

Agenda

Ordinary Meeting

Thursday, 20 June 2019

commencing at 11:00am

Council Chambers, Corner Currie and Bury Streets, Nambour

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	DECLARATION OF OPENING	5
2	WELCOME AND OPENING PRAYER	5
3	RECORD OF ATTENDANCE AND LEAVE OF ABSENCE	5
4	RECEIPT AND CONFIRMATION OF MINUTES	5
5	INFORMING OF PERSONAL INTERESTS.....	5
5.1	MATERIAL PERSONAL INTEREST	5
5.2	CONFLICT OF INTEREST / PERCEIVED CONFLICT OF INTEREST	5
6	MAYORAL MINUTE	5
7	PRESENTATIONS / COUNCILLOR REPORTS.....	5
8	REPORTS DIRECT TO COUNCIL	7
8.1	DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE (CLUB - WINDANSEA BOARDRIDER'S CLUB) - BUDERIM STREET, CURRIMUNDI.....	7
8.2	SUNSHINE COAST PLANNING SCHEME 2014 - PROPOSED SITE SPECIFIC AND OPERATIONAL MATTERS AMENDMENT - CONSIDERATION OF SUBMISSIONS.....	47
8.3	PALMVIEW URBAN INVESTIGATION AREAS	57
8.4	COMMUNITY PURPOSE LAND EXPRESSION OF INTEREST	69
8.5	DRAFT SUNSHINE COAST COMMUNITY STRATEGY 2019 -2041	89
8.6	APPLICATION OF NATIONAL COMPETITION POLICY 2019/2020.....	145
8.7	2019/2020 PROCUREMENT POLICY AND PROCUREMENT AND CONTRACTING FRAMEWORK	161
8.8	MAY 2019 FINANCIAL PERFORMANCE REPORT.....	281
8.9	QUEENSLAND AUDIT OFFICE - INTERIM MANAGEMENT REPORT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2019	283
8.10	AUDIT COMMITTEE MEETING 27 MAY 2019	301
8.11	CALOUNDRA CENTRE ACTIVATION PROJECT	351
9	NOTIFIED MOTIONS	381

10 TABLING OF PETITIONS381

11 CONFIDENTIAL SESSION382

 11.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - PROPOSED
 LAND ACQUISITION, COOCHIN CREEK382

 11.2 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - DEED OF GRANT
 APPLICATIONS382

12 NEXT MEETING382

13 MEETING CLOSURE382

1 DECLARATION OF OPENING

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

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

That the Minutes of the Special Meeting (Nambour Heritage Tramway Project) held on 13 May 2019, the Ordinary Meeting held on 23 May 2019 and the Special Meeting (Region Making Projects) held on 23 May 2019 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 DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE (CLUB - WINDANSEA BOARDRIDER'S CLUB) - BUDERIM STREET, CURRIMUNDI**

File No: MCU18/0165

Author: Senior Development Planner
Customer Engagement & Planning Services GroupAttachments: Att 1 - Detailed Officer Assessment Report..... 15 [↓](#)
Att 2 - Proposal Plans 35 [↓](#)
Att 3 - Concurrence Agency Response 41 [↓](#)

Link to Development.i:

<https://developmenti.sunshinecoast.qld.gov.au/Home/FilterDirect?filters=DANumber=MCU18/0165>

SUMMARY SHEET	
Applicant:	Windansea Boardriders Incorporated
Owner:	State of Queensland
Consultant:	RPS Sunshine Coast
Proposal:	Development Permit for Material Change of Use (Club)
Properly Made Date:	7 August 2018
Information Request Date:	18 January 2019
Information Response Received Date:	27 March 2019
Decision Due Date:	3 April 2019
Number of Properly Made Submissions:	330 (19 were opposed to the development, and 311 were supportive of the development)
PROPERTY DETAILS	
Division:	3
Property Address:	Buderim Street, CURRIMUNDI
RP Description:	Lot 708 CG 3862
Land Area:	12.8ha
Existing Use of Land:	Environmental reserve and park
STATUTORY DETAILS	
Planning Scheme:	Sunshine Coast Planning Scheme (11 June 2018)
SEQRP Designation:	Urban Footprint
Strategic Framework Land Use Category:	Urban area
Local Plan Area:	Caloundra local plan area
Zone:	Environmental management and conservation zone
Assessment Type:	Impact

PURPOSE

The purpose of this report is to seek Council's determination for a Development Application for Material Change of Use of Premises to establish a Club at Buderim Street, Currimundi.

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

EXECUTIVE SUMMARY

The application seeks approval for a Development Permit for Material Change of Use of Premises (Club) for the WindanSea Surf Club.

