

# Agenda

## Ordinary Meeting

**Thursday, 13 September 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 Ordinary Meeting held on 16 August 2018 be received and confirmed.

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

Pursuant to Section 175C of the *Local Government Act 2009*, a Councillor who has a material personal interest in an issue to be considered at a meeting of the local government, or any of its committees must –

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

**5.2 CONFLICT OF INTEREST / PERCEIVED CONFLICT OF INTEREST**

Pursuant to Section 175E of the *Local Government Act 2009*, a Councillor who has a real or perceived conflict of interest in a matter to be considered at a meeting of the local government, or any of its committees, must inform the meeting about the councillor's personal interest the matter.

The other Councillors must then decide

- (a) whether the Councillor has a real conflict of interest or perceived conflict of interest in the matter and
- (b) if they decide the Councillor has a real conflict of interest or perceived conflict of interest in the matter
  - (i) whether the Councillor must leave the meeting room (including any area set aside for the public), and stay out of the meeting room while the matter is being discussed and voted on, or
  - (ii) that the Councillor may participate in the meeting in relation to the matter, including by voting on the matter.

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





**8 REPORTS DIRECT TO COUNCIL****8.1 CUSTOMER ENGAGEMENT AND PLANNING SERVICES****8.1.1 CHANGE TO DEVELOPMENT APPROVAL – MATERIAL CHANGE OF USE OF PREMISES (RETIREMENT COMMUNITY – AGED CARE FACILITY) – 84 & 86 CALOUNDRA ROAD LITTLE MOUNTAIN**

File No: MCU15/0129.02

Author: Senior Development Planner  
Customer Engagement & Planning Services GroupAttachments: Att 1 - Detailed Assessment Report ..... 15  
Att 2 - Concurrence Agency Response..... 23  
Att 3 - Architectural Plans ..... 31**Link to PD Online:**<http://pdonline.sunshinecoast.qld.gov.au/MasterView/Modules/Applicationmaster/default.aspx?page=wrapper&key=2002951>

<b>APPLICATION SUMMARY</b>	
<b>Applicant:</b>	Tricare (Caloundra) Pty Ltd
<b>Proposal:</b>	Change to Development Approval – Development Permit for Material Change of Use of Premises (Retirement Community – Aged Care Facility up to 109 beds)
<b>Properly Made Date:</b>	19/12/17
<b>Public Notification Period</b>	22/02/18 – 15/03/18
<b>Number of Submissions:</b>	Original application: 17 submissions (objecting) Change application: 1 submission (objecting)
<b>State Referral Agencies:</b>	<u>Concurrence:</u> • SARA at DILGP
<b>Decision Due Date</b>	29/06/2018
<b>PROPERTY DETAILS</b>	
<b>Division:</b>	1
<b>Street Address:</b>	84 & 86 Caloundra Rd LITTLE MOUNTAIN QLD 4551
<b>RP Description:</b>	Lot 2 & 3 RP 902089
<b>Land Area:</b>	6,246m <sup>2</sup>
<b>Existing Use of Land</b>	Vacant – approved Aged Care Facility
<b>STATUTORY DETAILS</b>	
<b>Planning Scheme:</b>	Sunshine Coast Planning Scheme (31 July 2017)
<b>SEQRP Designation</b>	Urban Footprint
<b>Strategic Framework Land Use Category:</b>	Urban
<b>Local Plan Area:</b>	Caloundra West Local Plan
<b>Zone:</b>	Low Density Residential Zone
<b>Assessment Type:</b>	Impact

## PURPOSE

The purpose of this report is to seek Council's determination of an application for a Change to Development Approval – Material Change of Use of Premises (Retirement Community – Aged Care Facility up to 109 beds) at 84 & 86 Caloundra Road, Little Mountain QLD 4551.

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

## EXECUTIVE SUMMARY

The application seeks approval for addition of a rooftop terrace to the approved aged care facility which would result in an increase to the building height from 11.5m (previously approved) to 15.2m.

The proposal conflicts with a number of aspects of the planning scheme, including:

- the Strategic Framework
- the Height of buildings and structures overlay code
- the Low density residential zone code.

The proposal does not contribute to the preferred built form character of the local area and is not consistent with the reasonable expectations of the local community.

The proposal is likely to result in a significant loss of amenity, both actual and perceived, having regard to:

- privacy and overlooking impacts
- building character and appearance
- building massing and scale relative to its surroundings.

The applicant has not submitted sufficient justification for approval despite conflict with the planning scheme and the application cannot be conditioned to comply.

## OFFICER RECOMMENDATION

**That Council:**

- (a) receive and note the report titled “Change to Development Approval – Material Change of Use of Premises (Retirement Community – Aged Care Facility) – 84 & 86 Caloundra Road Little Mountain” and**
- (b) REFUSE application No. MCU15/0129.02 for a Change to Development Approval – Material Change of Use of Premises (Retirement Community – Aged Care Facility) at 84 & 86 Caloundra Road, Little Mountain for the following reasons:**
  - (i) The proposal does not comply with the Strategic Framework of the Sunshine Coast Planning Scheme 2014**
  - (ii) The proposal does not comply with the purpose and overall outcomes of the Height of buildings and structures overlay code**
  - (iii) The proposal does not comply with the purpose and overall outcomes of the Low density residential zone code**
  - (iv) The applicant has not demonstrated sufficient grounds to justify approval despite the conflict with the Planning Scheme and the proposal cannot be conditioned to comply.**

## FINANCE AND RESOURCING

If Council were to approve this development, this would not affect the infrastructure charges imposed on the original development approval (as amended) as the change does not propose any additional gross floor area.

## CORPORATE PLAN

**Corporate Plan Goal:** *Service excellence*

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

**Operational Activity:** 4.4.6 - Position Development Services to effectively meet business and legislative requirements into the future with a focus on statutory assessment and compliance, ensuring timely decision making, positive customer experiences and strong industry engagement.

## CONSULTATION

### Councillor Consultation

A briefing was provided to all Councillors on 10 April 2018.

The Divisional Councillor, Councillor R Baberowski requested the matter be brought to Council for consideration.

### Internal Consultation

The application was referred to the following Council specialists:

- Principal Architect, Development Services, Customer Engagement and Planning Services Group

Their assessment forms part of this report.

### External Consultation

The application was referred to Department of State Development, Manufacturing, Infrastructure and Planning for concurrence agency assessment in relation to State transport corridors (Caloundra Road).

The Department responded by letter dated 22 February 2018 imposing conditions to attach to any development approval (refer to Attachment 2).

### Community Engagement

The application was publicly notified for 15 business days in accordance with the *Planning Act 2016*. A total of 1 properly made submission was received, in addition to the 17 submissions (14 properly made and 3 not properly made) received during public notification of the original development application. All submissions were in objection to the proposal.

A summary of the issues raised by submitters together with a response is provided in the Detailed Assessment Report at Attachment 1.

## PROPOSAL

The application seeks approval for a change to the existing Development Permit for Material Change of Use of Premises (Retirement Community – Aged Care Facility up to 109 beds). Specifically, the change involves the addition of a rooftop terrace to the approved aged care facility.

The rooftop terrace will provide both covered and uncovered areas, a bathroom, seating, a kitchenette and barbeque and is specifically designed for larger group gatherings for staff and residents of the facility and their visitors.

The addition of the rooftop terrace will result in an increase to the building height, from the previously approved height of 11.5m to 15.2m, measured to the top of the lift shaft. The proposed roof terrace is centrally located and would be constructed using building materials and finishes to match the approved building.

The proposal plans for the development are provided at Attachment 3.

## ASSESSMENT

The proposal conflicts with a number of aspects of the planning scheme, specifically in relation to:

### *Strategic Framework Element 2– Sub-tropical character and locally responsive design*

- The site falls within the Low density residential zone and is surrounded by 1 and 2 storey detached dwellings also within the Low density residential zone.
- The building is located in a prominent position on the top of the hill on the main approach to Caloundra and will block significant views to the coastline from this elevated scenic route. The additional height may not be visible from the direct neighbours abutting the site but will be visible from long distance views of the building.

### *Height of buildings and structures overlay code*

- The performance outcome of the *Height of buildings and structures overlay code* identifies the subject site having a nominated height of 8.5m. The existing development approval already exceeds this with a height of building 11.5m above finished ground level.
- The proposal involves an increase in building height from 11.5m to 15.2m, with the resultant height almost double the allowable height under the overlay code.
- The proposal does not contribute to the preferred built form character of the local area.
- The proposal is not consistent with the reasonable expectations of the local community.
- The proposal is likely to result in a significant loss of amenity, both actual and perceived, having regard to:
  - privacy and overlooking impacts
  - building character and appearance
  - building massing and scale relative to its surroundings.

### *Low density residential zone code*

- The proposal does not meet the overall outcomes of the Low density residential zone code in that it is not sympathetic to the existing and intended scale and character of surrounding development.

### Overall assessment of impacts

The additional roof top terrace structure will be completely exposed in long distance views of the site, on the approach to Caloundra, the southern entry to the Sunshine Coast.

In relation to residential amenity impacts, the applicant purports that the views from the roof deck will not compromise the neighbours' amenity as the terrace would not be visible from the immediate neighbours. However, it is considered that any opening to the edge line of the building will provide the ability for overlooking and feelings of encroachment into personal

space. It also increases the building bulk to the edge of site, creating additional mass on the upper floors that was not part of the original approval.

The applicant has not submitted sufficient justification for approval of the development in terms of planning need or public interest matters despite conflict with the planning scheme.

Having regard to the nature and context of the application, it is considered that the applicant has not presented sufficient grounds to approve the application despite conflict with the planning scheme.

The application cannot be conditioned to comply.

### Legal

Council's Legal Services Team have provided advice regarding this report.

### 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 either the applicant or a third party submitter. Council will proceed with any required actions resulting from any legal action.

### Previous Council Resolution

#### Ordinary Meeting 18 August 2016 (OM16/133)

*That Council:*

- (a) *APPROVE With Conditions Application No. MCU15/0129 and grant a Development Permit for a Material Change of Use of Premises - Retirement Community (Aged Care Facility 125 Beds), situated at 86 Caloundra Rd, Little Mountain (Appendix A as amended) namely*

*and Item 6 Approved Plans to read as follows*

#### 6. APPROVED PLANS

The following plans are Approved Plans for the development:

Nil

#### Plans Requiring Amendment

Plan No.	Rev.	Plan Name	Date
SD110	F	<i>Basement</i> , prepared by Deicke Richards	14/12/2015 13/6/2016
SD111	F	<i>Ground Floor Plan</i> , prepared by Deicke Richards	14/12/2015 13/6/2016
SD112	F	<i>First Floor Plan</i> , prepared by Deicke Richards	14/12/2015 13/6/2016
SD113	F	<i>Second Floor Plan</i> , prepared by Deicke Richards	14/12/2015 13/6/2016
SD114	F	<i>Roof Plan</i> , prepared by Deicke Richards	14/12/2015 13/6/2016

Plan No.	Rev.	Plan Name	Date
SD210	F	<i>Elevations North + East</i> , prepared by Deicke Richards	44/12/2015 13/6/2016
SD211	F	<i>Elevations South + West</i> , prepared by Deicke Richards	44/12/2015 13/6/2016
SD212	F	<i>Elevations CourtYard</i> , prepared by Deicke Richards	44/12/2015 13/6/2016
SD310	F	<i>Section A + B</i> , prepared by Deicke Richards	44/12/2015 13/6/2016
SD311, SD312, SD313	F	<i>Section C, D, E + F</i> , prepared by Deicke Richards	44/12/2015 13/6/2016
SD410	F	<i>GFA Basement</i> , prepared by Deicke Richards	44/12/2015 13/6/2016
SD411	F	<i>GFA Ground Floor</i> , prepared by Deicke Richards	44/12/2015 13/6/2016
SD412	F	<i>GFA First Floor</i> , prepared by Deicke Richards	44/12/2015 13/6/2016
SD413	F	<i>GFA Second Floor</i> , prepared by Deicke Richards	44/12/2015 13/6/2016

(b) *find the following are sufficient grounds to justify the decision despite the conflict with the Planning Scheme:*

- (i) *there is an over-riding public benefit through the provision of high care beds in central locations with easy access by employees, emergency services and family*
- (ii) *the hilltop position provides an excellent location in terms of outlook, views and breezes for the aged who are under high care and largely restricted to their rooms*
- (iii) *most of the impacts of the building can be mitigated by the conditions of approval, particularly as they relate to the amenity of surrounding residences*
- (iv) *while the height of the building is about 2 metres higher than previously approved, and the building is much bulkier, the building is an attractive design with high quality landscaping.*

### **Related Documentation**

A copy of the officers' full and detailed assessment report is included as Attachment 1 to this report. The detailed assessment report contains all the specific assessment details under the planning scheme considered in Council's assessment of this application. A copy of the concurrence agency response is provided as Attachment 2 and a copy of the architectural drawings are provided as Attachment 3 to this report.

### **Critical Dates**

Council's decision for the application was due on 29 June 2018. 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 and submitters as appropriate.

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**8.1.2 AMENITY AND AESTHETICS RESOLUTION - SHIPPING CONTAINERS**

<b>File No:</b>	<b>Council meetings</b>
<b>Author:</b>	<b>Coordinator Planning Scheme and Projects Customer Engagement &amp; Planning Services Group</b>
<b>Appendices:</b>	<b>App A - Draft Strategic Policy - Assessment of amenity and aesthetics considerations for particular building work - Shipping containers.....49</b>
<b>Attachments:</b>	<b>Att 1 - Draft Local Law .....53</b>

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**PURPOSE**

The purpose of this report is to seek Council's endorsement to:

- resolve to declare that shipping containers used for storage (other than on a temporary basis) in certain zones may have an extremely adverse effect on the amenity of the Sunshine Coast
- adopt the proposed *Strategic policy – Assessment of amenity and aesthetics impacts of particular building work – shipping containers*
- commence the amendment process for Council's Local Laws, regarding the temporary siting of shipping containers.

