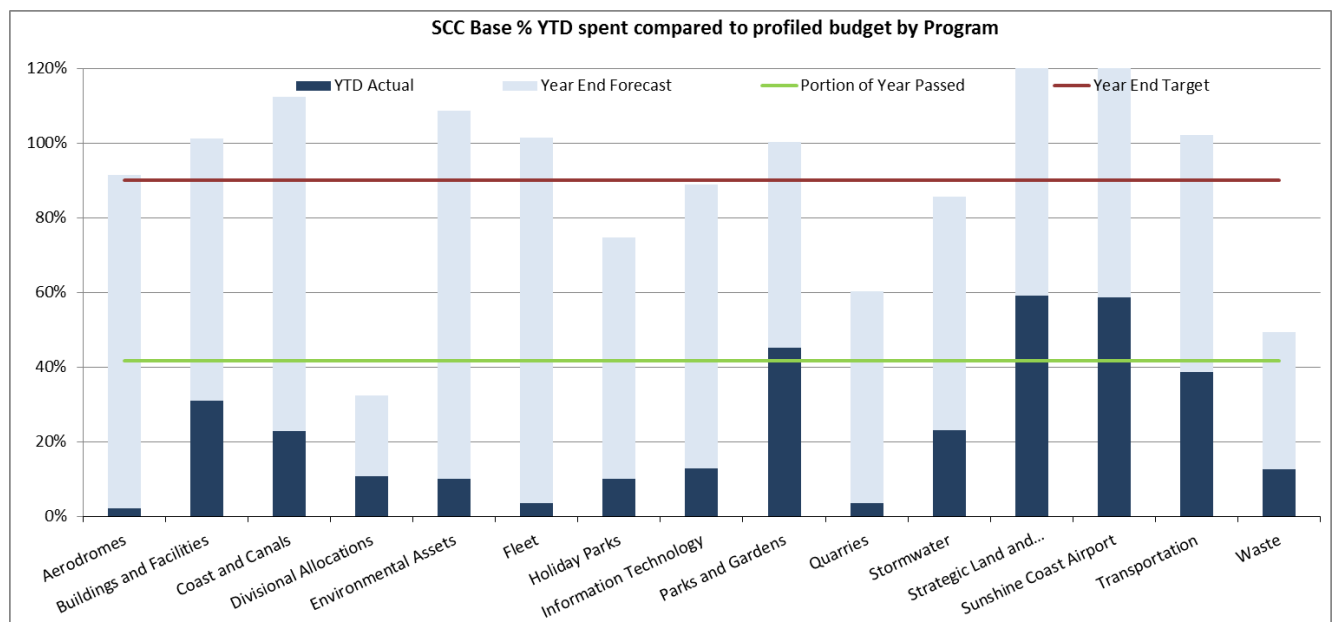
Capital Works Program	Current Budget \$000	YTD Actual \$000	% Forecast Budget Expended	Forecast Year End Actual \$000
Aerodromes	497	10	2.1	455
Buildings and Facilities	13,028	4,045	31.0	13,169
Coast and Canals	2,363	538	22.8	2,657
Divisional Allocations	5,238	566	10.8	1,692
Environmental Assets	670	67	10.0	729
Fleet	3,000	110	3.7	3,044
Holiday Parks	1,433	145	10.1	1,070
Information Technology	3,983	509	12.8	3,540
Parks and Gardens	15,478	6,982	45.1	15,509
Quarries	608	22	3.7	366
Stormwater	7,549	1,739	23.0	6,462
Strategic Land and Commercial Properties	12,797	7,555	59.0	28,077
Sunshine Coast Airport	1,123	658	58.6	1,375
Transportation	59,323	22,936	38.7	60,554
Waste	17,152	2,173	12.7	8,485
Total SCC Core Capital Program	144,241	48,055	33.3	147,182
Corporate Major Projects	10,338	2,436	23.6	5,019
Maroochydore City Centre	47,162	12,675	26.9	47,379
Sunshine Coast Airport Runway	67,501	4,957	7.3	68,424
Total Other Capital Program	125,001	20,068	16.1	120,822
TOTAL	269,242	68,123	25.3	268,004

SCC Core Capital Program

The core Council Capital Program has progressed 33.3% of budget, an actual spend of \$48 million. The Actual YTD includes all works that have been goods receipted and accrued as at 30 November 2017. The table above shows the actual expenditure against full year budget by program, as well a forecast actual at year end.

Currently the core program is forecasting 102% of program delivery, which reflects a number of programs indicating funding deferrals at budget review 2 offset by expenditure for land acquisitions. Five programs are currently forecasting a year end result below the 90% benchmark:

1. Divisional Allocations – the lower forecast reflects the value of the program yet to be allocated to specific projects.
2. Holiday Parks – stage 2 of the Mudjimba Holiday Park extension is on hold until July 2018. This deferral will be recognised in budget review 2.
3. Information Technology – The Human Resource Information System project has been rescheduled to align with delivery of other major corporate systems.
4. Quarries – The site development projects are under review as part of budget review 2 and will likely be deferred.
5. Waste Management – The year end forecast for Waste incorporates delays to works at the Nambour Resource Recovery Centre, which will now commence mid 2018 and continue into the 2018/19 financial year. The Automatic Waste Collection System Project is currently undergoing a value engineering exercise and reviewing alternative design options. The Caloundra Landfill Bio Basin is also undergoing approval delays relating to Department of Environment and Heritage Protection support. Construction has been scheduled to occur after the 2017/18 financial year. These projects will be adjusted at Budget Review 2.



Corporate Major Projects & Region Making Program

Other major projects have expended 16.1% of full year budget as at 30 November 2017, and are forecasting a year end result of 97% or \$120.8 million.

- Corporate Major Projects – Current forecasts only reflect delivery of half the program due to uncertainty around the delivery of street lighting conversion to LED. A pilot project will be undertaken to inform an updated business case
- Maroochydore City Centre – 26.9% Actual spend to date predominantly relates to progress on Aerodrome road and overall project management and finance costs. Expenditure within the PDA is currently 12% of total budget but it should be noted that there is a timing delay from when works are progressed on-site to them appearing in Councils finance system. Apart from noting this timing delay there is no

further action required as the process is streamlined and is working efficiently. The program is currently forecasting to budget

- Sunshine Coast Airport Expansion – A year to date actual of 7.3% has been achieved. The Design and Construction tender assessment and contract award will be progressed through December. Significant expenditure is expected to occur once sand dredging begins in 2018. The dredging cannot commence until after the environmental protection period to March 2018, which relates to turtle nesting at Marcoola Beach

Investment Performance

- All investment parameters remain within the guidelines established by the Investment Policy.
- For the month ending 30 November 2017 Council had \$270 million cash (excluding Trust Fund) with an average interest rate of 2.56%, being 0.91% above benchmark. This is compared to the same period last year with \$323 million cash (excluding Trust Fund) with an average interest rate of 2.83%, being 1.06% above benchmark.
- The benchmark used to measure performance of cash funds is Bloomberg AusBond Bank Bill Index (BAUBIL) and the Bank Bill Swap Rate (BBSW) for term deposits.