At the Ordinary Meeting held in April 2017, Council resolved to support the creation of a lease area for the purposes of siting the future club building (subject to future material change of use development application). The lease approval provided consent for the material change of use development application to be made.

The building comprises a small timber clad building of approximately 211m² (including an external deck) to be sited within a lease area on public land (State reserve, under Council's control) at the entry to the beach adjacent to the Buderim Street car park.

The development is inconsistent with the Strategic Framework as the subject site is located outside the nominated Growth Management boundaries and does not protect the vegetation located on the reserve.

The development is an inconsistent use within the *Environmental Management and Conservation zone code* and the *Caloundra local plan code*.

Additionally, the proposal would result in the removal of mapped vegetation, and does not propose any car parking to cater for the proposed use. Conflicting with both the *Landscape code* and the *Transport and parking code* of the *Sunshine Coast Planning Scheme 2014*.

The application has not provided sufficient justification to overcome the inconsistency with the planning scheme.

On this basis, the application is recommended for refusal.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Development Permit for Material Change of Use (Club - WindanSea Boardrider's Club) - Buderim Street, Currimundi" and**
- (b) REFUSE application number MCU18/0165 for a Development Application for Material Change of Use of Premises to establish a Club - Buderim Street, Currimundi for the following reasons:**
 - (i) The proposal conflicts with the Strategic Framework of the Sunshine Coast Planning Scheme 2014**
 - (ii) The proposal conflicts with the Environmental management and conservation zone code of the Sunshine Coast Planning Scheme 2014**
 - (iii) The proposal conflicts with the Caloundra local plan code of the Sunshine Coast Planning Scheme 2014**
 - (iv) The proposal conflicts with the Transport and parking code of the Sunshine Coast Planning Scheme 2014**
 - (v) The proposal conflicts with the Landscape code of the Sunshine Coast Planning Scheme 2014 and**
 - (vi) The applicant has not demonstrated sufficient grounds to justify approval of the application despite the conflicts with the Planning Scheme and the proposal cannot be conditioned to comply.**

FINANCE AND RESOURCING

In the event of an approval, infrastructure charges would be applicable to the proposed development, unless where in accordance with the Infrastructure Contributions (Charges) Rebates for Eligible Community Organisations Policy.

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

The Divisional Councillor, P Cox, has been consulted during the assessment and has requested that the matter be brought to Council for consideration.

Internal Consultation

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

- Urban Designer, Development Services Branch, Customer Engagement and Planning Services Group
- Principal Development Engineer, Development Services Branch, Customer Engagement and Planning Services Group
- Principal Development Engineer (Hydraulics), Development Services Branch, Customer Engagement and Planning Services Group
- Environment Officer, Development Services Branch, Customer Engagement and Planning Services Group
- Landscape Officer, Development Services Branch, Customer Engagement and Planning Services Group
- Coordinator, Coastal Constructed Waterbodies and Planning, Liveability and Natural Assets Group
- Senior Open Space and Recreation Planner, Liveability and Natural Assets Group
- Senior Property Officer, Property Management Branch, Business Performance Group
- Parks and Gardens Branch, Built Infrastructure Group

External Consultation

Referral Agencies

The application was referred to the Department of State Development, Manufacturing, Infrastructure and Planning (SARA) in accordance with the *Planning Act 2016* and the *Planning Regulation 2017*. The department is a concurrence agency for Clearing Native Vegetation matters.

The department responded by letter dated 16 February 2019 and provided conditions of approval which included referencing a revised location for the proposed building.

Community Engagement

This impact assessment development application was subject to a public notification period of 15 business days between 21 November and 12 December 2018 in accordance with the requirements of the *Planning Act 2016*. A total of 397 submissions were received, of which 330 were determined to be 'properly made' in accordance with the *Planning Act 2016*.

Of the properly made submissions, 19 were opposed to the development, and 311 were supportive of the development.

PROPOSAL

The application seeks approval for a Development Permit for Material Change of Use of Premises (Club) for the Windansea Surf Club.

The application identifies the nature of the activity as follows:

The 'WindanSea Community Clubhouse' is proposed to occupy a small footprint of Lot 708 CG 3862, to the purpose of meeting the operational needs of the long-established board-riders club. Use of the Club will include the storage of competition equipment, hosting club meetings and the administration of Club competitions, along with other activities such as coaching, training and community gatherings.

The location of the subject site in relation to its surrounds is shown on Figure 1 below:



Figure 1: Aerial Photo

The application has been assessed against the *Sunshine Coast Planning Scheme 2014*. The pertinent issues arising out of assessment against the codes are discussed below:

Land Use

The subject site is located outside of the nominated growth management boundaries within the Strategic Framework, but is adjacent to the local growth management boundary for the Currimundi area.