**EXECUTIVE SUMMARY**

With an increase in the availability and usage of shipping containers as a storage solution, there has been an increase in complaints received by Council with particular concern being raised in residential settings regarding the siting and impact of such structures on adjoining premises. It is therefore proposed that Council make an amenity and aesthetics resolution to regulate the permanent siting of shipping containers. It is also proposed that Council's Local Laws be amended to provide a separate mechanism for the temporary siting of shipping containers.

The proposed resolution seeks to declare that shipping containers used for storage (other than on a temporary basis) in certain zones may have an extremely adverse effect on the amenity of the Sunshine Coast and therefore should be assessed for potential impacts against a proposed Strategic Policy (refer **Appendix A**). The resolution will result in Council being a concurrence agency for building work associated with the siting of shipping containers where in the form of a Class 10a building or structure and located in the Rural zone, Rural residential zone, Limited development (landscape residential) zone, Emerging community zone or a Residential zone as defined in the *Sunshine Coast Planning Scheme 2014*.

Where a shipping container is proposed as a temporary storage solution, it is proposed to amend Council's Local Laws (refer **Attachment 1**) to outline the circumstances where approval is not required (i.e. 30 days in an urban area or 90 days otherwise). The proposed Local Law amendment also includes the requirement for a Local Law approval where a longer temporary period of storage is proposed.

**OFFICER RECOMMENDATION**

That Council:

- (a) receive and note the report titled "Amenity and Aesthetics Resolution - Shipping Containers"
- (b) declare, pursuant to Schedule 9, Part 3, Division 2, Table 1 of the *Planning Regulation 2017*, that a shipping container or other metal container capable of being used for storage, where a Class 10a building or structure and sited on land within the Rural zone, Rural residential zone, Limited development (landscape residential) zone, Emerging community zone or a Residential zone under the Sunshine Coast Planning Scheme 2014, may:-
  - (i) have an extremely adverse effect on the amenity, or likely amenity, of the locality or
  - (ii) be in extreme conflict with the character or desired future character of the locality
- (c) determine that the declaration in item (b) above take effect on and from 1 October 2018
- (d) endorse the *Strategic Policy – Assessment of amenity and aesthetics considerations for particular building work – Shipping containers (Appendix A)* and assess any concurrence agency referral against the assessment provisions contained in the Strategic Policy and
- (e) delegate authority to the Chief Executive Officer to commence the local law making process, under section 29 of the *Local Government Act 2009* and in accordance with Council's 'Process of Making Local Laws', to incorporate appropriate provisions relating to shipping containers and other metal storage containers where placed on land for a temporary period and not constituting development under the *Planning Act 2016*.

**FINANCE AND RESOURCING**

There are sufficient funds allocated in the Customer Engagement and Planning Services Group 2018/2019 budget to finalise and implement the proposed resolution. Building work applications triggering referral to Council for assessment will be subject to Council's referral agency assessment fee (currently \$610).

**CORPORATE PLAN**

<b>Corporate Plan Goal:</b>	<b><i>A smart economy</i></b>
<b>Outcome:</b>	1.1 - Strong economic leadership, collaboration and identity
<b>Operational Activity:</b>	1.1.3 - Continue to administer the Sunshine Coast Planning Scheme 2014 including progression of Council nominated priority amendments, and responding to changes arising from the ShapingSEQ - South East Queensland Regional Plan 2017, State Planning Policy, local planning investigations and master planning.

**CONSULTATION****Portfolio Councillor Consultation**

The Portfolio Councillor, Councillor C Dickson has been briefed on the proposed resolution.



### Internal Consultation

The Development Services Branch has been consulted on the proposed resolution and provided comment on the proposed Strategic Policy. Corporate Governance Branch has been consulted on Local Law considerations.

Meetings have also been held with individual Councillors, where Councillors have raised a particular interest in the regulation of shipping containers. The preferred approach to the regulation of shipping containers was also discussed with Councillors at a Land Use Planning Workshop held on 22 May 2017.

### External Consultation

No external consultation has occurred or is required to be undertaken to enact the referral trigger under the *Planning Regulation 2017*.

### Community Engagement

Community consultation is not required to enact this referral trigger under the *Planning Regulation 2017*. It is proposed to release an industry newsflash at the commencement of the resolution to alert the industry to the resolution and the need to refer building work applications involving shipping containers (where a Class 10a building or structure) to Council.

## PROPOSAL

Over the past several years there has been an increased usage of shipping containers for a variety of uses within the Sunshine Coast, ranging from storage sheds, secondary dwellings, sales offices, coffee shops, houses and self-storage yards. While some of these uses have obtained planning approval and/or building approval, in recent times, Council has received several complaints for illegal uses and/or illegal building work.

Some of the illegal operators have advised that their use is temporary; however, temporary uses have started to extend beyond one month to over 12 months and Council officers have taken enforcement action to ensure that the illegal building is removed or an application is made to legalise the building.

Council receives complaints concerning the amenity impacts of shipping containers which are being used for storage and occasionally used as additional commercial floor space. Most complaints relating to shipping containers are associated with residential situations. This type of complaint can be problematic for Council because, in many cases, Council does not have the necessary instruments in place to regulate the use.

The regulation of shipping containers was previously discussed with Councillors at a Land Use Planning Workshop in May 2017, where it was proposed that Council make an amenity and aesthetics resolution to regulate the permanent siting of shipping containers. It was also proposed that Council make amendments to Council's Local Laws to provide a separate mechanism for the temporary siting of shipping containers-

The proposed resolution seeks to declare that shipping containers used for permanent storage in certain zones may have an adverse effect on the amenity of the Sunshine Coast and therefore should be assessed for potential impacts against a proposed Strategic Policy (refer **Appendix A**). This resolution will result in Council being a concurrence agency for building work associated with the permanent siting of shipping containers where in the Rural zone, Rural residential zone, Limited development (landscape residential) zone, Emerging community zone or a Residential zone as defined in the *Sunshine Coast Planning Scheme 2014*.

It is important to note that the resolution is only intended to apply to shipping containers (and other metal containers) being used for storage in the form of a Class 10a building or structure, as defined in the Building Code of Australia (being a non-habitable building or structure such as a shed). The resolution is not intended to apply to shipping containers used

for commercial, industrial or residential purposes or to development that is otherwise assessable under the planning scheme.

Where a shipping container is proposed as a temporary storage solution and not constituting development under the *Planning Act 2016*, it is proposed to amend Council's Local Laws (refer **Attachment 1**) to outline the circumstances where approval is not required (i.e. 30 days in an urban area or 90 days otherwise). The proposed Local Law amendment also includes the requirement for a Local Law approval where a longer temporary period of storage is proposed.

### **Legal**

Schedule 9, part 3, division 2, table 1 of the *Planning Regulation 2017* allows Council to be a concurrence agency for Building Work associated with a Class 1a or 10 building, where it is declared that the building work may have an adverse amenity impact on a locality. This can either be by resolution or by including a statement in Council's planning scheme.

### **Policy**

The proposed resolution aligns with Council's policy contained in the Sunshine Coast Corporate Plan 2017-2021, to implement the *Sunshine Coast Planning Scheme 2014* (including progression of priority amendments to the planning scheme). While the proposed resolution does not seek to amend Council's planning scheme, the resolution is an alternate means of regulating shipping containers that operates in conjunction with the planning scheme.

The purpose of the proposed *Strategic policy: Assessment of amenity and aesthetics considerations for particular building work – shipping containers* is to provide an assessment framework for the consideration of amenity and aesthetics impacts associated with building work for shipping containers.

The proposed Strategic Policy includes assessment provisions (refer **Appendix A**, Schedule 1) which apply to the assessment of building work that is referred to Council as a concurrence agency under the proposed resolution. These assessment provisions include requirements for siting and screening, external appearance and protecting views and scenic amenity from scenic routes.

### **Risk**

The regulation of shipping containers is considered to be relatively low risk and the proposed resolution is considered to be an appropriate method of regulating this type of building work.

The proposed regulatory mechanism and associated Strategic Policy has been designed to minimise the risk associated with the proposal. The Strategic Policy can be easily modified or the resolution rescinded if Council determines that the instrument has been unsuccessful or has undesirable unintended consequences.

If the resolution does not proceed, there is a risk that the siting of shipping containers will continue to cause amenity impacts and be a source of complaints.

### **Previous Council Resolution**

There is no previous Council resolution directly relevant to this report.

### **Related Documentation**

*Planning Act 2016*

*Planning Regulation 2017*

*Sunshine Coast Planning Scheme 2014*

**Critical Dates**

The resolution can apply from the date of the resolution or an alternate date specified in the resolution. It is proposed for the resolution to have effect from Monday, 1 October 2018, to provide sufficient time for a newsflash to be distributed to the development industry and other interested members of the community.

**Implementation**

Should the recommendation be adopted by Council all necessary steps will be taken to:

- implement the *Strategic Policy – Assessment of amenity and aesthetics considerations for particular building work – Shipping containers* and
- commence the local law making process under section 29 of the *Local Government Act 2009* in accordance with Council's 'Process for Making Local Laws'.



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### 8.1.3 SUNSHINE COAST PLANNING SCHEME 2014 - ROOFTOP USES AMENDMENT - CONSIDERATION OF SUBMISSIONS

<b>File No:</b>	<b>Council meetings</b>
<b>Author:</b>	<b>Senior Strategic Planner Customer Engagement &amp; Planning Services Group</b>
<b>Appendices:</b>	<b>App A - Sunshine Coast Planning Scheme 2014 (Qualified State Interest Amendment) .....63</b>
<b>Attachments:</b>	<b>Att 1 - Consultation Report.....71 Att 2 - Explanatory Memorandum .....77</b>

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#### PURPOSE

The purpose of this report is to:

- consider submissions received during public consultation about a proposed planning scheme amendment related to rooftop uses (the proposed Rooftop Uses amendment)
- seek a decision of Council about whether to proceed with the proposed Rooftop Uses amendment and, if so, in what form.

#### EXECUTIVE SUMMARY

This report provides an overview of the key issues raised in submissions received during the public consultation period for the proposed Rooftop Uses amendment.

Acknowledging the issues raised in the submissions, a number of changes designed to improve and clarify the operational effect of the proposed amendment have been proposed for Councils consideration. In addition to responding to issues raised in submissions, separate editorial drafting changes are also proposed to simplify and improve the operational effect of the proposed amendment while still maintaining the purpose and effect of the proposed amendment.

The changes are not considered to make the proposed amendment significantly different to the version that was publicly notified.

The proposed Rooftop Uses amendment will have only limited application across the Region, specifically to support activity in key tourism locations of Maroochydore, Mooloolaba / Alexandra Headland and Coolum.

If Council agrees to proceed with the proposed Rooftop Uses amendment, with suggested changes, it is also recommended that Council resolve to adopt the proposed amendment, subject to the Planning Minister advising Council that it may proceed to adopt the proposed amendment. The recommendation has been drafted accordingly.

**OFFICER RECOMMENDATION**

That Council:

- (a) receive and note the report titled "Sunshine Coast Planning Scheme 2014 - Rooftop Uses Amendment - Consideration of Submissions"
- (b) following consideration of every submission about the proposed *Sunshine Coast Planning Scheme 2014 (Qualified State Interest Amendment) - Rooftop Uses*, decide to proceed with the proposed planning scheme amendment, with changes under Chapter 2, Part 3, Section 10 of the *Minister's Guidelines and Rules (Appendix A)*
- (c) delegate authority to the Chief Executive Officer to progress and finalise the proposed planning scheme amendment in accordance with section 20 of the *Planning Act 2016* and the *Minister's Guidelines and Rules* and
- (d) adopt the proposed *Sunshine Coast Planning Scheme 2014 (Qualified State Interest Amendment) - Rooftop Uses (Appendix A)*, subject to receiving advice from the Planning Minister that Council may proceed to adopt the proposed planning scheme amendment.

**FINANCE AND RESOURCING**

Sufficient funds are available within the Strategic Planning Branch 2018/2019 budget to finalise this planning scheme amendment process.

**CORPORATE PLAN**

<b>Corporate Plan Goal:</b>	<b><i>A smart economy</i></b>
<b>Outcome:</b>	1.1 - Strong economic leadership, collaboration and identity
<b>Operational Activity:</b>	1.1.3 - Continue to administer the Sunshine Coast Planning Scheme 2014 including progression of Council nominated priority amendments, and responding to changes arising from the ShapingSEQ - South East Queensland Regional Plan 2017, State Planning Policy, local planning investigations and master planning.

**CONSULTATION****Councillor Consultation**

Councillor J Connolly, Councillor S Robinson and Councillor J O'Pray have been consulted about the potential changes to the proposed amendment, in response to submissions.

As Planning Portfolio Chair, Councillor C Dickson has also been consulted on the outcomes of consultation process more generally.

**Internal Consultation**

Development Services Branch and Council's Principal Architect have been consulted during the development of the proposed Rooftop Uses amendment.

**External Consultation**

If Council decides to proceed with the proposed Rooftop Uses amendment, the proposed amendment will be required to be forwarded to the Planning Minister for approval to adopt the proposed amendment.

**Community Engagement**

Statutory public consultation on the proposed Rooftop Uses amendment was undertaken for 23 business days, from 26 March to 27 April 2018.