Legal

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

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

Policy

Council's 2017/18 Investment Policy and
2017/18 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

Ordinary Meeting 9 November 2017 (OM17/211)

That Council

- receive and note the report titled "September 2017 Financial Performance Report" and*
- adopt the amended 2017/18 Budget Financial Statements to include the identified operating and capital budget adjustments (Appendix A).*

Ordinary Meeting 12 October 2017 (OM17/204)

That Council:

- delegate authority to the Chief Executive Officer to enter into negotiations and processes to execute and finalise the acquisitions as discussed in the confidential session*
- resolve, pursuant to section 236(2) of the Local Government Regulation 2012, that an exception to dispose of an interest in land (easement/s) on the sites as discussed in*

the confidential session, other than by tender or auction applies as the disposal is pursuant to s236(1)(b)(i) to a government agency and

- (c) *request the Chief Executive Officer to provide a further report to council on the outcomes of the negotiations with Department of Natural Resources Mines.*

Budget Review 1, 14 September 2017 (OM17/175)

That Council:

- (a) *receive and note the report titled "Budget Review 1 2017/18" and*
(b) *adopt the amended 2017/18 Budget Financial Statements to include the identified operating and capital budget adjustments (Appendix A)*

Special Meeting Budget 15 June 2017 (SM17/34)

That Council:

- (a) *receive and note the report titled "Adoption of the 2017/18 Budget and Forward Estimates for the 2018/19 to 2026/27 Financial Years"*
(b) *adopt the 2017/18 Budget Schedules (Appendix A) including Forward Estimates and*
(c) *adopt the 2017/18 Capital Works Program, endorse the indicative four-year program for the period 2018/19 to 2021/22, and note the five-year program for the period 2022/23 to 2026/27 (Appendix B).*

Related Documentation

2017/18 Adopted Budget.

Critical Dates

There are no critical dates for this report.

Implementation

There are no implementation details to include in this report.

8.2 CUSTOMER ENGAGEMENT AND PLANNING SERVICES**8.2.1 DEVELOPMENT APPLICATION - CONCURRENCE AGENCY REFERRAL TO COUNCIL FOR BUILDING WORK - 11 CARWOOLA CRESCENT, MOOLOOLABA**

File No: Council meetings

Author/Presenter: Coordinator Building and Plumbing Services
Customer Engagement & Planning Services Group

Attachments: Att 1 - Site Plan & Elevation33 [↓](#)

Link to PD online:

<http://pdonline.sunshinecoast.qld.gov.au/MasterView/Modules/Applicationmaster/default.aspx?page=wrapper&key=1908211>

SUMMARY SHEET	
APPLICATION DETAILS	
Applicant:	Suncoast Building Approvals
Proposal:	Concurrence Agency Referral to Council for Building Work – Residential Carport Within 6.0m of the Front Road Boundary Set-Back
Properly Made Date:	28 April 2017
Information Request Date:	N/A
Information Response Received Date:	N/A
Decision Due Date	5 August 2017
Number of Submissions	N/A
PROPERTY DETAILS	
Division:	4
Property Address:	11 Carwoola Crescent, Mooloolaba, Qld, 4557
RP Description:	Lot 60 AM 83316
Land Area:	703m ²
Existing Use of Land:	Residential
STATUTORY DETAILS – FOR USE WITH APPLICATIONS UNDER SUNSHINE COAST PLANNING SCHEME	
Planning Scheme:	Sunshine Coast Planning Scheme 2014
SEQRP Designation:	Urban Footprint
Zone:	Low Density Residential
Planning Area / Locality:	Mooloolaba / Alexandra Headland Local Plan Area
Assessment Type:	Concurrence Agency Assessment

PURPOSE

The purpose of this report is to seek Council's determination of a concurrence agency referral ("boundary relaxation application") for building work comprising of a residential carport constructed within the 6.0m road frontage boundary at 11 Carwoola Crescent, Mooloolaba.

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

EXECUTIVE SUMMARY

A concurrence agency referral has been lodged seeking Council consent for the carport at the front of the property, constructed 0.188m from the road frontage boundary in lieu of the required 6.0m set-back.

The referral is lodged under the provisions of the *Sustainable Planning Act 2009* and *Building Act 1975* for assessment against the performance outcomes of the Sunshine Coast Planning Scheme 2014 – Dwelling House Code where Council has prescribed alternate siting provisions for carports, garages and sheds.

This application has been assessed against the Performance Outcomes of the Dwelling House Code and does not comply with performance outcomes – PO2(a), (b) and (d) in that there are no other similar carports approved or existed in the street, the carport is inconsistent with the visual continuity and pattern of building in the street, and the carport appears to dominate the streetscape.

This application is therefore recommended for refusal.

OFFICER RECOMMENDATION

That Council Refuse Concurrence Agency Referral No. RAB17/0257 for Building Works – Carport within 6.0m of the Road Frontage Boundary at 11 Carwoola Crescent, Mooloolaba for the following reason:

- (1) The carport does not comply with the Sunshine Coast Planning Scheme 2014 – Dwelling House Code in that it dominates the streetscape and it is inconsistent with visual continuity and pattern of buildings within the street.**

FINANCE AND RESOURCING

Payment of the applicable concurrence agency referral fee for building work under Council's Fees and Charges Register 2016-17.

CORPORATE PLAN

Corporate Plan Goal:	<i>Service Excellence</i>
Outcome:	We serve our community by providing this great service
Operational Activity:	S22 - Development services - planning, engineering, plumbing and landscaping approvals, provision of specialist advice to the community on planning requirements, audit of private development works, investigation of complaints from the public around land use or development, management of appeals

PROPOSAL

The applicant is seeking Council support as a concurrence agency for a carport constructed 0.188m from the road frontage boundary in lieu of the required 6.0m set-back. The carport has the following overall dimensions—

- 7.8m width (fronting the street)
- 5.7m depth
- 4.0m height approx.

An inspection of the carport revealed that it is well constructed using high quality materials and finishes.

SITE DETAILS

Background/Site History

Following a complaint to Council, an investigation revealed the existing carport had been constructed without a building development permit. It was identified the carport had been constructed within the 6.0m road frontage boundary without Council consent. Significant alterations and additions were approved and undertaken to the dwelling in 2016, however the carport was not included. Advice provided by the owner was that the carport was a last minute consideration.

Following Council notification, the property owner lodged a concurrence agency referral (“relaxation application”) to Council which was refused by Councils delegate on 25 November 2016 on the basis that it does not comply with Performance Outcomes – PO2(a), (b) and (d) of the Dwelling House Code.

The owners subsequently appealed Council’s decision to the Building and Development Disputes Resolution Committee who generally agreed with Council and upheld the refusal. (BDDRC Appeal No. 53 – 16, Decided on 22 December 2016).

Vehicle parking on the property includes a double garage with additional space to park two vehicles on the driveway in front of the garage. This would achieve double the mandatory number of vehicle parking spaces on the allotment.

Council’s previous concurrence agency assessment identified no other similar carports existed in the street. The assessment concluded that the carport was inconsistent with the visual continuity and pattern of building in the street. Furthermore, the assessment revealed the carport dominated the streetscape and could be seen for a considerable distance.



Carport located over Unitywater sewer (orange line)



View of carport from Carwoola Crescent



Front elevation of carport

Site Description

The allotment has an area of 703m² and a frontage of 20.1m. This section of Carwoola Crescent can be best described as premiere canal-front living predominately consisting of prestige single detached dwellings. As the allotment is virtually flat there are no restrictions in relation to driveway gradient and access. The allotment is not restricted by easements or covenants.

The Queensland Development Code MP1.2 is the instrument that regulates site cover for single detached class 1a dwellings and associated structures such as carports.

QDC Acceptable Solution A3 - The maximum area covered by all buildings and structures roofed with impervious materials does not exceed 50% of the lot area.