The Strategic Framework identifies a number of relevant matters for consideration regarding the growth management boundaries and location of sport and recreation facilities in open space areas specifically:

- *Urban development and rural residential development is contained within local growth management boundaries so as to protect biophysical and landscape values and natural resources, avoid natural hazards, maintain the individuality of communities and provide for the efficient delivery of infrastructure and services.*
- *The natural environment is protected and enhanced in a way that maintains and improves biodiversity, ecological processes, habitat and habitat connectivity, landscape character and amenity, economic and community wellbeing, resilience and capacity to evolve and adapt to the predicted impacts of climate change*
- *Each community is provided with meeting places, community facilities and open space, and sport and recreation opportunities that promote social inclusion and healthy, active living.*
- *Open space and sport and recreation facilities are well located, and designed to encourage healthy, active living and to support the outdoor lifestyle enjoyed by residents and visitors to the Sunshine Coast.*

While the proposed development is suitably located for the WindanSea Boardrider's Club and broadly encourages active living and a healthy lifestyle, the proposed development comprises an urban land use, which is contrary to the Strategic Framework of the Planning Scheme as it is located outside of the nominated growth management boundaries.

Further, the subject site is located within the *Environmental management and conservation zone*, and a club is an inconsistent use within this zone and is not intended to occur in the zone.

The purpose of the *Environmental management and conservation zone* code is to provide for the protection and rehabilitation of land to maintain biodiversity, ecological processes, coastal processes, water quality, landscape character, scenic amenity, cultural heritage significance and community well-being.

The code does allow for the location of parks, environmental facilities and associated activities to be established in the zone, where they support environmental values, promote nature based tourism and other low intensity activities compatible with environmental values and provide opportunities for recreational pursuits that have a direct connection with, and are consistent with the protection and appreciation of the environmental values.

While the WindanSea Boardrider's Club has a connection to the beach by the nature of their activities, the club requires paid membership to be a part of the organisation, and therefore would not be considered consistent with the intent of either of the *park* or *environmental facility* definitions which are primarily intended to cover free public recreation and environmental management and appreciation opportunities, consistent with the very limited range of small scale and low-key activities that are expected to occur in the zone.

The *Caloundra local plan code* further adds that urban development within the Caloundra local plan area is limited to land within the urban growth management boundary so as to protect the integrity of foreshore and creekside environmental reserves. As noted above, the proposal is located on land outside the growth management boundary.

Additionally, the *Caloundra local plan code* seeks that the significant environmental values of Currimundi Recreation Reserve (located on the same parcel as the subject site) and other local environmental parks and reserves are protected and enhanced. The proposal results in

the removal of mapped vegetation, including mapped character vegetation, and is therefore considered to be inconsistent with the purpose and overall outcomes of the code.

In support of the proposed building location, the application contains the following information:

- *It is the advocacy of WindanSea Surf Club that the intended Club facility use, design and location can appropriately demonstrate that the proposal contributes to the character and identity of the identified land area and the provision of appropriate community facilities in an appropriate location, by improving opportunities for active living, community health and wellbeing. The proposed development is considered to be small scale.*
- *The development will not directly or indirectly increase the severity of coastal erosion either on or off the site. It is important to note that the development involves minimal vegetation removal which will maintain the protective function of landforms and vegetation and will not impact on coastal processes.*
- *The proposed development will not impact any significant views or places of cultural significance.*

Despite the statements noted above from the applicant, the extent of the zoning conflict is significant. The planning need for the land use in this location and the community benefit needs to be strong, given these conflicts with the planning scheme.

A clubhouse for the WindanSea Boardrider's Club provides limited broader community benefit as it relates only to those persons who are members of the club and actively participate in surfing activities. Other than the benefits for the club, it has not been demonstrated that the community benefit outweighs the conflicts with the planning scheme.

Therefore, the proposal is considered unable to be justified given the nature of the inconsistency with the prescribed intent for the *Environmental management and conservation zone* of the *Sunshine Coast Planning Scheme 2014*.

Vegetation

The vegetation on site is mapped being significant under the *Biodiversity, waterways and wetlands overlay code*.

As a result of the State referral process, the proposed building has been moved from the location within the original application, to a new location approximately 10 metres west of the mapped vegetation. This change has assisted in reducing vegetation removal within a mapped wetland identified on the *biodiversity, waterways and wetlands overlay*. However, the revised location still results in impacts on vegetation sufficient to warrant the provision of biodiversity offsets.