The consultation process was conducted in accordance with an approved communications strategy which provided for:

- publishing of a notice about the proposed amendment in newspaper circulating generally in the local government area at the commencement of the public consultation period
- publishing of the proposed amendment and supporting information on Council's website with hard copies of the proposed amendment also made available to view at Council's Customer Service Centres
- all affected and adjoining land owners to be notified in writing about the proposed amendment
- issue of an industry newsflash advising of the proposed amendment.

**PROPOSAL**

It is proposed that Council proceed with the proposed Rooftop Uses amendment, subject to changes responding to issues raised in submissions received during the public consultation period (Attachment 1) as well as editorial drafting changes to simplify and improve the operational effect of the proposed amendment.

It is also proposed that Council resolve to adopt the proposed Rooftop Uses amendment, subject to receiving advice from the Planning Minister that Council may proceed to adopt the proposed planning scheme amendment.

**Public Consultation**

During the public consultation period, a total of 68 submissions were received about the proposed Rooftop Uses amendment with 12 of those submissions indicating provisional support for the proposed amendment and 56 submissions objecting to the proposed amendment (Attachment 1)

The following provides a summary of the matters raised in those submissions supporting the proposed Rooftop Uses amendment, including those which also requested one or more changes to the proposed amendment as publicly notified:

- the amendment should apply to all land along the coast
- the amendment should allow for increased residential density
- the amendment should apply to Caloundra
- the amendment should apply to the High density residential zone in Maroochydore and Mooloolaba
- lift overruns should be excluded from building height limits
- bars should not be restricted to 60 patrons
- buildings associated with rooftop uses should not have 2 or 3 metre setbacks;
- lift overrun and building plant should not be restricted from the edge of the building, where not adjacent to a road boundary
- transparency requirement is unclear and should not apply to fire egress stairs
- the amendment should require green roof elements (i.e. rooftop garden)
- the amendment should apply to the Mooloolaba State Harbour land.

The following provides a summary of the matters raised in those submissions opposing to the proposed Rooftop Uses amendment:

- the amendment will result in the loss of sea views from Coolum Terrace, Coolum
- the planning scheme does not need to be amended to help the development sector rather it should protect the community
- increase in building height and associated density
- we are not the Gold Coast and don't need rooftop bars
- amenity (privacy and overlooking), anti-social behaviour and building security issues;
- noise and light impacts on adjacent development
- incremental building height creep will turn the Sunshine Coast into the Gold Coast;
- the amendment should not apply to the Cotton Tree area
- building design requirements will restrict the amendment to new buildings;
- the amendment will worsen parking and traffic issues
- negative impact on property values
- impact on existing business through further competition
- loss of views from additional building height
- there is no guarantee that the facilities will remain publicly accessible
- rooftop uses should require Impact assessment
- the amendment is inexplicable as it includes Coolum and excludes Caloundra
- Coolum's maximum 12 metre height limit will not be benefited by the amendment
- Council has not undertaken any research to support the proposed amendment.

The table below provides a summary of the number and location of area specific submissions objecting to the proposed Rooftop Uses amendment, noting that most submissions in support of the proposed amendment do not relate to and /or do not originate from, an affected premises.

Locality	No. of submissions objecting to application of proposed amendment to locality	% of total submissions received to the proposed amendment
Coolum	7	10%
Cotton Tree	35	51%
Mooloolaba	9	13%
Maroochydore	3	3%

The key issues raised in the submissions received have been considered with proposed responses included in the Consultation Report (Attachment 1).

On balance, and having regard to the range of matters raised in submissions, it is considered appropriate that Council proceed with the proposed Rooftop Uses amendment, with changes.

### Proposed Amendments

The recommended changes are not considered to make the proposed amendment significantly different to the version that was publicly notified.

The proposed Rooftop Uses amendment will have only limited application across the Region but has been identified by Council as being important to supporting activity in key tourism locations at Maroochydore, Mooloolaba/Alexandra Headland and Coolum.



In response to the matters raised in submissions, the following provides a summary of the changes that are recommended to be made to the proposed Rooftop Uses amendment to improve and clarify its operational effect:

- amend the Prescribed rooftop uses definition such that in respect to the Maroochydore/Kuluin local plan area, the proposed amendment applies only to properties in the Tourist accommodation zone where adjacent to The Esplanade or Cotton Tree Parade
- amend the maximum lift overrun height from 4 metres to 5 metres
- exclude roof elements from the minimum 2 metre setback requirement
- exclude lift overruns from the minimum 3 metre setback requirement, where facing another tower on the same site
- amend the transparency requirement to clarify that the requirement is for the amount of material as opposed to the degree of transparency of the material
- exclude fire egress walls from the transparency requirement
- other minor editorial changes.

In addition to responding to issues raised in submissions, separate editorial drafting changes have also been identified to simplify and improve the operational effect of the proposed amendment while still maintaining the purpose and effect of the proposed amendment. Specifically, it is proposed to remove the criteria for prescribed rooftop uses from Table 5.10.1 (Overlays) of the public consultation version of the proposed amendment and include these criteria in the proposed "Prescribed rooftop use" definition in Schedule 1 (Definitions).

To differentiate these changes in the Amendment Instrument, changes relating to the transfer of design provisions from the table of assessment to the *prescribed rooftop use* definition are highlighted in yellow, with new text additions highlighted in green and text deletions highlighted in blue.

If Council resolves to proceed with the proposed Rooftop Uses amendment, a revised version of the proposed amendment (Attachment 2 – Explanatory Memorandum and Appendix A – Amendment Instrument) will be forwarded to the Planning Minister seeking approval to adopt the amendment.

A copy of the Consultation Report will be provided to all submitters and made available on Council's website, in accordance with the Minister's guidelines and rules at the same time the proposed amendment is resubmitted to the Planning Minister.

### **Legal**

No legal advice has been sought in the preparation of this report.

The proposed Rooftop Uses amendment has prepared and progressed in accordance with section 20 of the *Planning Act 2016* and the *Minister's guidelines and rules*.

### **Policy**

The proposed Rooftop Uses amendment, with recommended changes, is considered an appropriate response to the issues raised in submissions and will result in an improvement in the workability of the proposed planning scheme amendment once implemented.

### **Risk**

The recommended changes to the proposed Rooftop Uses amendment are considered to mitigate, to the greatest extent practicable, the risks associated with build-ability whilst

ensuring that any potential adverse impacts of additional building height associated with rooftop uses are minimised.

Because the provisions have been designed to operate via the Overlays table of assessment rather than an applicable code, there will be very limited flexibility in terms of the pursuit of alternative outcomes. Development that does not meet the specific assessment criteria as outlined in the proposed Rooftop Uses amendment will be impact assessable and there will be no discretion to depart from this requirement. This approach has been deliberate in the drafting.

### **Previous Council Resolution**

#### **Ordinary Meeting 7 December 2017 (OM17/253)**

*That Council:*

- (a) *decide to amend the Sunshine Coast Planning Scheme 2014 in accordance with Division 2 (Making, amending or repealing local planning instruments) of the Planning Act 2016 and*
- (b) *delegate authority to the Chief Executive Officer to prepare and progress the proposed Sunshine Coast Planning Scheme 2014 Amendment – Rooftop Uses, under Division 2 of the Planning Act 2016.*

### **Related Documentation**

*Planning Act 2016*

*Planning Regulation 2017*

*Minister's guidelines and rules*

*Sunshine Coast Planning Scheme 2014*

### **Critical Dates**

There are no critical dates relevant to this report.

### **Implementation**

Should Council decide to proceed with the proposed Rooftop Uses amendment, (Appendix A) it is recommended that the following will occur:

- finalise and provide each submitter with a copy of the Consultation Report
- upload a copy of the Consultation Report to Council's website
- finalise the revised amendment documentation before forwarding a revised version of the proposed amendment to the Planning Minister, seeking approval to adopt the proposed amendment and
- subject to receiving advice from the Planning Minister that Council may proceed to adopt the proposed amendment as changed, take all necessary steps to adopt the amendment under delegated authority provided to the Chief Executive Officer, in accordance with the *Minister's guidelines and rules*.



**8.1.4 COMPLIANCE AND ENFORCEMENT POLICY - REVIEW**

<b>File No:</b>	<b>F2018/17376</b>
<b>Author:</b>	<b>Coordinator Response Services Customer Engagement &amp; Planning Services Group</b>
<b>Appendices:</b>	<b>App A - Compliance and Enforcement Policy 2018 .....93</b>
<b>Attachments:</b>	<b>Att 1 - Compliance and Enforcement Policy 2009 (Tracked Changes) .....103</b>

**PURPOSE**

The purpose of this report is to seek Council's adoption of proposed amendments to Council's Compliance and Enforcement Policy following a review of the policy.

**EXECUTIVE SUMMARY**

The *Sunshine Coast Council's Compliance and Enforcement Policy* (the Policy) was adopted in 2009 to provide an outline of Council's approach to undertaking and managing compliance and enforcement action, when it is required within the community.

A review of the Policy was recently undertaken to ensure it aligns with Council's strong focus on education for self-compliance and continues to remain relevant to the compliance and enforcement activities undertaken by Sunshine Coast Council.

The review identified that only minor amendments were required to update references to legislation and other policy documentation. The revised policy has been included at Appendix A with both a final version and a version detailing the changes made.

**OFFICER RECOMMENDATION**

**That Council:**

- (a) receive and note the report titled "Compliance and Enforcement Policy - Review" and**
- (b) adopt the amended Compliance and Enforcement Policy (Appendix A) as a guide to its approach to proactive education, awareness and implementation of enforcement responsibilities.**

**FINANCE AND RESOURCING**

There are no finance or resourcing impacts in relation the proposed amendments to the Compliance and Enforcement Policy.

The proposed amendments were completed within the core operational budget.

**CORPORATE PLAN**

<b>Corporate Plan Goal:</b>	<b><i>A strong community</i></b>
<b>Outcome:</b>	2.1 - Safe and healthy communities
<b>Operational Activity:</b>	2.1.10 - Deliver an education program to enhance customer understanding of responsible pet management practices, pest animal and plant advice and Local Law and State Legislation information.

## CONSULTATION

### Councillor Consultation

All Councillors were presented with a draft of the proposed amendments at the Strategy and Policy Forum on 5 July 2018.

### Internal Consultation

Internal consultation has been undertaken with the following staff as part of the review:

- Group Executive Customer Engagement and Planning Services
- Manager Customer Response
- Group Executive Built Infrastructure
- Manager Transport and Infrastructure
- Coordinator Traffic and Transportation
- Manager Communication
- Communication Officer
- Manager Corporate Governance
- Integrity Management Officer
- Manager Development Services
- Coordinator Development Audit and Response

### External Consultation

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

### Community Engagement

There are no community engagement activities planned in relation to the proposed amendments.

### Proposal

The purpose of this report is to seek Council's adoption of proposed amendments to Council's Compliance and Enforcement Policy (the Policy) identified through a recent review of the policy.

Sunshine Coast Council's Compliance and Enforcement Policy has been in place since 2009. The Policy outlines Council's approach to undertaking and managing compliance and enforcement action, when required, within the community.

A recent review of the Policy was undertaken to ensure the Policy aligns with Council's strong focus on education for self-compliance and continues to remain relevant to the compliance and enforcement activities undertaken by Sunshine Coast Council.

On review, officers identified that the current Policy clearly articulates what individuals or businesses may expect from Council if subject to enforcement action. Overall the current Policy:

- advocates a strong customer focus where Council seeks voluntarily compliance with the law
- provides clear guidelines on enforcement options available to Council where compliance and enforcement is required to resolve an issue or complaint
- outlines Council's approach to determining the appropriate course of action when applying compliance and enforcement actions

- outlines compliance and enforcement options which are balanced with the impacts and risk associated with the unlawful activity.

Following the review it was identified the Policy required minor amendments to update references to legislation and other policy documentation. Please refer to Appendix A.

### Legal

The following legislation has been considered in the review of the Compliance and Enforcement Policy:

- *The Local Government Act 2009*
- *Right to Information Act 2009*

The Policy continues to ensure that Council's enforcement practices are lawful, fair, and practical and that Council discharges its statutory obligations in the investigation and enforcement of unlawful activities.

### Policy

The following policy documents have been considered in the review of the Compliance and Enforcement Policy:

- *Compliance and Enforcement Policy 2009*
- *Code of Conduct for Councillors*
- *Administrative Action Complaints Management Process Policy*

The Policy continues to align with the relevant Council policies.

### Risk

The Policy continues to acknowledge the role of risk assessment and mitigation in determining appropriate compliance and enforcement actions.

### Previous Council Resolution

#### Ordinary Meeting 12 March 2009 (OM09/071)

*That Council:*

- adopt the Compliance and Enforcement Policy (Appendix A) as a guide to its approach to proactive education, awareness and implementation of enforcement responsibilities; and*
- request the Chief Executive Officer to design and implement an appropriate communication and training regime for key personnel in the organisation.*

### Related Documentation

The following related documentation has been considered in the review of the Compliance and Enforcement Policy:

- *Crime and Corruption Commission (CCC) – Corruption in focus*
- *Queensland Ombudsman Tips and Traps for Regulators, Second edition 2009*

### Critical Dates

There are no critical dates relevant to this report.

### Implementation

- Update the Compliance and Enforcement Policy published to Council's website
- Communicate update of the Compliance and Enforcement Policy to Council officers.

## 8.2 BUILT INFRASTRUCTURE

### 8.2.1 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 (July 2018) ..... 125

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#### PURPOSE

The purpose of this report is to seek Council's endorsement of the *Draft Sippy Downs Parks Master Plan (July 2018)* provided as Appendix A.