The following QDC site cover details are provided below:

Allotment Area	703m ²
Dwelling Area	289m ²
Carport Area	29.7m ²
Site Cover Without Carport	41.1%
Site Cover Including Carport	45.4%



Aerial view of carport

Surrounding Land Uses

11 Carwoola Crescent and the surrounding allotments are zoned Low Density Residential under the Sunshine Coast Planning Scheme 2014. The immediate neighbourhood and street consist predominantly of single detached dwellings.

ASSESSMENT

Framework for Assessment

Pursuant to the provisions of the *Sustainable Planning Act 2009*, *Building Act 1975* and the Sunshine Coast Planning Scheme 2014, Council has prescribed alternate siting provisions for carports, garages and sheds. These alternate provisions are contained in the Dwelling House Code and relate to the location, maximum size and maximum height of these buildings for the purpose of ensuring a high quality and attractive built environment to the benefit of residents.

Prior to an assessment manager (private building certifier) issuing a building development permit, a concurrence agency referral must be submitted to Council for assessment against the alternate siting provisions. Council is required to assess the proposal against the performance outcomes of the Dwelling House Code. The assessment manager is then compelled to act upon Council’s direction by issuing a decision notice either approving or refusing the proposal.

The following is an extract from the Dwelling House Code -

Garages, Carports and Sheds			
PO2	Garages, carports and sheds:- (a) preserve the amenity of adjacent land and dwelling houses; (b) do not dominate the <i>streetscape</i> ; (c) maintain an adequate area suitable for landscapes adjacent to the road <i>frontage</i> ; and (d) maintain the visual continuity and pattern of buildings and landscape elements within the street.	AO2.1	Where located on a lot in a <i>residential zone</i> , a garage, carport or shed:- (a) is <i>setback</i> at least 6 metres from any road <i>frontage</i> ; (b) does not exceed a height of 3.6 metres; and (c) has a total floor area that does not exceed 56m ² . Note—AO2.1(b) and (c) do not apply to a garage under the main roof of a <i>dwelling house</i> .

An assessment against the performance provisions has concluded the proposal does not comply with performance outcomes – PO2(a), (b) and (d) of the Dwelling House Code

Council's assessment has identified no other similar carports had been approved or existed in the street. The assessment concluded the carport is inconsistent with the visual continuity and pattern of building in the street. Furthermore, the assessment revealed the carport appears to dominate the streetscape and can be seen for a considerable distance.

CONSULTATION

IDAS Referral Agencies

In this case, Council are concurrence agency for the application on the basis that the proposal does not comply with the acceptable outcomes of the Dwelling House Code.

Other Referrals

The carport is constructed over a Unitywater sewer. Pursuant to the Queensland Development Code, Part MP 4.1, the class 10a carport (light-weight building) will not require referral to Unitywater as it has no impact on the infrastructure.

Public Notification

Public notification is not required for the carport.

CONCLUSION

The applicant is seeking Council support as a concurrence agency for a carport constructed 0.188m from the road frontage boundary in lieu of the required 6.0m set-back. The referral has been assessed for compliance with the Dwelling House Code and found to conflict with the Performance Outcomes of the Dwelling House Code.

It is recommended that the application be refused.

8.3 LIVEABILITY AND NATURAL ASSETS**8.3.1 DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE AT LOT 346 SP287465, LAXTON ROAD PALMVIEW**

File No:	MCU17/0106
Author:	Principal Project Planner Liveability & Natural Assets Group
Appendices:	App A - Conditions of Approval5/184 ⇒ App B - Area Development Plan for Area C (No.1) 2017 ...31/184 ⇒ App C - Area Development Plans61/184 ⇒
Attachments:	Att 1 - Detailed Application Report65/184 ⇒ Att 2 - Area Development Plans to be amended85/184 ⇒ Att 3 - Neighbourhood Overview Plan to be amended97/184 ⇒ Att 4 - Local Area Development (Land Use) Plan to be amended99/184 ⇒ Att 5 - Palmview Development Approval Process101/184 ⇒ Att 6 - Concurrence Agency Response107/184 ⇒ Att 7 - Energex Response121/184 ⇒ Att 8 - Unitywater Response127/184 ⇒

PURPOSE

The purpose of this report is to seek Council's determination of an Application for Preliminary Approval for Material Change of Use of Premises that varies the effect of the Planning Scheme (Section 242 and Section 899 of the *Sustainable Planning Act 2009*) over Area C (the "McCafferty/PEET" landholdings) of the Palmview Master Planned Area.

The application is before Council because the estimated construction value of the proposed development exceeds \$50 million and the Application is for a Preliminary Approval for a Material Change of Use of Premises that Varies the Effect of the Planning Scheme (Section 242 of the *Sustainable Planning Act 2009*).

EXECUTIVE SUMMARY

On 23 April 2015, Council finalised the renegotiated agreement for the delivery of infrastructure for the Palmview Structure Plan Area with Unitywater and the Palmview landowners. The application for a Preliminary Approval is a requirement of the Palmview Infrastructure Agreement and is required to:

- give effect to the Planning Scheme specific to Area C of the Palmview Master Planned Area
- ensure the relevant obligations associated with the landholding, in accordance with the Infrastructure Agreement, are taken into account
- ensure integration of development and infrastructure across the three landholdings.

The proposal for a Preliminary Approval over Area C of the Structure Plan Area has been assessed and is considered to be substantially consistent with the Palmview Structure Plan Area Code and Palmview Infrastructure Agreement. The applicant has proposed a number of minor variations to the Palmview Structure Plan maps which are still considered to maintain the broad configuration of land use area, precincts and sub-precincts as represented in the Palmview Structure Plan.

In addition, the assessment of the application has identified a number of variations and concepts which were considered to be more than minor or where insufficient information has been provided to make an informed determination. These matters have been addressed through conditions and include:-

- (a) Road Network and Lot Mix
- (b) Car Parking Management
- (c) Legal Access to Peter Crosby Way
- (d) Variations to the Urban Footprint ('Unders and Overs' Plan & 'Non-Urban Open Space Interface Treatment Plan')
- (e) 'Green Boulevard' Pedestrian and Bicycle Path

It is recommended that Council approve the application with conditions as provided for in **Appendix A, Appendix B and Appendix C.**

OFFICER RECOMMENDATION

That Council approve Application No. MCU17/0106 at Lot 346 SP 287465 and grant a Preliminary Approval for a Material Change of Use of Premises to which Sections 242 and 899 of the *Sustainable Planning Act 2009*, apply to vary the effect of the Planning Scheme for Area C of the Palmview Master Planned Area under the Palmview Structure Plan (see Other Plans Map OPM P5), being the land the subject of this Preliminary Approval situated at Bruce Highway Palmview, subject to and in accordance with:

- (a) conditions of Approval (Appendix A)
- (b) area Development Plan for Area C (No.1) 2017 (Appendix B) and
- (c) area Development Plans (Appendix C).

FINANCE AND RESOURCING

Area C is subject to the Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No 2). The development of Area C must be undertaken in accordance with the Infrastructure Agreement.

This Preliminary Approval does not authorise assessable development and does not trigger Financial Contributions in accordance with the Infrastructure Agreement.

CORPORATE PLAN

Corporate Plan Goal: *A smart economy*
Outcome: 1.1 - Strong economic leadership, collaboration and identity
Operational Activity: 1.1.5 - Support the implementation of integrated planning and the delivery of infrastructure and services identified for key development areas at Kawana, Palmview, and Caloundra South.