The proposal is inconsistent with the Purpose and overall outcomes of the *Landscape code* because:

- the development does not retain, as far as possible, existing vegetation and topographic features for their biodiversity, ecological, wildlife habitat, recreational, aesthetic and cultural values.
- the development will not protect and enhance native flora and fauna, encourage ecological connectivity and mitigate the impact of increased urbanisation.

However, should approval be contemplated, conditions could be applied requiring provision of an accurate vegetation management plan, and provision of biodiversity offsets (through a subsequent Operational Works application) for the extent of vegetation clearing proposed.

Car Parking

The *Transport and parking code* identifies that a club should provide parking at a rate of one space/15m² gross floor area. To comply with this rate, a minimum of 12 spaces would be required for the proposed use under the provisions of the code.

The application does not propose to provide any car parking for the use, but seeks to use the existing public car parking in the road network in proximity to the site. In support of this position, the applicant provided a Traffic and Parking Report which assesses the likely demand of the facility at 20 car parking spaces (maximum). The report includes a survey of parking demands on Buderim Street between 22 February 2018 and 11 March 2018. The report indicates that there were parking vacancies during this period. Regardless of the conclusions of the Traffic and Parking Report, by relying on existing public car parking spaces, the application is inconsistent with PO3 of the *Transport and parking code* which requires provision of on-site car parking for the demand anticipated to be generated by the development (20 spaces by the applicant's report). It is noted that the corresponding Acceptable Outcome AO3.1 provides that if a development is physically unable to provide the required number of parking spaces on site, the ability exists for the developer to enter into an infrastructure agreement with Council which provides contributions in lieu of unsupplied parking spaces. Such an agreement has not been proposed by the applicant to address the parking issue.

Further, service vehicle parking, two motorcycle spaces and 4 bicycle spaces are also required to be provided by the code. These facilities are not provided. The proposal is therefore inconsistent with PO5, PO6 and PO14 of the *Transport and parking code*.

Council's public reserves and public parking areas will face increasing pressure into the future as Council seeks to meet the growth targets of the South East Queensland Regional Plan 2017. It is likely that public usage of the on-street parking facilities in proximity to the site will increase in the short to medium term as a result of residents from nearby residential developments seeking beachside recreational opportunities.

Other assessment matters

Other matters such as coastal protection, bushfire hazard and nuisance to nearby properties are able to be addressed by way of reasonable and relevant conditions, in the event of an approval to ensure compliance with the relevant codes.

Legal

There are no legal implications relevant to 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 the applicant or a submitter. Council will proceed with any required actions arising from any legal action.

Previous Council Resolution

At the April 2017 Ordinary Meeting, Council resolved to support the creation of a lease area for the purposes of siting the future club building as per the below resolution.

Ordinary Meeting 20 April 2017 (OM17/60)

That Council:

- (a) receive and note the report titled "Request for the allocation of land and Community lease arrangement - Currimundi"*
- (b) support the creation of a lease area*
- (c) delegate authority to the Chief Executive Officer to finalise the lease area in collaboration with Division 3 and Division 2 Councillors and*
- (d) when progressing (b) and (c), give consideration to any vegetation offsets required, and infrastructure already located in proximity to the proposed lease area.*

Related Documentation

A copy of the officer's 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 proposed plans of the development are provided as **Attachment 2** to this report.

A copy of the concurrence agency response are provided as **Attachment 3** of this report.

Critical Dates

Council's decision for the application was due on 3 April 2019. Given a decision has not been made by this date, the applicant may elect to take a deemed refusal of the application.

Implementation

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

8.2 SUNSHINE COAST PLANNING SCHEME 2014 - PROPOSED SITE SPECIFIC AND OPERATIONAL MATTERS AMENDMENT - CONSIDERATION OF SUBMISSIONS

File No:	Council Meetings
Author:	Senior Strategic Planner Customer Engagement & Planning Services Group
Appendices:	App A - Amendment Instrument⇒5/428
Attachments:	Att 1 - Consultation Report⇒243/428
	Att 2 - Explanatory Memorandum⇒317/428

PURPOSE

The purpose of this report is to:

- present to Council the outcomes from public consultation on the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) – Site Specific and Operational Matters* and
- seek Council’s endorsement to proceed with the proposed planning scheme amendment, subject to changes, and to forward to the Planning Minister seeking approval to adopt the amendment.

EXECUTIVE SUMMARY

The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) – Site Specific and Operational Matters*, was placed on public consultation from 30 July to 7 September 2018.