#### EXECUTIVE SUMMARY

Sippy Downs is a master planned community that has grown rapidly over two decades. The now heavily populated area is deficient in park infrastructure and community facilities, 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 problems with the 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.

Following Council's review which went to the Ordinary Meeting on 25 January 2018 (OM18/5) the plan was distributed to residents, property owners and major stakeholders at Sippy Downs as part of a four week program of community engagement during February and March 2018. The community were invited to review and provide feedback on the plan, and to identify priorities for future park development. A summary of the feedback and responses to the online survey are contained in the *Sippy Downs Parks Master Plan Review Summary Report*.

All feedback and responses from the consultation has been carefully considered and incorporated where appropriate into the final draft of the plan. Community input and data from the online survey have been carried through into the draft master plan to ensure that where possible the plan addresses the concerns and needs of the community.

In response to the petition received, and following onsite discussions with residents at Fitzwilliam Drive and Courtenay Place, the following elements of park infrastructure at Albany Lakes Park have been removed from the final draft plan:

- Picnic shelters
- Toilet and amenities block
- Lakeside lookout shelter
- Lakeside paths and boardwalks.

**OFFICER RECOMMENDATION**

That Council:

- (a) receive and note the report titled “Sippy Downs Parks Master Plan” and
- (b) endorse the Sippy Downs Parks Master Plan (July 2018) (Appendix A), to guide the future development of the park network, subject to funding being available in future annual budgets within Council’s 10 year Capital Works Program, or through external State or Federal grant programs or other avenues.

**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 reasonable community requirements. The plan proposes a balance between park upgrades, asset renewals and decommissioning of existing facilities over time to improve usability and sustainability of park assets.

The table below details the funding required over the life of the plan and current funding commitments towards 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)	\$1,492,000	Division 6 - 2016/17 - 2017/18	\$132,000	
		Division 6 - 2018/19	\$200,000	
		Division 6 - 2019/20	\$200,000	
		Asset Renewal and FCW - 2019-2023	\$411,000	
		<b>SUBTOTAL</b>	<b>\$943,000</b>	<b>\$ 549,000</b>
Medium term (5 to 10 years)	\$2,490,000	Asset Renewal and FCW - 2024-2028	\$195,000	\$2,295,000
<b>TOTAL</b>	<b>\$3,982,000</b>		<b>\$1,138,000</b>	<b>\$2,844,000</b>

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, partnerships (e.g. with the University of the Sunshine Coast), commercial leases/permits and community led initiatives as appropriate. The option to apply a Benefit Area Levy to fund park infrastructure shortfalls at Sippy Downs was explored and it is recommend that any decision to fund asset shortfalls through a special rate or charge should be considered as part of a whole of region review.

The plan and preliminary cost estimate provide a prioritised schedule of works and budget forecasts for renewal and development of park assets at Sippy Downs over the short and medium term.



## CORPORATE PLAN

**Corporate Plan Goal:** *A healthy environment*

**Outcome:** We serve our community by providing this great service

**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

### Councillor Consultation

The plan was reviewed by the Mayor and Councillors at Council's Ordinary Meeting on 25 January 2018 (OM18/5).

The Divisional Councillor who is also Portfolio Councillor for Planning and Development, Councillor C Dickson has been involved in the consultation.

### Internal Consultation

Internal consultation occurred throughout the development of the plan and included input from the following branches:

- Parks and Gardens
- Transport Infrastructure Management
- Civil Asset Management
- Property Management
- Customer Response
- Community Planning and Development
- Sport and Community Venues
- Design and Placemaking Services
- Environment & Sustainability Policy
- Environmental Operations
- Project Delivery.

### External Consultation

Initial engagement was undertaken during October-November 2016 when 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 challenges, opportunities and the community's vision which was incorporated into the draft plan presented to Council's Ordinary Meeting on 25 January 2018 (OM18/5).

After receiving Council's support to proceed to community engagement the draft plan was distributed to all residents, property owners and major stakeholders at Sippy Downs for review during February and March 2018. The community were invited to provide feedback on the content of the plan, and to identify priorities for future park development.

Major stakeholders consulted during the review of the draft plan included:

- Sippy Downs and District Community Association Inc.
- Body Corporates and Retirement Villages within Sippy Downs
- Schools (Chancellor State College, Sienna Catholic College, Local Kindergartens)
- University of the Sunshine Coast
- Queensland Police Service

A summary of feedback and responses to the online survey are contained in the following 'Community Engagement' section of this report, and in the *Sippy Downs Parks Master Plan Review Summary Report*.

### **Community Engagement**

The plan has been developed through consultation with the local community, and major stakeholders at Sippy Downs. The process for community engagement followed a structured community engagement plan which identified major stakeholders in the community and communication strategies to guide engagement and gather feedback during the consultation period.

The plans program of engagement was promoted through a project news mail-out to all residents and property owners at Sippy Downs, and through radio, print and social media. Plans were also displayed at a community BBQ organised by The Sippy Downs and District Community Association to promote the plan and survey within the local community.

Throughout the period of the consultation the following responses were received:

- 152 respondents to the online survey
- 51 written submissions received from 34 community stakeholders
- 1 petition with 20 signatories was received as feedback on the draft plan from residents at Fitzwilliam Drive and Courtenay Place, Sippy Downs (during and after the consultation period two onsite meetings were held with petitioning residents to clarify and understand their concerns)
- Facebook advertising posts were seen 48,803 times, reached 7,416 people, and prompted 639 views of the web page.

Key themes expressed through the petition, survey results and written feedback include:

- The Petitioners requested that Council reconsider plans for development of lakeside paths and park infrastructure within Albany Lakes Park at Claymore Road
- Elements of the plan that offer the greatest benefit to local residents
  - The district play space (at Albany Street)
  - Local play spaces
  - Lakeside path network
  - Shelters and picnic areas
  - Half courts/active play/sports goals
- Residents would most like to see outcomes at the following parks prioritised:
  - Albany Lakes District Park (Claymore Road)
  - Albany Lakes District Park (Albany Street)
  - Eaton Park (Local Park)
  - Windmill Park (Local Park)
- Park features that are most important to residents include:
  - Play spaces
  - Shelters and BBQ areas
  - Shaded seating areas

- Half courts and sports goals
- Paths for walking, jogging and cycling.

Community input received through written feedback and data from the online survey have been carried through into the draft master plan to ensure the plan addresses the concerns and needs of the community.

In response to the petition received, and following onsite discussions with residents at Fitzwilliam Drive and Courtenay Place, the following elements of park infrastructure at Albany Lakes Park have been removed from the final draft plan:

- Picnic shelters
- Toilet and amenities block
- Lakeside lookout shelter
- Lakeside paths and boardwalks.

## **PROPOSAL**

### 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.

An assessment of the existing park network at Sippy Downs identified a shortfall in provision park facilities to meet the current and future needs of the community. The park user survey and an audit of existing facilities identified that the park network lacks much of the basic infrastructure to meet Council's desired standards.

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

### 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:

- Embellishment and activation of Albany Lakes Park to a District Park standard
- Embellishment of selected local parks with play activities to support a wider catchment and decommissioning of inappropriate infrastructure at the end of the assets life
- Activation of Chancellor Village Park and Chancellor Village Boulevard Park with some Civic Park functions
- 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 park improvements based on the analysis of park functions, community needs and priorities identified during the community engagement process. Key components of the plan include:

- Development of a 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 trail-head to promote awareness of Albany Lakes Park at Claymore Road and to provide access to the lakeside circuit path network
- 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
- Development of additional dog off-leash facility at Lacewing Circuit Park
- Development of on-street car parking in appropriate park locations
- 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* (ELS). ELS Planning District 'Urban C' has a significant shortfall of district recreation parks and sports fields as a result of anticipated population growth in the area to 2041. There are no foreseen policy implications in the adoption of the plan.

### Risk

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

- Utilising Crime Prevention Through Environmental Design (CPTED) principles
- Community consultation during park 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

#### 25 January 2018 Ordinary Meeting (OM18/5)

*That Council:*

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

### Related Documentation

- Sunshine Coast Council Corporate Plan 2018-2022
- Sunshine Coast Draft Environment and Liveability Strategy 2017
- Sunshine Coast Skate and BMX Plan 2011-2021 (2017 Edition)
- Sunshine Coast Active Transport Strategy 2011-2031
- Sunshine Coast Recreation Trail Plan 2012

- Sunshine Coast Sport and Active Recreation Plan 2011-2026
- Sunshine Coast Council Asset Management Plan Parks and Gardens 2017-2022
- Sunshine Coast Council Asset Responsibility Matrix (IS-PD-GDL-539)
- Sippy Downs Park User Survey Summary Report 2016

**Critical Dates**

There are no critical dates relevant to this report.

**Implementation**

Recommendations included within the Sippy Downs Parks Master Plan have been categorised into short term (1-5 years), medium term (5-10 years), and long term (10+ years) actions.

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

These actions will be reviewed annually through the capital works and operational budget planning processes.

**8.2.2 TRANSPORT LEVY ANNUAL REPORT 2017/2018**

<b>File No:</b>	<b>F2018/59851</b>
<b>Author:</b>	<b>Coordinator Transport Strategy and Policy Built Infrastructure Group</b>
<b>Appendices:</b>	<b>App A - Transport Levy Annual Report 2017/2018 .....193</b>

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**PURPOSE**

The purpose of the Transport Levy Annual Report 2017/2018 (Appendix A) is to provide an overview of the Transport Levy Program achievements for the 2017/2018 financial year.

**EXECUTIVE SUMMARY**

The *Transport Levy Policy* aims to provide a basis for improving the Sunshine Coast's strategic transport network and supporting its users. It aligns with a number of goals and objectives identified in Council's *Sustainable Transport Strategy 2011-2031*. It is also consistent with the draft *Integrated Transport Strategy*, which will supersede the *Sustainable Transport Strategy 2011-2031* once adopted.

The Transport Levy provides Council with the opportunity to improve strategic transport needs of the Sunshine Coast of today as well as achieving major, long-term, multi-modal infrastructure outcomes.

The Transport Levy Annual Report 2017/2018 (Appendix A) has been produced to communicate the achievements of the Transport Levy to ratepayers and the broader community in an engaging and informative manner.

The Transport Levy Program initiatives are delivered under five sub-programs:

1. Service improvements
2. Infrastructure assets
3. User benefits
4. Research, planning and investigations
5. Transport Futures Fund.

The implementation of initiatives under these sub-programs involves numerous groups across the organisation including Business Performance, Built Infrastructure, Economic & Community Development and Liveability & Natural Assets.

In 2017/2018 the Transport Levy had a number of achievements including:

- Over \$550,000 towards upgrading 17 bus stops across the Sunshine Coast Council region to meet disabled accessibility requirements, including the installation of 17 new bus shelters. This attracted a further \$319,781 in grant funding from TransLink via the Public Transport Accessible Infrastructure Program.
- Support for the continuation of the Light Rail Project business case development.
- 3,660 passenger trips and 35,960 km travelled on Flexilink Services.
- 15,999 passenger trips and 71,000 km travelled on Council Link services.
- Development and implementation of a Transport Levy awareness campaign aimed at informing the community of the Transport Levy initiatives and increasing its profile across the Sunshine Coast.

**OFFICER RECOMMENDATION**

That Council:

- (a) receive and note the report titled “Transport Levy Annual Report 2017/2018” and
- (b) endorse the Transport Levy Annual Report 2017/2018 (Appendix A).

**FINANCE AND RESOURCING**

In 2017/2018, the Transport Levy generated just over \$5.7 million.

Table 1 provides an overview of the Transport Levy Program expenditure for each of the funding sub-programs as at 30 June 2018 and dealing with year-end transactions.

**Table 1 Transport Levy Program Expenditure as at 30 June 2018**

	<b>2017/2018 Actuals (\$)</b>
<b>Total Revenue</b>	<b>5,761,052</b>
<b>Expenditure</b>	
Service Improvements	324,734
Infrastructure Assets	551,055
User Benefits	188,214
Research, planning and investigations	631,357
Transport Futures Fund	4,065,692
<b>Total Expenditure</b>	<b>5,761,052</b>

The Transport Levy’s Transport Futures Fund balance is \$10,042,018 as at 30 June 2018.

The Transport Levy Annual Report 2017/2018 has been graphically designed internally. Printing and distribution will be funded within the endorsed 2018-2019 Transport Levy Program of Initiatives budget at an estimated cost of \$1,000.

**CORPORATE PLAN**

**Corporate Plan Goal:** A healthy environment

**Outcome:** 3.3 - Responsive, accessible and well managed assets and infrastructure

**Operational Activity:** 3.3.5 - Coordinate the delivery of Council’s Transport Levy policy and program.

**CONSULTATION****Councillor Consultation**

- Councillor for Division 1 and Transport, the Arts and Heritage Councillor, Councillor R Baberowski

**Internal Consultation**

Consultation with representatives from the following areas of Council was undertaken in preparing the Transport Levy Annual Report 2017/2018 and this agenda report:

- Transport Infrastructure Management, Built Infrastructure
- Urban Growth Projects, Liveability & Natural Assets

- Community Planning and Development, Economic & Community Development
- Financial Services, Business Performance
- Transport and Infrastructure Planning, Built Infrastructure
- Communication, Office of Mayor and Chief Executive Officer.

### External Consultation

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

### Community Engagement

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

## PROPOSAL

The *Transport Levy Policy* aims to provide a basis for improving the Sunshine Coast's strategic transport network and supporting its users. The Transport Levy provides Council with the opportunity to improve strategic transport needs of the Sunshine Coast of today as well as achieving major, long-term, multi-modal infrastructure outcomes.