CONSULTATION

Portfolio Councillor Consultation

A briefing paper, on the issues pertaining to the s242 Preliminary Approval, was prepared and provided to the Mayor, Councillor C Dickson and Councillor R Baberowski prior to a meeting with PEET in December in relation to this application.

Internal Consultation

Councillors have previously raised concerns regarding road widths, on-street parking and emergency and waste vehicle access in new master planned communities. The concerns raised have been considered during the assessment of this application.

The following internal council specialists have been consulted and their assessment forms part of this report:

- Acting Manager, Urban Growth Projects
- Chief Legal Officer, Legal Services
- Project Coordinator, Urban Growth Projects
- Principal Engineer, Urban Growth Projects
- Development Engineer, Engineering and Environment Assessment Unit
- Hydraulics and Water Quality Specialist, Engineering and Environment Assessment Unit
- Landscape Officer, Engineering and Environment Assessment Unit
- Environment Officer, Engineering and Environment Assessment Unit
- Urban Designer, Planning Assessment Unit
- Traffic Engineering, Engineering and Environment Assessment Unit

External Consultation

The application was referred to Unitywater, Department of Infrastructure Local Government and Planning, the Department of Transport and Main Roads, Energex and the Department of Education Queensland.

Their comments and assessment form part of this report (refer to **Attachment 6, 7 & 8**).

Community Engagement

In accordance with Section 899 of the *Sustainable Planning Act 2009*, public notification does not apply to the 'Area Development Application' if it is substantially consistent with the Structure Plan. However, the community has been provided full access to all of the 'Area Development Application' documents and information through council's PD Online service.

In addition, the subject site has undergone extensive community engagement as part of the Planning Scheme amendment to the Palmview Structure Plan, which included a period of public notification between September and October 2015.

PROPOSAL

Background

The Palmview Master Planned Area is located east of the Bruce Highway and immediately south of the Sippy Downs/Chancellor Park urban community. The area is comprised of three landowners with three separate development areas (Area A "Harmony", Area B "Crosby" landholdings and Area C "McCafferty/PEET" landholdings).

The subject site Area C is an area of approximately 149 hectares with a development footprint of 68.4 hectares (as detailed in **Figure 1** below).

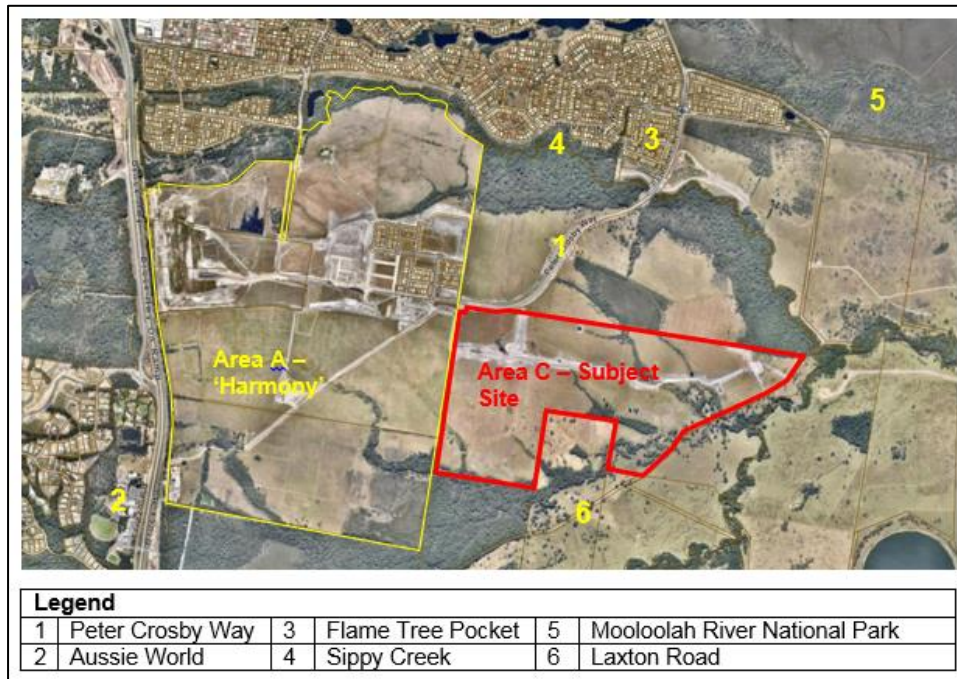


Figure 1- Location of Subject Site

Proposal – ‘Area Development Approval’

The proposal seeks a Preliminary Approval, otherwise known as an 'Area Development Approval'. Each of the Palmview landowners are required to apply for an ‘Area Development Approval’ to demonstrate compliance with the Palmview Structure Plan and the Palmview Infrastructure Agreement (refer to **Figure 3** below and **Attachment 5**).

The ‘Area Development Approval’ for Area C has been assessed considering the planning and infrastructure matters relating to Area C including:-

- confirmation of the land uses being applied for within Area C
- explanation and justification for any proposed variations from the current Palmview Structure Plan
- an assessment against the relevant State and local planning instruments
- broad explanation of the supporting documentation lodged with the application

The proposed land uses for Area C (detailed below in **Figure 2**) will accommodate up to 2,751 people in 1,190 dwellings and contains:-

- a Local Activity Centre (2,500sqm GFA)
- a District Sports Park (minimum 10 hectares)
- a District Recreational Park (minimum 5 hectares)
- 2.9 hectares of local recreation parks
- 90.9 hectares non-urban open space
- land for a state school (13.3 hectares)
- land for a local community facility (3,000sqm)