The proposed planning scheme amendment deals with a wide range of issues, including:

- zoning and overlay changes for a number of specific sites as well as educational establishments, retirement facilities and residential care facilities
- a review of the number of building height increments on the Height of buildings and structures overlay and
- a range of operational matters (e.g. changes to the level of assessment for caravan and boat storage uses; building height exemptions for certain rural, public utility and industrial uses; and provisions relating to small residential lots and secondary dwellings).

During the public consultation period, Council received a total of 207 submissions in relation to the proposed planning scheme amendment. Of the submissions received:

- 41 submissions (approximately 20%) indicated general support for the proposed planning scheme amendment
- 41 submissions (approximately 20%) indicated support, subject to changes to the proposed planning scheme amendment and
- 125 submissions (approximately 60%) generally objected and/or raised concerns about specific aspects of the proposed planning scheme amendment.

Attachment 1 – Consultation Report provides a summary of the key issues/concerns raised in submissions and Council’s proposed response and recommendations.

Having considered all submissions, a small number of changes are proposed to the public consultation version of the planning scheme amendment. The proposed changes to the planning scheme amendment are not considered to make the amendment significantly

different to the version that was placed on public consultation and therefore do not require re-notification.

In accordance with Statutory guideline 01/16 Making and amending local planning instruments under the Sustainable Planning Act 2009, it is recommended that Council proceed with the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) – Site Specific and Operational Matters, with changes, and seek the Planning Minister’s approval for Council to adopt the amendment.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Sunshine Coast Planning Scheme 2014 - Proposed Site Specific and Operational Matters Amendment - Consideration of Submissions”
- (b) having considered all submissions received about the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) – Site Specific and Operational Matters, decide to proceed with the proposed planning scheme amendment, with changes (Appendix A)
- (c) delegate authority to the Chief Executive Officer to progress and finalise the proposed planning scheme amendment in accordance with the *Sustainable Planning Act 2009* and
- (d) adopt the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) – Site Specific and Operational Matters, subject to receiving advice from the Planning Minister that Council may proceed to adopt the amendment.

FINANCE AND RESOURCING

Sufficient funds are available within the Strategic Planning Branch 2018/19 budget to finalise the planning scheme amendment process.

CORPORATE PLAN

Corporate Plan Goal: *A smart economy*
Outcome: 1.1 - Strong economic leadership, collaboration and identity
Operational Activity: 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

Consultation has occurred with Councillors through one-on-one meetings, held in April and May 2019, to discuss the outcomes of public consultation and specific matters raised in submissions relating to their respective Divisions.

Internal Consultation

To help inform submission responses, internal consultation has occurred with relevant officers from Development Services Branch in relation to recent development approvals.

External Consultation

The proposed planning scheme amendment was sent to the Planning Minister on 26 April 2017, for consideration of state interests and for approval for Council to proceed to public consultation. On 12 April 2018, the Planning Minister advised that Council may proceed to public consultation, with conditions.

Consultation has also occurred with representatives from the Department of Housing and Public Works and the Department of Education in response to the matters raised in submissions received during the public consultation period relating to the Currimundi Special School and the associated Ministerial designation.

If Council decides to proceed with the proposed planning scheme amendment, the amendment (with any changes) will need to be re-submitted to the Planning Minister to seek approval for Council to adopt the amendment.

Community Engagement

The proposed planning scheme amendment was subject to formal public consultation from 30 July to 7 September 2018.

The consultation and communication strategy implemented during the public consultation period included:

- Public notice published in the Sunshine Coast Daily on 28 July 2018.
- Copy of public notice, amendment documentation and information sheets made available at all Council offices and on Council's website.
- Written notice (letters and emails) sent prior to the public consultation period to affected, adjoining and nearby landowners, which included information sheets about the proposed planning scheme amendment.
- Newsflash issued to all regular planning scheme users and community members that have previously expressed an interest in receiving information about planning and development matters.
- Dedicated webpage on Council's 'Have your say' webpage, including a copy of the public notice, amendment documentation, information sheets and an online submission form.
- Briefings to key stakeholder groups (including the Organisation Sunshine Coast Association of Residents (OSCAR)), as well as landowners and individuals as requested.
- Various phone, email and counter enquiries.

During the public consultation period, Council received 207 properly made submissions in relation to the proposed planning scheme amendment.

PROPOSAL

This report presents to Council the outcomes from public consultation on the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) – Site Specific and Operational Matters*.

Background

At the Ordinary Meeting held on 8 December 2016, Council decided to amend the *Sunshine Coast Planning Scheme 2014* in relation to site specific and operational matters.