It aligns with a number of goals and objectives in Council's *Sustainable Transport Strategy 2011-2031* which identifies a need for an integrated multi-modal transport network catering "for long term needs of the Sunshine Coast, recognising and providing for travel within and between activity centres, enterprise areas and communities". It is also consistent with the draft *Integrated Transport Strategy*, which will supersede the *Sustainable Transport Strategy* once adopted.

The Transport Levy Annual Report 2017/2018 (Appendix A) has been produced to communicate the achievements of the Transport Levy to ratepayers and the broader community in an engaging and informative manner.

The Transport Levy Program initiatives are delivered under five sub-programs:

1. Service improvements
2. Infrastructure assets
3. User benefits
4. Research, planning and investigations
5. Transport Futures Fund.

The implementation of initiatives under these sub-programs involves numerous groups across the organisation including Business Performance, Built Infrastructure, Economic & Community Development and Liveability & Natural Assets.

In 2017/2018 the Transport Levy had a number of achievements including:

- Over \$550,000 towards upgrading 17 bus stops across the Sunshine Coast Council region to meet disabled accessibility requirements, including the installation of 17 new bus shelters. This attracted a further \$319,781 in grant funding from TransLink via the Public Transport Accessible Infrastructure Program.
- Support for the continuation of the Light Rail Project business case development.
- 3,660 passenger trips and 35,960km travelled on Flexilink Services.
- 15,999 passenger trips and 71,000km travelled on Council Link services.
- Development and implementation of a Transport Levy awareness campaign aimed at informing the community of the Transport Levy initiatives and increasing its profile across the Sunshine Coast.



The Transport Levy continued to contribute to a number of bus stop infrastructure upgrades across the Sunshine Coast. These bus stop upgrades will benefit all users through ensuring compliance with the *Disability Discrimination Act 1992*.

In 2017-18, the Transport Levy continued to support the Sunshine Coast Light Rail Project. Funding from the Transport Levy was utilised to progress the foundation work for the Sunshine Coast Light Rail Business Case.

In 2017/2018 the Transport Levy continued to fund the Council Link program, the Conondale to Maleny (via Witta) Flexilink service and the Peachester to Beerwah Flexilink service. The Flexilink services provide an affordable, reliable and accessible public transport option for people with limited public transport options while the Council Link program provides an important service by improving community connectedness, reducing social isolation. Council Link fills an important gap in the community transport network for people who are ineligible for assisted transport schemes (e.g. HACC Services and similar) but also find traditional public transport services difficult to access.

It is intended that the Annual Report be made available on Council's website.

### Legal

There are no legal implications to this report.

### Policy

The publication of an annual report meets the requirement to be open and transparent in relation to initiatives undertaken through the Transport Levy Policy.

This report is in line with and supports the following goals and objectives of the *Sustainable Transport Strategy 2011-2031*.

**Goal 1:        *A shift to public and active transport modes is achieved.***

- Objective 1    Provide infrastructure, networks and operations for public and active transport systems to facilitate a shift in travel demand to these modes.
- Objective 2    Integrate land use and transport planning considering transport needs early in the planning process.
- Objective 3    Identify and implement travel demand management measures.

**Goal 2:        *Transport planning is collaborative, cost-effective and progressive.***

- Objective 4    Integrate planning, design and delivery for transport investments.
- Objective 5    Plan and deliver a transport network that is cost effective and multi-use, providing enduring benefits.

**Goal 4:        *Transport and land use integration serves the local and regional economy and promotes self-containment.***

- Objective 9    Creating connected and efficient access and connection within and between communities.
- Objective 10   Efficient freight movement.
- Objective 11   Efficient tourism transport, providing an enjoyable tourist travel experience.

### Risk

There are no identified risks associated with this report. The annual communication of the Transport Levy Program achievements will ensure that the wider community and key

stakeholders are aware of the outcomes achieved through the application of the *Transport Levy Policy*.

**Previous Council Resolution****Ordinary Meeting 14 September 2017 (OM17/170)**

*That Council:*

- (a) receive and note the report titled “Transport Levy Annual Report 2016-2017” and
- (b) endorse the Transport Levy Annual Report 2016-17 (Appendix A).

**Related Documentation**

- Sunshine Coast Council Corporate Plan 2017-2021
- Sunshine Coast Council Sustainable Transport Strategy 2011-2031
- Transport Levy Policy.

**Critical Dates**

There are no critical dates that relate to this report.

**Implementation**

The dissemination and promotion of the Annual Report will be undertaken in consultation with Communication Branch.



**8.3 LIVEABILITY AND NATURAL ASSETS****8.3.1 ENVIRONMENT AND LIVEABILITY STRATEGY ANNUAL REPORTING 2017/2018**

<b>File No:</b>	<b>Council meetings</b>
<b>Author:</b>	<b>Environment Project Officer Liveability &amp; Natural Assets Group</b>
<b>Appendices:</b>	<b>App A - Environment and Liveability Strategy Annual Report 2017/2018 ..... 209</b>
	<b>App B - Part B Table 3 Transformational Actions ..... 221</b>

**PURPOSE**

The purpose of this report is to present the Environment and Liveability Strategy Annual Report 2017/2018 and an updated Environment and Liveability Strategy Part B Table 3: Transformational Actions (September 2018 edition) for Council consideration and adoption.

**EXECUTIVE SUMMARY**

The Environment and Liveability Strategy (the strategy) was adopted in September 2017 (OM17/168) to provide long-term strategic direction to guide growth, environmental protection and shape the region for future generations.

The strategy puts in place a strategic platform to enable the region to approach the next 25 years in a confident manner looking for opportunities to strengthen the community's resilience for the future. It complements the other long-term strategies of Council and provides an integrated approach to respond to the challenges facing the region.

The strategy sets strategic directions (Part A) focused on the preservation and enhancement of the natural environment and the liveability of the region, enabling a good quality of life for all residents and supporting a strong economy in an accessible and well-connected built environment.

The strategic directions are supported by a five-year implementation plan (Part B) that guides resource allocation to key services and transformational actions.

Since adoption, a number of collective achievements have been made by Council and many in partnership with the community, government and non-government organisations. An annual report has been prepared to highlight some of the achievements of the strategy in 2017/2018 financial year (**Appendix A: Environment and Liveability Strategy Annual Report 2017/2018**).

In addition, an annual review of Part B Five-Year Implementation Plan has been undertaken to retain its relevance and maintain a current five-year implementation horizon (**Appendix B: Part B Table 3: Transformational Actions**).

**OFFICER RECOMMENDATION**

**That Council:**

- (a) receive and note the report titled Environment and Liveability Strategy Annual Reporting 2017/2018
- (b) endorse the Environment and Liveability Strategy Annual Report 2017/2018 (Appendix A) and Part B Table 3: Transformational Actions (Appendix B).

## FINANCE AND RESOURCING

The development and distribution of the annual report and updated Part B Five -Year Implementation Plan is intended to be resourced and funded through the Environment and Sustainability Policy Branch 2018/19 operating budget.

Delivery of the Transformational Actions, and in particular the suite of tasks recommended for delivery outlined in Part B of the Strategy (**Appendix B: Part B Table 3: Transformational Actions**) will draw upon multiple funding sources including the Environment Levy, Local Government Infrastructure Program, capital works and operational project funding.

Development of the Transformational Actions and associated tasks and their proposed implementation timeframe have been designed to have minimal impact on budgets while ensuring the strategic directions set in the strategy can be realised.

All Transformational Actions and associated tasks are subject to the annual budget planning and approval processes of Council.

## CORPORATE PLAN

**Corporate Plan Goal:** *A healthy environment*

**Outcome:** 3.1 - A resilient region shaped by clever planning and design

**Operational Activity:** 3.1.4 - Implement prioritised actions from the Environment and Liveability Strategy 2017, including the creation of major green spaces for conservation, flood mitigation and recreation; and establishing Mary Cairncross as a major conservation and recreation destination.

## CONSULTATION

### Councillor Consultation

A Strategy and Policy Forum was held on 2 August 2018 with Council to seek feedback on the strategy since adoption, identify the collective progress and outline the proposed annual reporting and communication methods.

### Internal Consultation

A workshop was held on 3 July 2018 with over 30 Council staff to seek feedback on the strategy since adoption, identify collective progress, discuss the focus for 2018/19 and workshop opportunities to further embed the strategy across the organisation.

### External Consultation

No external consultation was undertaken during the development of the annual report or updated implementation plan.

### Community Engagement

The annual report is proposed to be one of the key communication tools used to showcase the progress of the strategy since adoption. It is intended that the annual report will be made available online and in hard copy format.

A major engagement and marketing program is intended to be prepared and implemented in 2018/2019 to inspire and empower the community to value the environment and play their part in a liveable, sustainable and resilient future.

## PROPOSAL

The Sunshine Coast is widely acknowledged as a highly desirable place to live, work and play. This strong reputation is underpinned by the region's picturesque coastline and beaches, extensive waterways and wetlands and the hinterland mountain ranges.

In order to deliver the organisation's corporate goal – A healthy environment, Council adopted the Environment and Liveability Strategy 2017 in September 2017 (OM17/168).

The strategy puts in place a strategic platform to enable the region to approach the next 25 years in a confident manner looking for opportunities to strengthen the community's resilience for the future. It complements the other long-term strategies of Council and provides an integrated approach to respond to the challenges facing the region.

The strategy sets strategic directions focused on the preservation and enhancement of the natural environment and the liveability of the region, enabling a good quality of life for all residents and supporting a strong economy in an accessible and well-connected built environment.

The strategy consists of three parts:

- Part A: Strategic directions (vision, guiding principles, policy positions)
- Part B: Five-year implementation plan (transformational actions)
- Part C: Network plan (technical detail and desired standards of service).

The strategy seeks to guide transformational decision-making and actions that will continue to protect and respect the importance of the natural environment as the foundation for the Sunshine Coast way of life.

Part B of the Strategy – Five Year Implementation Plan provides an integrated and targeted approach and explains how Council's contributions to the strategic directions through key Council services and transformational actions will be implemented and delivered.

An annual review of Part B, Table 3: Transformational Actions has been undertaken to retain its relevance and maintain a current five-year implementation horizon (**Appendix B: Part B Table 3: Transformational Actions**).

Since adoption in September 2017, a number of collective achievements have been made by Council and many in partnership with the community, government and non-government organisations. An annual report showcasing some of these achievements and the status of the strategy has been developed for Council consideration (**Appendix A: Environment and Liveability Strategy Annual Report 2017/2018**).

## Legal

There are no legal implications relevant to this report.

## Policy

The Sunshine Coast Council Corporate Plan 2018-2022 identifies a 'Healthy Environment' as one of five goals to deliver on a vision to be Australia's most sustainable region – healthy, smart, creative.

## Previous Council Resolution

### Ordinary Meeting 14 September 2017 (OM17/168)

*That Council:*

- (a) receive and note the report titled "Environment and Liveability Strategy"*
- (b) adopt the Environment and Liveability Strategy (Appendix A - Part A: Strategic Directions, Appendix B - Part B: Five-Year Implementation Plan, and Appendix C –Part C: Network Plan) and*

- (c) *note that the Environment and Liveability Strategy supersedes the: Biodiversity Strategy 2010-2020; Waterways and Coastal Management Strategy 2011-2021; Climate Change and Peak Oil Strategy 2010-2020; Open Space Strategy 2011; Social Infrastructure Strategy 2011; and Affordable Living Strategy 2010-2020, and that these strategies are now removed from Council's Policy Register.*

**Critical Dates**

There are no critical dates in relation to this report.

**Implementation**

Following Council adoption it is intended to:

- Make the Environment and Liveability Strategy Annual Report 2017/2018 available online.
- Update Part B 5 Year - Implementation Plan with the revised Table 3: Transformational Actions to retain its relevance and maintain a five-year implementation horizon.

**8.3.2 ENVIRONMENT LEVY ANNUAL REPORT 2017/2018**

<b>File No:</b>	<b>Council meetings</b>
<b>Author:</b>	<b>Coordinator Biodiversity and Waterways Liveability &amp; Natural Assets Group</b>
<b>Appendices:</b>	<b>App A - Environment Levy Annual Report 2017/18 .....239</b>

**PURPOSE**

The purpose of this report is to present the Environment Levy Annual Report 2017/2018 to Council for consideration and endorsement.

**EXECUTIVE SUMMARY**

Council's Environment Levy provides important funding that allows Council and the community to work together to deliver a range of strategic projects, programs and initiatives that contribute to the preservation and enhancement of our natural environment, in particular our biodiversity, waterways and wetlands and coastal areas.

As a requirement of the Environment Levy Policy 2017, an Annual Report for the 2017/2018 financial year has been prepared and is graphically presented in Appendix A.

The annual report summarises the program's \$13.75 million investment under five messages that align with the Environment Levy's tag line "Your Environment Levy in action":

1. Buying protecting and enhancing environmentally significant land
2. Delivering on-ground environmental projects
3. Engaging and supporting the Sunshine Coast community
4. Building our knowledge (monitoring and research)
5. Other environmental activities

Furthermore, the delivery of the Environment Levy Program (the Program) has supported the implementation of Council's Environment and Liveability Strategy 2017 (the Strategy) which is assisting to transform the Sunshine Coast to deliver a healthy environment and liveable Sunshine Coast in 2041. As such, Program outcomes have been summarised under a number of the Strategy's Transformational Actions.