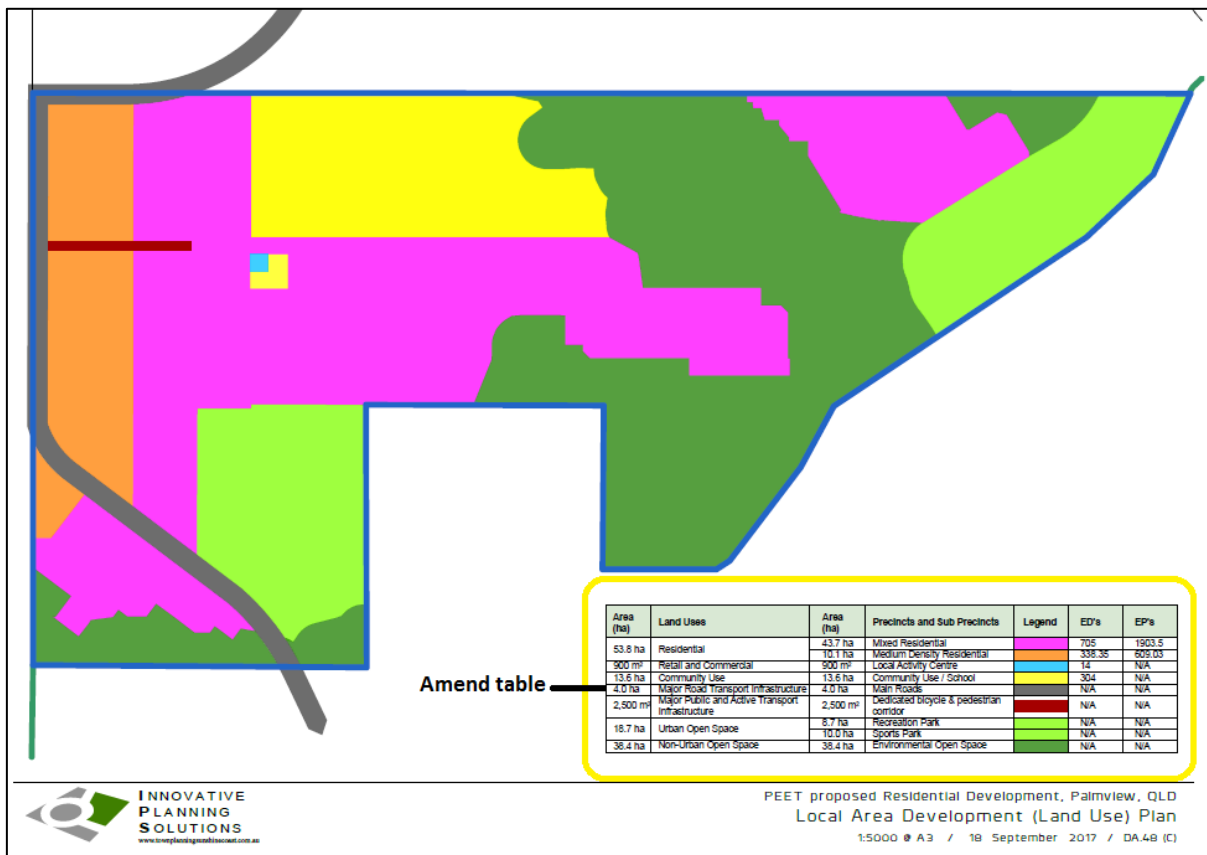


Figure 2 – Local Area Development (Land Use) Plan (Area C)

It is noted that there are incorrect demand limits contained within the above Local Area Development (Land Use) Plan (Area C). Subsequently, a condition is included requiring minor amendments to correctly identify the demand limits contained within the Local Area Development (Land Use) Plan (Area C). Refer to **Figure 2** and **Attachment 4**.

Variations Proposed

The application proposes the following variations to the Structure Plan maps and a series of neighbourhood planning concepts for consideration.

The Structure Plan variations are considered to be minor in nature and are therefore considered to be substantially consistent with the Structure Plan, including:

- (a) relocation of the Community Use and Local Activity Centre closer to the future school site
- (b) a more regularised shape for the District Sports Park 2
- (c) minor corrections to the extent of Flood Prone Land in response to Council’s updated flood model

The proposed variations to the Structure Plan maps are recommended to be included as part of the approval and are referred to as the ‘Area Development Plans’ (refer to **Appendix C** and **Attachment 2** of this report).

The assessment of the application has also identified a number of variations and neighbourhood planning concepts which were considered to be more than minor or where insufficient information has been provided to make an informed determination. These issues are summarised below and discussed in more detail in **Attachment 1** of this report.

Road Network and Lot Mix

Supporting information provided with the Area Development Application identifies concept layouts for Area C which are dominated by front loaded narrow lots. The layouts do not indicate any laneway or rear loaded lots. Small lot neighbourhoods without any rear access or lane ways can result an inefficient lot layout, whereby the primary street frontage is required to manage all of the essential infrastructure and services including on street parking, landscaping and services as well as providing safe pedestrian movement.

The adjoining Area A (also referred to as “Harmony”) include rear laneways to small lots as part of its lot mix in addition to increased frontage road carriageway widths for Access Streets and Access Places. Landowner A proposed an increase in road widths as part of their Area Development Application.

It is recommended that a condition be included requiring the minimum width of Access Streets and Access Places to be 7.5m and 6m respectively and that rear laneways are to be provided as part of the development. It is also recommended that these requirements are incorporated in subsequent Local Area Development (Neighbourhood) Plans (refer to Conditions 16 and 25 of **Appendix A**).

Car Parking Management

A wider street allows greater opportunities for on-street parking however does not necessarily solve the increased demand for on-street parking caused by a greater density of narrow frontage small lots.

It is recommended that a condition be included to require the Applicant to provide a detailed car parking analysis which demonstrates the proposed road carriageway will accommodate the required number of on street visitor spaces as part of the subsequent Local Area Development (Neighbourhood) Plans (refer to Condition 24 in **Appendix A**).

Legal Access to Peter Crosby Way

The proposed north-south district collector road connecting the first phase of development is required to cross an adjoining land area (Crosby landholdings) prior to connecting to Peter Crosby Way. At this point in time, the applicant has not secured agreement to obtain access across the adjoining land area.

It is recommended that the application is conditioned to provide an interim all-turning movement's intersection to Peter Crosby Way (to the west of the Structure Plan intersection) where the McCafferty land abuts Peter Crosby Way, until such time as the permanent district collector connection is provided to Peter Crosby Way (refer to Condition 26 of **Appendix A**).

Variations to the Urban Footprint ('Unders and Overs' Plan & 'Non-Urban Open Space Interface Treatment Plan')

Supporting information provided with the Area Development Application proposes variations to the urban footprint involving minor incursions into land identified as ecologically important (primarily buffer areas) and the replacement of road edge against open space with a 3m wide shared path. The proposal potentially brings development closer to land with ecological values which is constrained by bushfire hazard.

It is recommended that a condition is included requiring road edge against all urban and non-urban open space in accordance with the Structure Plan is maintained until further detail can be provided by the applicant as part of the Neighbourhood Planning (refer to Condition 21 of **Appendix A**).

Green Boulevard Concept

Supporting information provided with the Area Development Application proposes a dedicated 12m wide reserve with a 4.5m wide shared path referred to as the 'Green Boulevard' Pedestrian / Cycle Link. The path network will provide a connection from the school site in Area C to the District Activity Centre in Area A.

It is recommended that a condition be included to require further details to be provided as part of the subsequent Neighbourhood Planning and Local Planning process (refer to Condition 17 and 18 of **Appendix A**).

Neighbourhood Planning

In response to the proposed other variations and concepts for Neighbourhood Planning, it is recommended that an overarching Area Approval Condition is approved to ensure that the Area Neighbourhood Planning of Area C is in accordance with the intent of the Structure Plan (refer to Condition 16 of **Appendix A**).

Area C is currently proposed to be developed into three neighbourhoods. It is considered more appropriate that Area C be developed into five neighbourhoods as illustrated in **Attachment 3**. This strategy will facilitate the creation of two smaller neighbourhoods (Neighbourhood 4 & 5) enabling the master planning of these communities to appropriately respond to the development of the Southern Road link and adjacent Area A community.

The Approval Condition will require the applicant to undertake "Local Area Development (Neighbourhood) Planning" as detailed in **Figure 3** below and **Attachment 5**.

Conclusion

Subject to the recommended plan amendments, the applicant is considered to have satisfied the requirements to vary the Palmview Structure Plan in accordance with Sections 242 and 899 of the *Sustainable Planning Act 2009* apply, subject to the requirement of minor amendments to the plans.

Legal

The Palmview landowners are required to perform and fulfil development obligations for the proposed development of their areas in accordance with the Palmview Structure Plan Infrastructure Agreement 2010 (Consolidation No 2).

Policy

The applicable planning scheme for the application is Sunshine Coast Planning Scheme 2014 (1 April 2016). The proposed development is considered to be substantially consistent with the Strategic Framework, when read as a whole, and subject to the imposition of conditions on any approval.

Risk

Area C comprises 18.8% (1190 dwellings) of the overall development of the Palmview Master Planned Area. Without approval of this Area Development Application there will be no master planning framework to enable lodgement and subsequent consideration of development applications across Area C.