In summary, the proposed planning scheme amendment:

- amends the zoning, overlays, precincts and/or planning provisions relating to a number of specific sites in the localities of Buderim, Chevallum, Dicky Beach, Eerwah Vale,

Golden Beach, Kenilworth, Kunda Park, Landsborough, Little Mountain, Maleny, Mount Coolum, Pelican Waters, Witta and Woombye, in order to:

- better reflect existing or desired future land uses or character considerations
- respond to Council land acquisitions and property related matters and
- respond to identified mapping anomalies
- amends the zoning and the Height of buildings and structures overlay for a number of specific sites for Educational establishments, Retirement facilities and Residential care facilities
- reduces the number of building height increments in the Height of buildings and structures overlay, resulting in relatively minor changes to the applicable maximum building height for certain sites and
- addresses other operational matters in response to the above amendments and to improve the clarity and efficiency of the planning scheme, including:
 - changes to the levels of assessment for:
 - caravan parks and camping grounds associated with showgrounds
 - caravan and boat storage uses in industrial zones
 - animal husbandry in the Limited development (landscape residential) zone and
 - car hire businesses in certain industrial zones
 - additional building height exemptions for certain rural, public utility and industrial uses
 - amended and new assessment benchmarks, relating to:
 - building height
 - reconfiguring a lot
 - residential densities
 - small residential lots
 - caravan and boat storage uses
 - community activities
 - dual occupancies
 - dwelling houses (including secondary dwellings)
 - residential care and retirement facilities and
 - rural activities and
 - amended and new administrative definitions relating to 'building height', 'ground level' and 'caravan and boat storage'.

In accordance with Council resolution OM16/232, on 26 April 2017, a copy of the proposed planning scheme amendment was forwarded to the Planning Minister for consideration of state interests and to seek approval for Council to proceed to public consultation.

On 12 April 2018, Council received advice from the Planning Minister that it may proceed to public consultation, subject to a Ministerial condition relating to the residential care facility at Redmond Road, West Woombye. The proposed planning scheme amendment was modified in accordance with the Ministerial condition and placed on public consultation from 30 July to 7 September 2018.

Outcomes of public consultation and consideration of issues

In response to public consultation on the proposed planning scheme amendment, Council received a total of 207 submissions. Of the total number of submissions received:

- 41 submissions (approximately 20%) indicated general support for the proposed planning scheme amendment
- 41 submissions (approximately 20%) indicated support, subject to changes to the proposed planning scheme amendment and
- 125 submissions (approximately 60%) generally objected and/or raised concerns about specific aspects of the proposed planning scheme amendment.

The key issues raised in submissions are summarised as follows:

- General support for streamlining building height increments and increasing building height for educational establishments and residential care/retirement facilities.
- Concern about the increase in building height/densities on character, amenity, views, property values, traffic, parking, infrastructure and the environment.
- Support for and against the proposed amendments relating to a specific site/area, with the majority of submissions relating to:
 - the proposed use of part of Lot 603 SP221893 – Pelican Waters Boulevard, Pelican Waters, for a food and drink outlet/shop
 - the proposed zoning change of 52 Marakari Crescent, Mount Coolum, from the Rural zone to the Low density residential zone and the Environmental management and conservation zone
 - the proposed inclusion of land in Dicky Beach within the Moffat Beach/Shelly Beach (Caloundra local plan) precinct.
- Support for and against the proposed increase in the maximum building height and change in zone for specific educational establishments, with the majority of submissions relating to the proposed increase in the maximum building height for:
 - Currimundi Special School from 8.5 metres to 12 metres
 - Coolum State School from 8.5 metres to 12 metres
 - Coolum State High School from 8.5 metres to 15 metres and
 - Coolum Beach Christian College from 8.5 metres to 12 metres.
- Support for and against the proposed increase in the maximum building height and change in zone for specific residential care and retirement facilities, with the majority of submissions relating to:
 - the proposed increase in the maximum building height for the Blue Care Caloundra Aged Care and Retirement Living facility at Dicky Beach, from 8.5 metres to 12 metres and the proposed change in zone from the Medium density residential zone to the Community facilities zone (annotation 15. Residential care facility/Retirement facility); and
 - the proposed increase in the maximum building height for the Mount Coolum Aged Care facility at Mount Coolum and St Mary's Aged Care facility at Coolum Beach, from 8.5 metres to 12 metres and the proposed change in zone from the Medium density residential zone (Mount Coolum Aged Care) and the Low density residential zone (St Mary's Aged Care) to the Community facilities zone (annotation 15. Residential care facility/Retirement facility).