Some of the 2017/2018 program outcomes include:

- \$7.3 million spent on purchasing nine new properties across the local government area, adding approximately 405 hectares to Council's reserve network
- \$828,000 contributed to the protection and sustainable use of our coastal areas through on-ground ecological restoration works
- Approximately \$310,000 invested into the delivery of riparian restoration projects to enhance waterway health across the Pumicestone, Maroochy, Mary and Mooloolah catchments
- \$512,000 invested into the strategic management of invasive plants and animals as guided by the Sunshine Coast Local Government Area Biosecurity Plan 2017
- \$595,000 allocated to support 22 Environment Levy-partnership groups
- More than \$230,000 invested into building our knowledge through a range of research management and monitoring projects.



A limited number of the annual report will be printed and distributed to Councillors, libraries, Council service centres and select mailing groups. An online version of the annual report will be made available on Council's website, advertised through Council's social media avenues and promoted to Sunshine Coast schools.

This report recommends that Council endorse the Environment Levy Annual Report 2017/2018 (Appendix A).

## OFFICER RECOMMENDATION

**That Council:**

- (a) receive and note the report titled "Environment Levy Annual Report 2017/2018" and
- (b) endorse the Environment Levy Annual Report 2017/2018 (Appendix A).

## FINANCE AND RESOURCING

In 2017/2018, the Environment Levy generated approximately \$9.9 million in revenue and \$13.75 million was invested into the delivery of the Program (refer Table 1) which included the use of the Environment Levy's restricted cash.

As per the Environment Levy Policy 2017, any unspent funds associated with each of the four funding themes from the annual program are returned to Environment Levy restricted cash which is approximately \$5.6 million (August 2018).

Table 1: 2017/2018 Environment Levy investment against key annual report messaging.

	2017/2018 Actuals (\$)
<b>Total Revenue</b>	<b>9,900,000</b>
Buying, protecting and enhancing environmentally significant land	8,575,000
Delivering on-ground environmental projects	1,135,000
Engaging and supporting the sunshine coast community	1,572,000
Building our knowledge (monitoring and research)	234,000
Other environmental activities	2,239,000
<b>Total Actual Expenditure</b>	<b>13,755,000</b>

## CORPORATE PLAN

**Corporate Plan Goal:** *A healthy environment*  
**Outcome:** 3.1 - A resilient region shaped by clever planning and design  
**Operational Activity:** 3.1.4 - Implement prioritised actions from the Environment and Liveability Strategy 2017, including the creation of major green spaces for conservation, flood mitigation and recreation; and establishing Mary Cairncross as a major conservation and recreation destination.

## CONSULTATION

### Councillor Consultation

The Environment Portfolio Councillor – Councillor J McKay has been briefed on the Environment Levy Annual Report.

**Internal Consultation**

Consultation with Environment Levy project managers, finance officers and the Integrated Environment Team has occurred in preparing the Environment Levy Annual Report 2017/2018.

**External Consultation**

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

**Community Engagement**

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

**PROPOSAL**

The Sunshine Coast Council Environment Levy allows Council to invest in the protection, enhancement and sustainable use of the region's biodiversity, waterways and wetlands, and coastal areas.

Coordination and implementation of the annual Environment Levy Program is overseen by the Environment and Sustainability Policy Branch, in conjunction with project managers and the Integrated Environment Team.

In 2017-18, the Program's \$13.8 million investment has been summarised under five messages that align with the Environment Levy's tag line "Your Environment Levy in action":

1. Buying protecting and enhancing environmentally significant land
2. Delivering on-ground environmental projects
3. Engaging and supporting the Sunshine Coast community
4. Building our knowledge (monitoring and research)
5. Other environmental activities.

Furthermore, Program delivery has supported the implementation of Council's Environment and Liveability Strategy 2017 (the Strategy) which is assisting to transform the Sunshine Coast to deliver a healthy environment and liveable Sunshine Coast in 2041. As such outcomes have been summarised under a number of the Strategy's' Transformational Actions.

***Connecting nature and people***

*Connecting our valued habitat areas to support our native flora and fauna and providing the community with opportunities to participate in conservation and to experience the natural environment.*

The Environment Levy has supported the acquisition of environmental lands, the conservation and management of native animals and delivered a successful partnerships and grants program to engage and support the community in their conservation efforts.

Achievements include:

- \$7.3 million invested into the purchase of nine properties totalling 405 hectares, across three catchments
- \$1.2 million invested into the establishment and management of previously acquired lands
- \$595,000 provided to 22 Environment Levy-partnership groups and almost \$20,000 provided in grants to seven community-based organisations
- More than \$309,000 provided to 99 private landholders to support environmental improvements and almost \$350,000 invested into Voluntary Conservation Agreements

- \$93,000 invested into the Land for Wildlife program with more than 27,000 native plants provided to members.

### ***Maintaining the blue by protecting the green***

*Delivering healthy waterways and beaches that continue to support our lifestyle and livelihoods through integrated catchment management.*

Environment Levy funds have been invested into a number of riparian rehabilitation projects across the Pumicestone, Maroochy River, Mary River and Mooloolah River catchments to contribute to water quality improvements.

Achievements include:

- Approximately \$300,000 invested into riparian restoration across four catchments
- 100,000th tree planted through this catchment rehabilitation program this financial year.

### ***A Step Ahead***

*Providing for the reinstatement of vegetation and habitats that locally offset the unavoidable vegetation clearing required for our critical public infrastructure.*

Approximately 200 hectares of the 405 hectares acquired through the land acquisition program is cleared land suitable to support offsetting that requires the creation and protection of new habitat areas through rehabilitation and natural regeneration activities.

Achievements include:

- Acquisition of three former caneland properties (136 hectares) in the Maroochy catchment to support rehabilitation activities and expand the Maroochy-Noosa Wallum Area
- Acquisition of a 60 hectare property that is adjacent to the Eumundi Conservation Park at Yandina Creek to support the delivery of a 40 hectare offset associated with the Nambour landfill expansion project.

### ***Healthy coast***

*Providing a strategic and coordinated approach to the protection, sustainable use and enjoyment of our dunes, beaches, rocky shores and near-shore marine waters.*

Major investments have continued into the delivery of on-ground ecological restoration works across the region's dunal and rocky headland systems and in the implementation of Council's Shoreline Erosion Management Plan.

Achievements include:

- More than \$820,000 invested in restorative works in coastal reserves to improve biodiversity and scenic amenity through weed removal and revegetation
- 4000 plants established across the foreshore network

### ***Managing our invasive plants and animals***

*Providing a collaborative, effective and efficient response to the management of invasive plants and animals to reduce their social, economic and environmental impacts.*

Levy funds have supported the delivery of invasive plant and animal management activities in accordance with the Sunshine Coast Local Government Area Biosecurity Plan 2017.

Achievements include:

- More than \$415,000 invested into five invasive plant and animal positions to support implementation of the Plan
- 87 feral deer and 1000 other invasive animals removed across the local government area to minimise social, economic and environmental impacts

- \$96,000 invested into community engagement on biosecurity issues and to support on-ground pest actions.

### ***An involved community***

*A major engagement program to inspire and empower the community to value the environment and play their part in a liveable, sustainable and resilient future.*

The Environment Levy has continued to support a range of community engagement and education projects to foster an involved community – one that values the environment and has the capacity to contribute towards the liveability, sustainability and resilience of the Sunshine Coast.

Achievements include:

- \$72,000 invested into the delivery of the Kids in Action Program to engage youth in citizen science activities and on-ground actions
- \$35,000 invested into flying fox education through various community events
- \$23,000 invested into building the capacity of volunteers through the Sunshine Coast Environmental Conservation Forum.

### ***Building our Knowledge***

*Enabling evidence based decisions for a healthy environment and liveable Sunshine Coast.*

The Environment Levy supports a range of targeted monitoring, modelling, research and other data collection to inform evidence-based decision-making and current and future management actions.

Achievements include:

- Further \$44,000 invested into koala research through ongoing partnerships with the University of Queensland and the University of the Sunshine Coast in accordance with the Koala Conservation Plan 2015
- Continued investment of \$125,000 into the monitoring of the Pumicestone, Upper Stanley, Mooloolah and Maroochy River catchments through the Healthy Land and Waterways Partnership – with all catchments receiving ‘good’ to ‘excellent’ grades
- Commencement of investigations into climate-induced migration of marine species with the potential to impact the Sunshine Coast to establish an evidence-based reference point and understanding of our current micro-marine species diversity
- \$20,000 invested into flying fox research projects with University of Melbourne and Queensland University of Technology
- Further \$140,000 invested into the implementation of the Regional Flying Fox Management Plan to continue to build our knowledge to minimise community impacts whilst conserving flying fox species.

### **Legal**

There are no legal implications to this report.

### **Policy**

Council’s Corporate Plan 2018-2022 sets the goal of a “Healthy Environment” through maintaining and enhancing the region’s natural assets, liveability and environmental credentials.

The Environment Levy Program is a key funding source for the implementation of the Environment and Liveability Strategy 2017 which provides the long-term strategic direction in response to this goal.

Council's Environment Levy Policy provides direction for the allocation of Environment Levy revenue raised each year.

**Risk**

The annual communication of the Environment Levy Program achievements will ensure that the wider community and key stakeholders are aware of the outcomes achieved by Council and the community volunteers through the Program.

**Previous Council Resolution****Ordinary Meeting 20 July 2017 (OM17/119)**

*That Council:*

- (a) receive and note the report titled "Environment Levy Program 2017/2018"*
- (b) endorse the expenditure of the Environment Levy Program 2017/2018 (Appendix A Amended) and*
- (c) adopt the revised Environment Levy Policy (Appendix B).*

**Related Documentation**

- Sunshine Coast Council Corporate Plan 2018-2022
- Sunshine Coast Environment and Liveability Strategy 2017
- Sunshine Coast Local Government Area Biosecurity Plan 2017
- Sunshine Coast Council Environment Levy Policy 2017

**Critical Dates**

There are no critical dates that relate to this report.

**Implementation**

The dissemination and promotion of the Annual Report will be undertaken in consultation with Communication Branch.

### 8.3.3 ENVIRONMENTAL SUSTAINABILITY BENCHMARKING

<b>File No:</b>	<b>Council meetings</b>
<b>Author:</b>	<b>Sustainability Policy Officer Liveability &amp; Natural Assets Group</b>
<b>Appendices:</b>	<b>App A - Sunshine Coast Council Organisational Environmental Sustainability Benchmarking Report 2017/18 .....277 App B - Sunshine Coast Council Organisational Environmental Sustainability Benchmarking Snapshot .....301</b>

#### PURPOSE

The purpose of this report is to present the third Sunshine Coast Council Organisational Environmental Sustainability Benchmarking Report. The Benchmarking Report is an annual snapshot of the organisation's carbon footprint and environmental sustainability performance for the 2017/18 financial year.

The annual development and completion of this Benchmarking Report fulfills a key task in the Environment and Liveability Strategy 2017 under Transformational Action 22: zero-net emissions organisation. It also contributes to reporting on the Corporate Plan 2018–2022 Healthy Environment goal performance measure to reduce Council's greenhouse gas emissions.

#### EXECUTIVE SUMMARY

Environmental sustainability benchmarking provides a framework to gain insights into Council's sustainability and environmental performance for the last year, and how this has changed compared to previous years. The Benchmarking Report presents a comprehensive picture of the trends, changes and sustainability outcomes that have resulted from Council's ongoing emission-reducing initiatives and other environmental sustainability actions.

Council began benchmarking its environmental sustainability performance in 2014/2015, with a background study that provided a set of baseline indicators for the organisation's greenhouse gas emissions, waste generation, energy consumption, transport use, water use, environmental sustainability projects and programs, and internal systems and processes that deliver sustainability outcomes.

The continued monitoring and measurement of these key indicators in a consistent and quantified way enables Council to track outcomes and progress over time, in order to continually improve business efficiency and identify strategic opportunities for investment and cost savings.

Key findings from this Benchmarking Report 2017/18 are listed below.

- **The organisation's total greenhouse gas emissions** (including emissions from community waste managed at Council landfills) were 140,797 tonnes of greenhouse gas, which is a 14% reduction since the 2014/15 baseline year.

The largest contributors continues to be landfill gas (79%, resulting from both Council and community generated waste) followed by electricity (9%) and street lighting (7%).

- **Landfill gas flared** was 46,431 tonnes of carbon dioxide equivalent (CO<sub>2</sub>e). Overall, landfill gas flaring has increased by 116% since the baseline year of 2014/15, due to additional landfill flaring systems being implemented, and increased gas production from Caloundra and Nambour landfills.

- **Total electricity consumption** has decreased by 23% (a decrease of 4,871 MWh) since 2016/17. This decrease is largely due to responsibility for electricity bills having been transferred to lessees at 10 Council facilities, which accounted for 4,035 MWh of the total.
- **Waste generated by Council activities** was 7,788 tonnes, an increase of 50% since 2016/17, with the total amount of waste diverted also increasing by 42% since 2016/17.
- **Water consumption** has increased by 6% (an increase of 35,075kL) since 2016/17.

Environmental sustainability benchmarking is a systemic, validated and transparent approach to business performance and environmental sustainability reporting. The Environment and Sustainability Policy Branch within Council will continue to facilitate the collection and analysis of data to deliver environmental sustainability benchmarking. The findings are made available to other business units to support the identification of improvements and efficiencies that deliver enhanced sustainability outcomes.

## OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Environmental Sustainability Benchmarking”
- (b) endorse the Sunshine Coast Council Organisational Environmental Sustainability Benchmarking Report 2017/18 (Appendix A) and
- (c) endorse the Sunshine Coast Council Organisational Environmental Sustainability Benchmarking Snapshot Report (Appendix B).