Previous Council Resolution**Special Meeting 23 November 2015 (SM15/27)**

That Council:

- (a) *having reviewed all properly made submissions about the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment - Palmview Structure Plan, Palmview Structure Plan Planning Scheme Policy and Consequential Amendments), decide to proceed with the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment - Palmview Structure Plan, Palmview Structure Plan Planning Scheme Policy and Consequential Amendments), with modifications in accordance with council direction that are not significantly different to the public consultation version*
- (b) *delegate authority to the Chief Executive Officer to make all decisions to make the Sunshine Coast Planning Scheme 2014 (Major Amendment - Palmview Structure Plan, Palmview Structure Plan Planning Scheme Policy and Consequential Amendments), including authority to:*
 - (i) *provide a written notice to the Minister for Infrastructure, Local Government and Planning for consideration and advice, which includes the following:*
 - (1) *an electronic copy of the proposed planning scheme amendment that identifies the changes that have been made since the state interest review*
 - (2) *a summary of the matters raised in the properly made submissions and how the local government has dealt with those matters*
 - (3) *identification of any changes to the proposed planning scheme that relate to the SEQ Regional Plan or the State Planning Policy*
 - (4) *information about whether the local government considers the changes to the proposed planning scheme affect a state interest*
 - (5) *confirmation that the local government does not consider the proposed planning scheme amendment is significantly different from the version which has undertaken public consultation*
 - (6) *any other information the Chief Executive Officer reasonably considers should be provided to the Minister*
 - (ii) *after receiving advice from the Minister for Infrastructure, Local Government and Planning that the local government may adopt the Sunshine Coast Planning Scheme 2014 (Major Amendment - Palmview Structure Plan, Palmview Structure Plan Planning Scheme Policy and Consequential Amendments):*
 - (1) *comply with any conditions imposed by the Minister which must be undertaken prior to adoption*
 - (2) *place a notice in the government gazette, the local newspaper and on the local government website regarding the adoption of the planning scheme amendment and the planning scheme policy*
 - (3) *adopt the Sunshine Coast Planning Scheme 2014 (Major Amendment - Palmview Structure Plan, Palmview Structure Plan Planning Scheme Policy and Consequential Amendments) and*
 - (4) *advise each person in writing who made a properly made submission about the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment - Palmview Structure Plan, Palmview Structure Plan Planning Scheme Policy and Consequential Amendments), detailing how their submission has been dealt with*

- (iii) provide to the Minister for Infrastructure, Local Government and Planning a copy of the notice and an electronic copy of the planning scheme amendment and the planning scheme policy and*
- (c) delegate authority to the Chief Executive Officer to undertake all necessary action to negotiate, prepare and execute any changes to the Palmview Structure Plan Area Infrastructure Agreement (2010) arising from the Sunshine Coast Planning Scheme 2014 (Major Amendment - Palmview Structure Plan, Palmview Structure Plan Planning Scheme Policy and Consequential Amendments).*

Related Documentation

Sunshine Coast Planning Scheme 2014

Palmview Structure Plan Infrastructure Agreement 2010 (Consolidation No 2)

Critical Dates

A decision was originally due by Council on the 29 November 2017. To allow the applicant sufficient time to resolve a range of outstanding issues, council officers extended the decision making period until the 4 January 2018. Given that the application is to be decided by full Council at the 25 January 2018 ordinary meeting, council officers sought a further extension to the decision making period to the 2 February 2018. In accordance with Section 318 of the *Sustainable Planning Act 2009*, any further extension would require the written consent of the applicant.

Furthermore, it is understood that there may be contractual obligations between PEET and McCafferty that may be impacted if a decision on this application were to be delayed.

Implementation

Subject to approval of the application, with conditions, the applicant will be required to undertake 'Local Area Development (Neighbourhood) Planning' prior to the approval of any subsequent development applications (refer to **Figure 3** below).

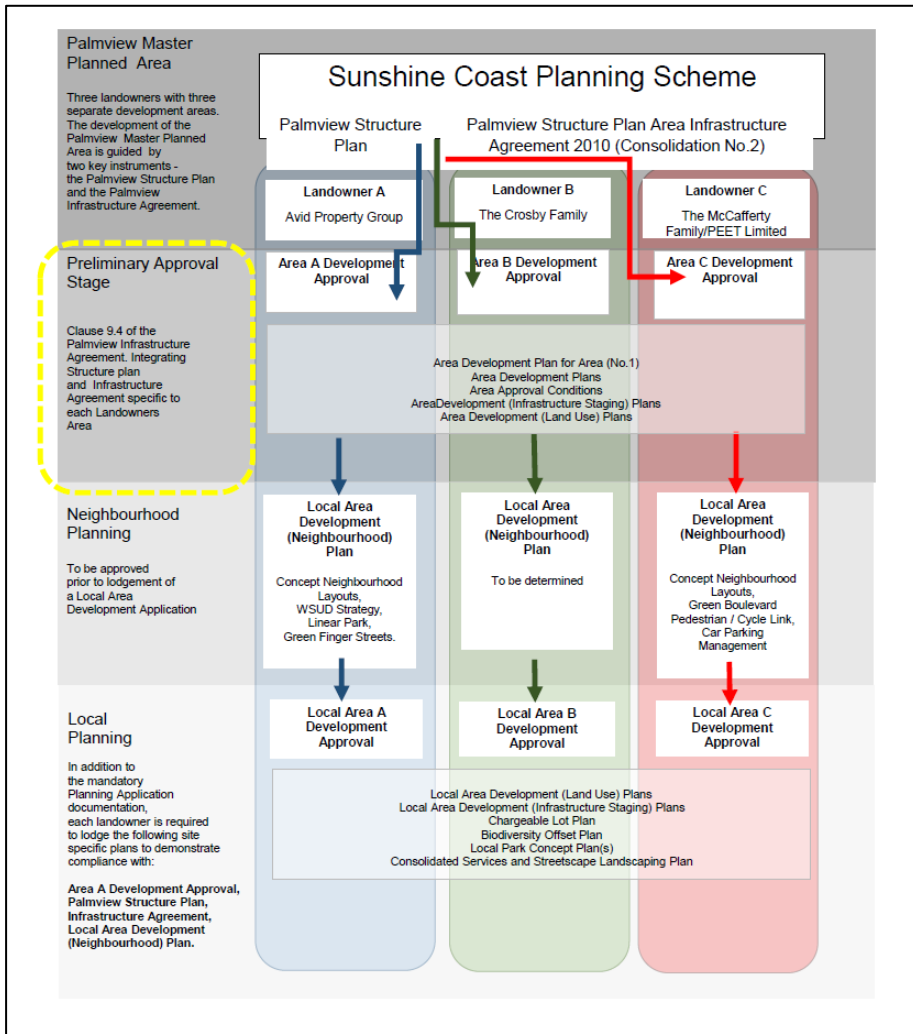


Figure 3: Palmview Area Development Approval Process

8.4 BUILT INFRASTRUCTURE

8.4.1 DRAFT SIPPY DOWNS PARKS MASTER PLAN

File No:	D1408
Author:	Senior Technical Design Officer Built Infrastructure Group
Appendices:	App A - Draft Sippy Downs Parks Master Plan ⇒ 131/184
Attachments:	Att 1 - Sippy Downs Park User Survey Summary Report53 ↓
	Att 2 - Sippy Downs Parks Master Plan Actions.....89 ↓
	Att 3 - Sippy Downs Community Insight109 ↓

PURPOSE

The purpose of this report is to present the Draft Sippy Downs Parks Master Plan (Appendix A) for review and to seek Council's support to proceed to the next phase of community engagement.