- Support for and against the proposed changes to the maximum building height increments on the Height of buildings and structures overlay mapping.
- Support for and against the proposed operational amendments, particularly in relation to:
 - the proposed density provisions in the Multi-unit residential uses code and Residential care facility and retirement facility code;
 - the proposed secondary dwelling provisions in the Dwelling house code;
 - the proposed minimum frontage requirements for dual occupancies in the Medium density residential zone;
 - the garage width requirement for small lots in the Reconfiguring a lot code; and
 - the proposed changes to the 'Ground level' definition.
- Several requests for a change in zone or the maximum building height for a specific site not otherwise included in the proposed amendment package.

Attachment 1 – Consultation Report provides a summary of the key issues/concerns raised in submissions and Council's proposed responses and recommendations.

Following consideration of submissions, the following changes are recommended to the public consultation version of the proposed planning scheme amendment:

- Amend Caloundra Local Plan Precincts Map LPM45 to change the boundary of the proposed Caloundra Local Plan Precinct LPP-4 (Moffat Beach/Shelly Beach/Dicky Beach) to exclude any land in the Medium density residential zone, Environmental management and conservation zone and Open space zone.
- Amend Performance Outcome PO5 of the Community activities code to reflect the need to consider the siting of buildings and structures with respect to surrounding development, including residential uses in a residential zone, so that adverse impacts on visual amenity, privacy and solar access are minimised.
- Amend Acceptable Outcome AO5.1 and AO5.2 of the Community activities code to specify that these acceptable outcomes are in partial fulfilment only of Performance Outcome PO5.
- Amend Overall Outcome (e) and Performance Outcome PO13 of the Dwelling house code, to clarify that a secondary dwelling is to have an association with the primary dwelling as a single household, and to amend the note under Performance Outcome PO11, to remove the reference to 'regular shaped lot'.
- Amend the Reconfiguring a lot code, Table 9.4.4.3 Design criteria for small residential lots, to provide for double garages on lots with a frontage of less than 12.5 metres where the second storey extends over the garage towards the street frontage.
- Amend Acceptable Outcome AO4 of the Residential care facility and retirement facility code to:
 - specify a density provision of 'between 50 to 80 equivalent dwellings per hectare' instead of 'not less than 50 equivalent dwellings per hectare' for retirement facilities in the Medium density residential zone, District centre zone, Local centre zone or Community facilities zone, where exceeding a height of 8.5 metres, to better align anticipated densities with the proposed heights; and
 - include reference to the 'Principal centre zone' to ensure development for a retirement facility in this zone achieves a density of 'not less than 80 equivalent dwellings per hectare'.

- Amend Acceptable Outcome AO6.3 of the Residential care facility and retirement facility code to remove the reference to ‘multi-storey development’ and replace with ‘a building greater than 2 storeys in height’ to ensure buildings greater than 2 storeys in height provide for a larger side and rear setback than buildings up to 2 storeys in height.
- Amend the Height of buildings and structures overlay map OVM18H – Nambour Local Plan Area, to retain part of 98 Windsor Road, Burnside (Lot 888 on SP264853) in the 12 metre maximum building height increment, to minimise impacts to adjoining sensitive land uses.
- Having regard to recent development approvals at 84 and 86 Caloundra Road, Little Mountain (Lots 2 and 3 on RP902089):
 - Amend Zone Map ZM44 (Caloundra West local plan area) to include this land in the Community facilities zone and Annotation 15. Retirement facility/Residential care facility; and
 - Amend the Height of buildings and structures overlay map OVM44H to include this land in the 12 metre maximum building height increment.
- To reflect the recently approved boundary realignment (RAL19/0004) involving 9 Palm Street, Maleny (Lot 1 on SP172766) and Palm Street, Maleny (Lot 53 on SP172766):
 - Amend Zone Map ZM59 (Maleny local plan area) to include this land partly in the Rural zone (proposed Lot 7), partly in the Low density residential zone (proposed Lot 6) and partly in the Community facilities zone and Annotation 15. Residential care facility/retirement facility (proposed Lot 5); and
 - Amend the Height of buildings and structures overlay map OVM59H to align the proposed 12 metre building height increment to that part of the land to be included in the Community facilities zone and Annotation 15. Residential care facility/retirement facility (proposed Lot 5).
- Minor editorial changes and drafting refinements to correct spelling and grammatical errors and to improve the clarity and efficiency of the proposed planning scheme amendment.

It is also recommended that Council not proceed with the following aspects of the proposed planning scheme amendment:

- Currimundi Special School (Lot 7 on CP849355) – maximum building height to be retained at 8.5 metres; and
- Mooloolah Gardens Retirement Facility, 11 King Road, Mooloolah Valley (Lot 7 on SP209824) – to be retained in the Medium density residential zone and the maximum building height to be retained at 8.5 metres.