## FINANCE AND RESOURCING

There are no direct financial implications associated with the Benchmarking Report 2017/18. The framework for environmental sustainability benchmarking provides insights that facilitate reductions in overall operating costs within Council’s operations by identifying and tracking opportunities for efficiencies in waste, energy, water and fuel usage. The results contained within the report will assist to identify priority areas for further greenhouse gas emission reducing efforts, to maintain Council’s trajectory towards becoming a zero-net emissions organisation by 2041.

Costs associated with any identified actions will be subject to future Council budget deliberations.

## CORPORATE PLAN

**Corporate Plan Goal:** *A healthy environment*  
**Outcome:** 3.1 - A resilient region shaped by clever planning and design  
**Operational Activity:** 3.1.4 - Implement prioritised actions from the Environment and Liveability Strategy 2017, including the creation of major green spaces for conservation, flood mitigation and recreation; and establishing Mary Cairncross as a major conservation and recreation destination.

## CONSULTATION

### Councillor Consultation

- Councillor J McKay – Portfolio Councillor for Environment.

**Internal Consultation**

The Sustainability Team within the Environment and Sustainability Policy Branch worked closely with many areas across Council to collate the data necessary for the production of the Organisational Environmental Sustainability Benchmark Report. This includes:

- Digital and Information Services Branch
- People and Culture Branch
- Property Management Branch
- Waste and Resources Management Branch
- Commercial Analysis Team
- Fleet Services Team
- Financial Services Team
- Procurement and Contract Performance Team and
- Traffic and Transportation Team (Travel Smart).

**External Consultation**

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

**Community Engagement**

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

**PROPOSAL****Council vision and targets**

Sunshine Coast Council has committed to be Australia's most sustainable region – Healthy, Smart, Creative. This commitment is underpinned by five goals in the Corporate Plan 2018-2022, including "A Healthy Environment". The key target/deliverable for this goal includes reducing the organisation's greenhouse gas emissions.

The Environment and Liveability Strategy 2017 includes a target for Council to become a zero-net emissions organisation by 2041, and as a key task in Part B, to produce this annual Organisational Environmental Sustainability Benchmark Report.

**Achieving the vision – knowing if Council is on track**

Central to achieving Council's commitment to being Australia's most sustainable region and meeting its greenhouse gas emissions reduction targets, is having a clear process in place to measure progress and make corrections where necessary.

For the last three years, Council has been developing an organisational environmental sustainability benchmarking framework. This includes a consistent set of indicators that enable Council to measure and track its greenhouse gas emissions and sustainability performance, against the 2014/15 baseline year.

**Benefits of benchmarking**

Ongoing environmental sustainability benchmarking is an important exercise to provide an accurate and comparative annual snapshot of environmental sustainability aspects of business performance. It also provides a direct line-of-sight between Council's Vision, Corporate Plan Goals, Operational Activities and actual performance.

Similarly, it also provides a line-of-sight between the Environment and Livability Strategy 2017 outcomes, policy positions and targets (which are directly aligned with the Corporate Plan). This in turn informs Council of how much work and investment might be required to



improve current outcomes, adjust business processes and guide the phasing of project delivery. It also enables Council to adjust and refine policy outcomes in order to direct resources effectively and efficiently to meet carbon emission reductions and environmental sustainability targets.

Environmental sustainability benchmarking provides an important opportunity to promote the organisation's achievements to the community, demonstrate leadership and a tangible commitment to delivering on its Vision.

#### **Indicators used in Council's environmental sustainability benchmarking framework**

The following indicators measure, track and compare changes (increases or reductions) for the organisation each year:

- Carbon (greenhouse gas) emissions
- Waste generation and diversion
- Energy (electricity and fuel) consumption
- Transport (fleet vehicles and use of alternative transport such as public transport)
- Water consumption
- Environmental sustainability projects
- Environmental sustainability programs (number of programs and staff participation)
- Environmental sustainability systems and process embedded across Council that deliver sustainability outcomes.

#### **Key findings from data collected for 2017/18**

- In 2017/18, the organisation's total greenhouse gas emissions were 140,797 tonnes compared to 140,238 tonnes in 2016/17. Emissions reduced overall by 14% (22,401 tonnes of CO<sub>2</sub>e) since the benchmark year 2014/15.
- This year, some additional emission sources have been included in the reporting, and Council will continue to integrate additional emission sources as data becomes available so that this reporting is consistent with the National Greenhouse Gas Protocol Standards.
- To achieve the Environment and Liveability Strategy 2017 target of being a zero-net emissions organisation by 2041, Council's greenhouse gas emissions need to reduce by 6% annually.
- The largest contributors to the organisation's overall greenhouse gas footprint continue to be from waste to landfill (79%) followed by electricity (9%) and street lighting (7%).
- Waste generated by Council activities was 7,788 tonnes, an increase of 50% from 2016/17. There was an increase of 2,602 tonnes of waste generated, that could be a result of increase in Council development, construction and demolition projects. Council continues to investigate ways to divert waste away from landfill for use in other applications.
- Of the waste generated by Council activities, 57% was diverted away from landfill compared to 60% in 2016/17 and 54% in 2014/15. The rate of organisational waste diverted away from landfill increased overall by 3% since the baseline year 2014/15.
- Landfill gas flared was 46,431 tonnes of CO<sub>2</sub>e. Overall, landfill gas flaring has increased by 116% since the baseline year of 2014/15, due to additional landfill flaring systems being implemented, and increased gas production from Caloundra and Nambour landfills.
- Electricity consumption reduced by 23% since 2016/17, largely due to the transfer of electricity accounts to the lessees of the following facilities:

- Sunshine Coast Airport
- Aquatic centres:
  - Beerwah
  - Buderim
  - Coolum
  - Nambour
  - Cotton Tree
  - Palmwoods
  - Eumundi
- Civic Centre Coolum
- Meridan Sports Field
- Water consumption has increased by 6% since 2016/17, resulting in an additional \$380,358 water usage in costs. A more detailed monitoring system is required to detect and identify potential leaks and cost savings.
- Council continues to embed systems and processes across the organisation that support and enable environmental sustainability outcomes, adding an additional eight in 2017/18 (for a total of 20 such systems and processes). This helps ensure environmental sustainability is increasingly a default consideration as part of all business activities.
- Council staff are increasingly engaged in environmental sustainability events and programs, with 12% more participants in 2017/18 than the previous year.

The Benchmarking Report 2017/18 demonstrates the real value of benchmarking and its ability to identify measurable change in performance resulting from the implementation of specific actions or new projects.

### **Legal**

There are no legal implications relevant to this report.

### **Policy**

The *Environment and Liveability Strategy 2017* sets the policy direction for Council to reduce its greenhouse gas emissions, reduce resource consumption, improve efficient use of resources, and sets a target for Council to become a zero-net emissions organisation by 2041.

### **Risk**

As the third environmental and sustainability performance report, it is likely to generate public and media interest.

The benchmarking provides a transparent look into the organisation's progress towards becoming Australia's most sustainable region and builds on the many substantial initiatives already undertaken in the areas of environmental sustainability, carbon emissions reduction and renewable energy investment.

### **Previous Council Resolution**

#### **Ordinary Meeting 14 September 2017 (OM17/171)**

*That Council:*

- (a) *receive and note the report titled “Sunshine Coast Council Organisational Environmental Sustainability Benchmarking Report 2016/2017”*
- (b) *endorse the Sunshine Coast Council Organisational Environmental Sustainability Benchmarking Report 2016/2017 (Appendix A) and*
- (c) *endorse the Sunshine Coast Council Organisational Environmental Sustainability Benchmarking Snapshot Report (Appendix B)*

**Related Documentation**

- Sunshine Coast Council Corporate Plan 2018-2022
- Sunshine Coast Environment and Liveability Strategy 2017
- Sunshine Coast Waste Management Strategy 2015-2025

**Critical Dates**

There are no critical dates relevant to this report.

**Implementation**

With Council’s endorsement of the Organisational Environmental Sustainability Benchmarking Report 2017/18, the Environment and Sustainability Policy Branch will continue to deliver annual benchmarking as an integral part of corporate annual reporting for Council and tracking progress to reduce its greenhouse gas emissions.

Pending endorsement and approval, the Organisational Environmental Sustainability Benchmarking Report 2017/18 will be made publicly available via Council’s website.



**8.4 ECONOMIC AND COMMUNITY DEVELOPMENT**

Nil



**8.5 BUSINESS PERFORMANCE****8.5.1 JULY 2018 FINANCIAL PERFORMANCE REPORT**

<b>File No:</b>	<b>Financial Reports</b>
<b>Author:</b>	<b>Coordinator Financial Services Business Performance Group</b>
<b>Attachments:</b>	<b>Att 1 - July 2018 Financial Performance Report ..... 309</b>

**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 31 July 2018 in terms of the operating result and delivery of the capital program.

It is still early in the 2018/19 financial year and therefore difficult to compare year to date budget and actual results with any degree of certainty. There are a number of timing issues that exist at the end of July 2017, namely the 2017/18 operating and capital budget carryovers which are to be presented at this meeting as part of Budget Review 1.

The operating result at 31 July 2018 shows a positive variance of \$2.3 million compared to the forecast position. 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 31 July 2018**

<b>Summary</b>	<b>Current Budget \$000</b>	<b>YTD Budget \$000</b>	<b>YTD Actuals \$000</b>	<b>YTD Variance \$000</b>	<b>Variance %</b>
Operating Revenue	454,705	151,111	151,470	360	0.2
Operating Expenses	430,066	35,606	33,695	-1,910	-5.4
<b>Operating Result</b>	<b>24,639</b>	<b>115,505</b>	<b>117,775</b>	<b>2,270</b>	<b>2.0</b>

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

As at 31 July 2018, \$23.2 million (6.3%) of Council's \$369.7 million 2018/19 Capital Works Program was financially expended.

The core Council Capital Program has progressed 5% of budget, an actual spend of \$8.0 million.

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

## OFFICER RECOMMENDATION

That Council receive and note the report titled “July 2018 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:** 5.6 - Information, systems and process underpin quality decisions and enhance customer experience

**Operational Activity:** 5.6.5 - Manage Councils budget in alignment with sustainability ratios to ensure a sustainable financial position is maintained.

## CONSULTATION

### Portfolio Councillor Consultation

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

### Internal Consultation

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

### External Consultation

No external consultation is required for this report.

### Community Engagement

No community engagement is required for this report.

## PROPOSAL

It is still early in the 2018/19 financial year and therefore difficult to compare year to date budget and actual results with any degree of certainty. There are a number of timing issues that exist at the end of July 2017, namely the 2017/18 operating and capital budget carryovers which are to be presented at this meeting as part of Budget Review 1.

Achievement of the full year budgeted operating result of \$24.6 million will allow Council to meet its debt repayments and capital expenditure commitments.

The operating result at 31 July 2018 shows a positive variance of \$2.3 million compared to the forecast position.

### Operating Revenue

Year to date revenues as at 31 July 2018 of \$151.3 million shows a positive variance of \$360,000.

### **Net Rates and Utility Charges**

A favourable variance of \$521,000 or 0.4% of the year to date budget mainly relates to cleansing charges.



**Fees and Charges**

Fees and charges revenue of \$6.0 million, is \$353,000 lower than the year to date budget and partially offsetting additional rates and charges. The variance relates to waste management and development services revenue.

**Operating Expenses**

Year to date expenditure as at 31 July 2018 of \$33.7 million shows a variance under budget of \$1.9 million.

**Materials and Services**

Materials and services account for the majority of the expenditure variance as at 31 July 2018, having underspent budget by \$1.6 million. This is due to timing as there has been minimal expenditure in core budgets and projects. The variance is in line with the usual trend for the early part of the financial year.

**Employee Costs**

As at 31 July 2018 employee costs were below budget by \$67,000.

**Capital Expenditure**

As at 31 July 2018, \$23.2 million (6.3%) of Council's \$369.7 million 2018/19 Capital Works Program was financially expended.

The core Council Capital Program has progressed 5% of budget, an actual spend of \$8.0 million.

**Investment Performance**

- All investment parameters remain within the guidelines established by the Investment Policy.
- For the month ending 31 July 2018 Council had \$264 million cash (excluding Trust Fund) with an average interest rate of 2.71%, being 0.45% above benchmark. This is compared to the same period last year with \$268 million cash (excluding Trust Fund) with an average interest rate of 2.65%, being 0.90% 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 2018/19 Investment Policy; 2018/19 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 21 June 2018 (SM18/8)**

*That Council:*

- (a) *adopt Appendix A as tabled, pursuant to section 170A of the Local Government Act 2009 and sections 169 and 170 of the Local Government Regulation 2012, Council's budget for 2018/19 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;*
  - viii. the Revenue Policy;*
  - 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 2018/19 Capital Works Program, endorse the indicative four-year program for the period 2020 to 2023, and note the five-year program for the period 2024 to 2028; and*
  - xii. the rates and charges to be levied for the 2018/19 financial year and other matters as detailed below in clauses 3 to 11.*

**Related Documentation**

2018/19 Adopted Budget

**Critical Dates**

There are no critical dates for this report.

**Implementation**

There are no implementation details to include in this report.

**8.5.2 BUDGET REVIEW 1 2018/19**

**File No:                   Reviews**  
**Author:                   Coordinator Financial Services**  
**Business Performance Group**

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To be provided



**8.6 OFFICE OF THE CEO****8.6.1 MAKING OF AMENDMENT LOCAL LAW NO. 2 (PARKING) 2018 AND AMENDMENT SUBORDINATE LOCAL LAW NO. 1 (PARKING) 2018**

<b>File No:</b>	<b>Council Meetings</b>	
<b>Author:</b>	<b>Manager Corporate Governance Office of the CEO</b>	
<b>Appendices:</b>	<b>App A - Amendment Local Law No.2 (Parking) 2018 .....</b>	<b>323</b>
	<b>App B - Amendment Subordinate Local Law No.1 (Parking) 2018 .....</b>	<b>325</b>
<b>Attachments:</b>	<b>Att 1 - Summary Submissions .....</b>	<b>329</b>

**PURPOSE**

The purpose of this report is to seek a Council resolution to make Amendment Local Law No. 2 (Parking) 2018 and Amendment Subordinate Local Law 1 (Parking) 2018.