EXECUTIVE SUMMARY

Sippy Downs is a master planned community that has grown rapidly over two decades following on from delivery of the Court ordered Chancellor Park development. The now heavily populated area is deficient in park infrastructure and community facilities. The initial design falls short of meeting reasonable current community expectations and does not meet Council's endorsed desired standards of Service.

The *Draft Sippy Downs Parks Master Plan* ('the plan') has been prepared to address the lack of parks infrastructure, with performance of the park network, and to guide the management and renewal of parks and open space at Sippy Downs. The plan seeks to improve the function of the park network and provide a variety of recreation experiences and settings that are consistent with Council's desired standards of service and meet community needs.

The plan has been developed through a process of internal and external consultation. Prior to developing the plan residents at Sippy Downs were invited to undertake a 'Park User Survey' to understand the concerns about the park network and ensure park planning addressed the diverse needs of the community. The outcomes of the survey (refer Attachment 1 - *Sippy Downs Park User Survey Summary Report*) provide useful insights on park use, key issues and demand for park amenities and facilities.

The park planning process analysed background planning for open space and existing park assets against Council standards, and identified the following issues with the performance of the park network:

- Shortfall of park and community facilities from the court ordered development process
- District park without basic infrastructure to meet Council's desired standards
- Poor lighting and various Crime Prevention Through Environmental Design (CPTED) risks on major pedestrian paths and in parks
- Inappropriately located park infrastructure such as toilets, shelters and seats
- Failing park assets in need of maintenance and renewal
- Missing path links to the University and incomplete lakeside path circuit
- No district level play space and limited play opportunities.

Based on the analysis, a draft plan has been prepared that responds to the key challenges and identifies opportunities to improve the function of parks and ensure the sustainable provision of activities and infrastructure into the future.

If supported by Council the plan will progress to the next stage of community engagement for feedback on the plan and to confirm the community's priorities for future park improvements.

Development cost of the plan has been funded by the divisional councillor in response to significant concerns of the community about the performance of the parks at Sippy Downs. In the 2016/2017 to 2019/2020 financial years \$530,000 of Divisional Funding will be committed towards a program of improvements and activation of the parks at Sippy Downs.

The plan provides the basis to also seek internal and external funding for required park improvements and renewal of infrastructure. Implementation of the full scope of the plan will be dependent on future funding allocations and will be staged over the next one to ten years and beyond.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Draft Sippy Downs Parks Master Plan" and**
- (b) endorse the Draft Sippy Downs Parks Master Plan (Appendix A) for the purposes of community engagement through public display.**

FINANCE AND RESOURCING

The plan has reviewed the existing park assets at Sippy Downs and will align park infrastructure with Councils desired embellishment standards and in line with reasonable community requirements. The plan proposes a balance between park upgrades and decommissioning of existing facilities over time to improve usability and sustainability of park assets.

It is anticipated that funding will be provided through a number of avenues including various Council programs, State and Federal Government grants, partnerships (e.g. with the University of the Sunshine Coast), commercial leases/permits and community led initiatives.

The plan and preliminary cost estimate (refer Attachment 2 – Sippy Downs Parks Master Plan Actions) provide a blueprint for renewal and development of park assets at Sippy Downs over the short and medium term. Following community and stakeholder review the final plan will provide a prioritised schedule of works and budget forecasts for future development of the park network.

Table 1 below details the preliminary estimate of funding required over the life of the plan and Division 6 Emergent Capital Works and Minor Operational Works funding commitment towards implementation. It should be noted that Council also has the opportunity to apply for external funding to support implementation.

Table 1: Indicative costs and funding allocations for implementation of the Sippy Downs Parks Master Plan

Priority	Total funding required	Funding Source	Funding committed	Funding shortfall
Short term (1 to 5 years)	\$1,372,250	Division 6 - 2016/17 - 2017/18	\$132,900 (committed)	
		Division 6 - 2018/19	\$200,000	
		Division 6 - 2019/20	\$200,000	
		TOTAL	\$532,900	\$ 839,350
Medium term (5 to 10 years)	\$2,100,500			\$2,100,500
TOTAL	\$3,472,750		\$532,900	\$2,939,850

CORPORATE PLAN

Operational Activity: S16 - Recreation parks, trails and facilities - providing design, maintenance and management of council's public open space for active and passive recreation

CONSULTATION

The Draft Sippy Downs Parks Master Plan has been developed through consultation with the local community and internal stakeholders.

Portfolio Councillor Consultation

Local Divisional Councillors have been involved in the consultation.

- Councillor C Dickson (Division 6) – Portfolio Councillor Planning and Development.

Internal Consultation

Internal consultation has been sought from the following:

- Built Infrastructure Group
 - Civil Asset Management
 - Parks and Gardens
 - Transport Infrastructure Management
- Customer Engagement and Planning Group
 - Customer Response
- Economic and Community Development Group
 - Sport and Community Venues
 - Community Planning and Development
- Liveability and Natural Assets Group
 - Environmental Operations
 - Environment & Sustainability Policy
 - Project Delivery

External Consultation

Phase 1 - Sippy Downs Park User Survey (October - November 2016)

In October 2016 the Sippy Downs community was invited to undertake a survey to understand the community's use of the park network. The park user survey was utilised to identify current challenges, opportunities and the community's vision which have been

incorporated into the plan. The park user survey was widely publicised through local media and a project news was distributed to all residents and rate payers in Sippy Downs. Over the consultation period a total of 589 responses and written submissions were received. The survey provided useful feedback on park use, challenges, and demand for various park facilities and activities. The outcomes of the survey are summarised in Attachment 1 - Sippy Downs Park User Survey Summary Report which provides an overview of statistical and written feedback received. Attachment 3 – Community Insight presents the shared vision, challenges and opportunities identified for the Sippy Downs park network by the local community.

Community Engagement

Phase 2 - Community Review of Draft Sippy Downs Parks Master Plan (February 2018)

With the support of Council the next phase of community consultation will progress in February 2018 with the distribution of the draft plan to the Sippy Downs community for review. The community will be invited to provide feedback on the content of the plan, and to identify priorities for future park development.

PROPOSAL

Setting

Sippy Downs is a recent greenfield development (Chancellor Park Master Planned Community) and Major Activity Centre on the Sunshine Coast located centrally at the junction of the Bruce Highway and Sunshine Motorway. Sippy Downs is designated as a 'Knowledge Hub' and was master planned as Australia's first university town with the University of the Sunshine Coast opening in 1996.

Parks and open space areas are an important asset and feature of Sippy Downs, providing the community with an environment for passive and active recreation. The recreation park network within Sippy Downs is comprised of District Parks, Local Parks, Amenity Reserves and a recreation trails network. Recreation parks vary in size and function.

District Parks

- 1 large district park (total useable area: 19.6ha) made up of three connected parks (Tower Park, Edgewater Lakes Park and Albany Lakes Park).

The Chancellor Lakes District Park forms a central spine of open space which is intended to function as a hub of park activity and destination for suburb-wide recreation. The existing lakeside path network forms a 5km recreation trail circuit around Chancellor Lakes which is popular for walking, running, cycling and passive recreation.

Local Parks and Amenity Reserves

- 8 Local Parks (total area: 9.3ha) ranging in size from 0.4ha - 2.6ha (Sunshine Coast Council prescribed size: 0.5ha - 1.0ha).

Local Parks and Amenity Reserves are dispersed across the suburb and are intended to serve local neighbourhoods.

Background

The master plan has been initiated in response to identified challenges and concerns of the community about the function and performance of the parks at Sippy Downs which are the legacy of a court ordered development process.

Park Network

An assessment of the existing park network at Sippy Downs has identified the following:

- A shortfall in the District Park's facilities to meet the current and future need of the community

- The District Park does not provide basic infrastructure to meet Council's desired standards
- Several Local Parks are over-embellished with insufficient land area to meet District Park requirements
- Insufficient provision of Local Parks in several recent stages of development
- No Civic Park space and associated infrastructure and
- Several Amenity Reserves are embellished to a Local Park standard or higher.

Park Infrastructure and Activities

The park user survey and an assessment of the park network has identified the following challenges:

- Ad hoc infrastructure that in some cases is inappropriately located
- Aging park assets in need of maintenance or renewal
- Missing path links to the University and incomplete lakeside path circuit
- Poor lighting and safety risks on major pedestrian paths through parks
- No district level play space and limited play opportunities for 8 - 15 year old age group
- Insufficient active play, multi-courts and opportunities for sports
- Limited shelter, seating and shade in District Parks
- Lack of car parking at parks
- Poor legibility and limited signage
- Lack of community spaces and places for group gathering
- Toilets and amenities inappropriately located in neighbourhood areas and
- Need for better management of dogs in parks and provision of dog off-leash areas.

In response to community feedback the divisional councillor initiated a review of park facilities and has committed to develop a plan to guide park development and renewal at Sippy Downs. This commitment is backed up with funding of \$532,000 from the Division 6 Councillor Emergent Capital Works and Minor Operational Works budget over four years.

Plan Objectives

The objective of the plan is to:

- Review park functions and community needs to identify a range of actions to be delivered by Council
- Provide a sustainable plan to guide future infrastructure development and renewal
- Plan the development of park functions that encourage community use of parks
- Address aging park infrastructure and maintenance of park environments
- Review the function of District and Local Parks, and plan the location and distribution of activities and facilities across the park network and
- Prepare park asset plans and cost schedules to inform prioritisation, funding and future capital works.

Master Plan Framework

The development of the plan has involved analysis of the park network, consideration of demand and feedback from the park user survey, and a review of existing infrastructure. The

master plan captures the collective vision of the community for the development of the park network.

The proposals within the plan provide a framework that will inform detailed design, construction, management and funding processes that are necessary for park network development and renewal.

Park Network Development

In response to the existing park functions and to achieve strategic outcomes identified in the Sunshine Coast Environment and Liveability Strategy 2017, the plan recommends the following actions for park network development:

District Parks

- Embellishment of Albany Lakes Park (Albany Street) to a District Park standard and
- Development of a new District Park activity area and Chancellor Lakeside Path Trail Head at Albany Lakes Park (Claymore Road)

Local Parks

- Upgrade Windermere Way Park to local park level with associated local play activity
- Embellishment of Edgewater Lakes Park (District Park) with local level infrastructure and play activities to provide local park recreation for the surrounding catchment
- Embellishment of Bellflower Park with play activities to support a wider catchment and
- Decommissioning of inappropriately located infrastructure in some local parks at the end of the assets life.

Civic Parks

- Activation of Chancellor Village Park and Chancellor Village Boulevard Park with some Civic Park functions.

Amenity Reserves

- Decommissioning of existing infrastructure in Amenity Reserves where over embellishment exists at the end of the assets life.

Park Improvements

The plan recommends a number of actions and priorities for upgrades and construction of new assets across the park network over the next decade. Key components of the plan include:

- Development of district level play space with play opportunities for a broad age range at Albany Lakes Park (Albany Street)
- Development of shelters and facilities to support group gatherings
- Lighting of critical pedestrian path links within the park network
- Completion of the lakeside circuit path network and missing path links
- Development of a major trail-head to access the lakeside path network at Albany Lakes Park (Claymore Road)
- Development of active play spaces, multi-purpose courts and sports goals
- Provision of local play opportunities at Windermere Way Park
- Upgrade of skate and BMX facilities at Sir Raleigh Drive Park
- Expansion of the existing dog off-leash area at Chancellor Village Park
- Development of additional dog off-leash facility at Lacewing Circuit Park and

- Decommissioning of inappropriate assets at the end of their serviceable life.

Legal

There are no legal implications relevant to this report.

Policy

The plan is directed by the planning prescriptions of the *Sunshine Coast Environment and Liveability Strategy 2017* as part of Planning District 'Urban C' open space network. Other strategies and plans that have influenced this plan include:

- Sunshine Coast Skate and BMX Plan 2011-2021 (2017 Edition)
- Sunshine Coast Active Transport Strategy 2011-2031
- Sunshine Coast Recreation Trail Plan 2012 and
- Sunshine Coast Sport and Active Recreation Plan 2011-2026.

Risk

Council's risk exposure is considered to be reduced by supporting progression of the draft plan to the next phase of community engagement.

Through the development and implementation of the master plan Councils risk exposure is reduced through:

- Utilising Crime Prevention Through Environmental Design (CPTED) principles
- Community consultation during planning and development processes
- Detailed long term planning which reduces the risk of short term ad-hoc development
- Future park improvements aligning with strategies for park network development
- Sound budget management practices and governance in decision making
- Asset sustainability and reduced financial risk.

Previous Council Resolution

There is no previous Council resolution relevant to this report.

Related Documentation

There is no other related documentation relevant to this report.

Critical Dates

There are no critical dates relevant to this report.

Implementation

If supported the plan will be distributed to residents for feedback. Once reviewed by the community the plan will be revised and returned to Council for further review and adoption.

Following Council adoption, the plan will be placed on the Council web site and Council will progress implementation of the plans actions as funding becomes available.

It is acknowledged the cost of implementing the full scope of the plan would be beyond the capacity of Division 6 Councillor Emergent Capital Works and Minor Operational Works funding in its own right. To this end, funding will be sought from various capital and operational programs, and through State and Federal Government grant funding for specific projects as appropriate. The plans actions will be reviewed annually through the capital works and operational budget planning processes.

8.5 ECONOMIC AND COMMUNITY DEVELOPMENT

Nil

8.6 OFFICE OF THE CEO

Nil

9 NOTIFIED MOTIONS

9.1 NOTICES OF RESCISSION

9.2 NOTICES OF MOTION

9.3 FORESHADOWED NOTICES OF MOTION

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 BUSINESS PERFORMANCE****11.1.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - BRISBANE ROAD CAR PARK DEVELOPMENT**

File No: Council meetings
Author: Acting Group Executive
Business Performance Group

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

11.1.2 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - STRATEGIC ACQUISITION - MOOLOOLABA

File No: Council meetings
Author: Coordinator Strategic Property
Business Performance Group

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

11.2 CUSTOMER ENGAGEMENT AND PLANNING

Nil

11.3 LIVEABILITY AND NATURAL ASSETS**11.3.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - PROPOSED LAND ACQUISITION - CROHAMHURST, UPPER STANLEY RIVER CATCHMENT**

File No: F2017/94436
Author: Coordinator Biodiversity and Waterways
Liveability & Natural Assets Group

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

11.4 BUILT INFRASTRUCTURE

Nil

11.5 ECONOMIC AND COMMUNITY DEVELOPMENT

Nil

11.6 OFFICE OF THE CEO

Nil

12 NEXT MEETING

The next Ordinary Meeting will be held on 22 February 2018 in the Council Chambers, Corner Currie and Bury Streets, Nambour.

13 MEETING CLOSURE