**EXECUTIVE SUMMARY**

Since the Sunshine Coast Council suite of local laws came into effect on 1 January 2012, a number of amendments have been presented to Council for consideration. These amendments ensure our local laws remain responsive and flexible to changes in our community and the environment.

At the Ordinary Meeting held on Thursday 14 June 2018, Council agreed to commence the local law making process to propose to make amendments to *Local Law No. 5 (Parking) 2011* and *Subordinate Local Law No. 5 (Parking) 2011*. These amendments include new off-street regulated parking areas (OSRPA) in the Mooloolaba area.

In accordance with the requirements of the *Local Government Act 2009*, a State interest check and community consultation was undertaken between 15 June and 15 July 2018.

There were no issues identified as part of the State interest check and only three community submissions received that did not support the amendments and details of the submissions received are attached to this report (Attachment 1).

A Council resolution to make the amendment local law is necessary to proceed with the final stages of the local law making process.

**OFFICER RECOMMENDATION**

**That Council:**

- (a) receive and note the report titled “Making of Amendment Local Law No. 2 (Parking) 2018 and Amendment Subordinate Local Law No. 1 (Parking) 2018”**
- (b) resolve that Amendment Local Law No. 2 (Parking) 2018 and Amendment Subordinate Local Law No. 1 (Parking) 2018 has been reviewed in accordance with section 38 of the *Local Government Act 2009* and that, taking into consideration the circumstances of the Sunshine Coast Regional Council area, the law does not contain any possible anti-competitive provisions noting that the local law and subordinate local law relates to the regulation of parking and does not relate to a commercial activity and**

- (c) in accordance with Council's 'Process for Making Local Laws' adopted on 1 June 2010, pursuant to section 29 of the *Local Government Act 2009*, hereby resolve to make:
- (i) Amendment Local Law No. 2 (Parking) 2018 (Appendix A)
  - (ii) Amendment Subordinate Local Law No. 1 (Parking) 2018 (Appendix B)

## FINANCE AND RESOURCING

The cost of drafting the amendment local laws has been funded through existing budget allocations within the Corporate Governance Branch.

Community consultation activities for the amendments cost approximately \$2,500. As some community consultation had already occurred in relation to the proposed amendments, a conservative consultation strategy was undertaken which was funded through the existing Corporate Governance budget.

The current costs of regulating the Brisbane Road car park is \$73,325 per annum. As a result of the closure of the Brisbane Road car park, the current costs of regulating the Brisbane Road car park will be allocated to the future resourcing requirements for regulating the new off-street regulated parking areas (OSRPA) in the Mooloolaba area.

The preliminary estimate of costs for resourcing the regulation of the new OSRPA will be up to \$450,000 per annum approx. These costs will be determined by the number of OSRPA requiring regulation and the frequency of regulation in the area. The new OSRPA will require additional signage which is estimated to cost approx. \$5,000 to \$10,000.

## CORPORATE PLAN

<b>Corporate Plan Goal:</b>	<b><i>Service excellence</i></b>
<b>Outcome:</b>	We serve our community by providing this great service
<b>Operational Activity:</b>	S23 - Local amenity and local laws - maintaining and regulating local amenity through local laws, regulated parking, community land permits and management of animals, overgrown land and abandoned vehicles.

## CONSULTATION

### Councillor Consultation

Consultation has occurred with the Mayor and Division 4 Councillor, Councillor J Connolly.

### Internal Consultation

Corporate Governance have consulted with the following key stakeholders:

#### Customer Engagement and Planning Services

Group Executive Customer Engagement and Planning Services  
Manager Customer Response  
Manager Development Services  
Coordinator Community Land Permits and Parking  
Coordinator Response Services  
Senior Project Officer

#### Economic and Community Development

Head of Economic Development  
Place Activation Officer

Built Infrastructure

Manager Transport and Infrastructure Policy  
Coordinator Transport Strategy and Policy  
Coordinator Traffic and Transportation  
Project Officer

Office of the CEO

Manager Communication  
Communication Officer

**External Consultation**

The Economic Development Branch were approached by a number of businesses and body corporate representatives in the Mooloolaba area requesting Council regulate their private car parking facilities with the intention to improve rotation and flow of customer parking in the area. The new privately owned off-street regulated parking areas (OSRPA) identified in the proposed amendment local laws is in response to the requests from these representatives.

Further to this, key stakeholders in Council will continue to work with the body corporate representatives and private landowners to enter into formal arrangements which are required so Council can regulate the parking in these new OSRPA.

**Community Engagement**

Community Consultation was undertaken from 15 June 2018 to 15 July 2018.

Although some consultation had occurred through the Economic Development branch, as part of Council's local law making process a number of initiatives were used to advise the community and businesses that proposed amendments to Council's local laws were available for public comment.

These included, but not limited to:

- Media Release sent out on commencement of consultation
- Website Information Pages "Have Your Say" for proposed changes
- Public Notice advertisement in the Sunshine Coast Daily
- Targeted email notices to 297 businesses in and around the Mooloolaba area

During the Community Consultation period, Council received three submissions:

Further details on the submissions are detailed in Attachment 1 of this report.

Results of consultation with the relevant State agencies

The proposed amendment local laws have been reviewed by the relevant State government agencies as part of the State-interest check process required under the *Local Government Act 2009*.

The following State agencies were consulted with as part of the State interest check:

- Department of State Development Manufacturing Infrastructure and Planning
- Department of Transport and Main Roads
- Department of Employment Small Business and Training
- Department of Local Government Racing and Multicultural Affairs
- Department of Innovation Tourism Industry Development and the Commonwealth Games

No issues were identified through the State interest check.

## PROPOSAL

The Parking Management Plan provides information on how Council will utilise multiple strategies to manage parking across the region. In adopting the Parking Management Plan, Council identified by resolution (OM17/186 (e)), the need to review and update Council's local laws. The local laws is one of a number of elements of Council's overall parking regime and parking restrictions in these areas are also used to complement on-street parking availability. As referenced in the Parking Management Plan, different localities may require specific strategies to be applied.

Mooloolaba attracts a high number of short and long stay visitors who provide an important contribution to the region wide economy. As visitors to Mooloolaba increase, the demand for available car spaces increases exponentially.

In response to the demand for available car spaces, Council was approached by a number of business owners and body corporate representatives requesting their private car parking facilities to be regulated by Council. The intention here is to activate the available car parking spaces currently available through timed regulation. Timed-regulation of these car parking spaces will increase occupancy, encourage turnover and multiple use capacity of these car spaces. Enhanced regulated parking will provide more access to parking for visitors which in turn will encourage more visitors to the Mooloolaba area.

Council has identified 24 new off-street regulated parking areas (OSRPA) to be included in *Subordinate Local Law No. 5 (Parking) 2011* to ensure Council has the necessary tools to regulate parking in these areas and to address current and future parking demands in the Mooloolaba area. The new OSRPA include both private land and Council owned land. Refer to Appendix B for details of the proposed locations.

A Council resolution to make Amendment Local Law No. 2 (Parking) 2018 and Amendment Subordinate Local Law No. 1 (Parking) 2018 is necessary to proceed with the local law making process.

### Local Law Making Process

The following table outlines the statutory requirements in accordance with Council's local law making process. Table 3 outlines these and other requirements below:

**Table 3 – Local Law Making Process**

<b>Statutory Requirement</b>	<b>Action taken</b>	<b>Date</b>	<b>Status</b>
<b>Propose to make local law amendments</b>	Report to Council to propose to make Amendment Local Law No. 2 (Parking) 2018 and Amendment Subordinate Local Law 1 (Parking) 2018	14 June 2018	Completed
<b>Community Consultation</b>	Undertake Community Consultation including: <ul style="list-style-type: none"> <li>notification in Sunshine Coast Daily public notices</li> <li>media Release</li> <li>information included on Council's website on "Have Your Say" page</li> <li>targeted email notices to 297 business in and around the Mooloolaba area</li> </ul>	15 June – 15 July 2018	Completed
<b>Council Website Updated</b>	All relevant information and documentation placed on and available	15 June 2018	Completed



Statutory Requirement	Action taken	Date	Status
	through Council's website on "Have your say" page.		
<b>Report to Council to make the amendment local laws</b>	Report to be presented to Council to make the local laws	16 August 2018	Current
<b>Gazette Notice Publication</b>	Preparation of Government Gazette notice for publication in the Government.	24 August 2018	To be prepared
<b>Notice to Minister</b>	Preparation of notification to Minister	7 September 2018	To be prepared
<b>Consolidation of Local Laws</b>	Preparation and adoption of the consolidated local laws.	October 2018	To be prepared

### Legal

The amendment local law and subordinate local law has been considered in accordance with the following legislation:

- Section 29-32 of the *Local Government Act 2009* and section 15 of the *Local Government Regulation 2012*
- Sunshine Coast Council's suite of Local Laws and Subordinate Local Laws

### Policy

There are no new policy implications in the proposed local law amendments.

### Risk

Without the necessary tools to regulate parking in the off-street regulated parking areas (OSRPA) there is a risk that Council will be unable to manage the increased current and future demands for parking in the Mooloolaba area.

### Previous Council Resolution

#### Ordinary Meeting 14 June 2018 (OM18/96)

*That Council:*

- receive and note the report titled "Proposed Amendment to Local Law No.2 (Parking) 2018 and Amendment Subordinate Local Law No.1 (Parking) 2018"*
- resolve to propose to make:*
  - Amendment Local Law No. 2 (Parking) 2018 (Appendix A)*
  - Amendment Subordinate Local Law No. 1 (Parking) 2018 (Appendix B)*
- resolve to undertake community consultation on the draft local law and subordinate local law during the period 15 June 2018 to 15 July 2018*
- resolve to undertake a State Interest Check in relation to the proposed local laws pursuant to section 29A of the Local Government Act 2009, and*

- (e) *resolve that proposed Amendment Local Law No. 2 (Parking) 2018 and Amendment Subordinate Local Law No. 1 (Parking) 2018 has been reviewed in accordance with section 38 of the Local Government Act 2009 and that, taking into consideration the circumstances of the Sunshine Coast Regional Council area, the law does not contain any possible anti-competitive provisions noting that the subordinate local law relates to the regulation of parking and does not relate to a commercial activity.*

**Related Documentation**

- Sunshine Coast Council Parking Management Plan
- *Local Government Act 2009* and Regulation
- Sunshine Coast Regional Council Local Laws and Subordinate Local Laws 2011
- State Government Guidelines for Drafting Local Laws 2016
- Sunshine Coast Regional Council Corporate Plan 2018-2022

**Critical Dates**

It is beneficial for Council to complete the local law making process as soon as possible in order for the Local Law and Subordinate Local Law amendments to take effect so the various strategies to manage current and future parking demands in the Mooloolaba area can commence.

**Implementation**

- Preparation of the Gazette notice for 24 August 2018
- Notification of local law amendment to the Minister by 7 September 2018
- Preparation of the website notice and updated information on local law change
- Certification of subordinate local law by the Chief Executive Officer, Sunshine Coast Council.



**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 CUSTOMER ENGAGEMENT AND PLANNING**

Nil

**11.2 BUILT INFRASTRUCTURE**

Nil

**11.3 LIVEABILITY AND NATURAL ASSETS****11.3.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - PROPOSED LAND ACQUISITIONS, MALENY****File No:** F2018/60899**Authors:** Coordinator Biodiversity and Waterways  
Liveability & Natural Assets Group  
Coordinator Open Space and Social Policy  
Liveability & Natural Assets Group

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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.

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**11.4 ECONOMIC AND COMMUNITY DEVELOPMENT****11.4.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - PROPOSED SPORTS DEVELOPMENT****File No:** Council meetings**Author:** Manager Sport & Community Venues  
Economic & Community Development Group

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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. (Confidential discussions with potential benefactor may be compromised in the event that this report is discussed publicly.)

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**11.5 BUSINESS PERFORMANCE****11.5.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - DISPOSAL OF LAND AT MOOLOOLABA**

**File No:** Council meetings  
**Authors:** Principal Property Officer  
Business Performance Group  
Property Officer  
Business Performance Group

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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.

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**11.5.2 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - ACQUISITION OF LAND FOR ROAD PURPOSES - SIPPY DOWNS**

**File No:** F2017/117467 & F2017/117468  
**Author:** Property Officer  
Business Performance Group

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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.

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**11.5.3 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - ACQUISITION OF LAND FOR ROAD PURPOSES - EUDLO**

**File No:** F2017/121738  
**Author:** Property Officer  
Business Performance Group

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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.

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**11.5.4 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - BRISBANE ROAD CAR PARK DEVELOPMENT**

**File No:** Council meetings  
**Author:** Manager Business Development  
Business Performance Group

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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.

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**11.5.5 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - MOOLOOLABA ACQUISITION**

**File No:** Council meetings  
**Author:** Manager Business Development  
Business Performance Group

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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.

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**11.6 OFFICE OF THE CEO**

Nil

**12 NEXT MEETING**

The next Ordinary Meeting will be held on 11 October 2018 in the Council Chambers, Corner Currie and Bury Streets, Nambour.

**13 MEETING CLOSURE**