In response to submissions received seeking a change in zone or the maximum building height for a specific site (including sites which did not form part of the proposed planning scheme amendment), it is recommended that these matters are investigated as part of a future planning scheme review, namely:

- Currimundi Special School, 17, 19, 21 and 23 Ann Street, Dicky Beach (Lots 7, 8, 9 and 10 on RP64307), for potential inclusion in the Community facilities zone and Annotation 6. Educational establishment.
- Tricare Kawana Waters Aged Care Residence, 90 and 124 Nicklin Way, Warana (Lot 100 on SP297560 and Lot 4 on CG807734), and adjacent lots along the Nicklin Way, for a potential height increase.

- Immanuel Gardens, 10 Magnetic Drive, Buderim (Lot 2 on SP138537, Lot 3 on RP220893 and Lots 3 and 4 on RP851949), for a potential height increase to 15 metres.
- Kookaburra Retirement Village, 123 Mark Road East, Caloundra (Lot 22 on SP179100), for a potential height increase to 15 metres.
- 26 Second Avenue, Maroochydore (Lots 3-6 on M56714), and properties along Wright Street, for potential inclusion in the 25 metre and 18 metre building height increment (respectively).
- 66 and 70-98 Dalton Drive, Maroochydore (Lot 1 on SP269550 and Lot 1 on SP239528), for potential inclusion in the 21 metre building height increment.
- 22 Peachester Road, Beerwah, 13 Pine Camp Road, Beerwah and part of 44 Simpson Street, Beerwah (Lot 6 on SP268780, Lot 5 on RP114860 and part of Lot 7 on SP268780), for potential inclusion in the 15 metre maximum building height increment.
- Land within the Tourist accommodation zone at Currimundi, for potential inclusion in the 15 metre or 18 metre building height increment.
- Immanuel Lutheran College at 104 Wisers Road, Buderim (Lot 4 on SP138537), for potential inclusion in the 15 metre building height increment.
- St Andrews Anglican College at 10 Peregian Springs Drive, Peregian Springs (Lot 5 on SP299288), for potential inclusion in the 15 metre maximum building height increment.
- Luther Heights Youth Camp at 1592-1606 David Low Way, Point Arkwright (Lot 9 on RP164814), for potential inclusion in the 12 metre building height increment.
- Queensland Conference and Camping Centre (QCCC – Mapleton), 70 Obi Obi Road and 76 Flaxton Drive, Mapleton (Lots 2 and 18 on SP272493), for potential inclusion in the 12 metre building height increment.
- Queensland Conference and Camping Centre (QCCC – Mapleton), 31 Sommer Road, Mapleton (Lot 3 on RP132456), for potential inclusion in the Community facilities zone and Annotation 6. Educational establishment.
- Uniting Church Alexandra Park Conference Centre, 7, 11 and 13 Mari Street, Alexandra Headland (Lot 1 on SP164701, Lot 5 on RP175211 and Lot 4 on SP164701), for potential inclusion in the 15 metre building height increment and with an additional annotation (15. Residential care facility/Retirement facility).
- 83 Caloundra Road, Little Mountain (Lot 2 on RP129418), for potential inclusion in the Community facilities zone and Annotation 15. Residential care facility/Retirement facility.
- 90 Windsor Road, Burnside (Lot 1 on SP264850), for potential inclusion in the Community facilities zone and Annotation 15. Residential care facility/Retirement facility and for a potential height increase.
- 60 Brisbane Road, Mooloolaba (Lot 5 on SP253874), for potential inclusion in the Local centre zone and in the 18 metre building height increment.

These matters could not practically be addressed at this time as they would result in a change to the proposed planning scheme amendment that is considered to be significantly different to the version that was released for public consultation.

Appendix A – Amendment Instrument and Attachment 2 – Explanatory Memorandum provide details on the proposed post-consultation changes to the planning scheme

amendment. For ease of reference, proposed text changes to the planning scheme amendment are highlighted in yellow in the Amendment Instrument.

Conclusion

Having considered all submissions received, it is recommended that Council proceed with the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) – Site Specific and Operational Matters*, with changes.

The recommended changes are not considered to make the proposed planning scheme amendment significantly different to the version that was placed on public consultation, such that Council can now proceed to request the Planning Minister's approval for Council to adopt the amendment in accordance with *Statutory guideline 01/16 Making and amending local planning instruments*.

Legal

The proposed planning scheme amendment has been prepared in accordance with *Statutory guideline 01/16 Making and amending local planning instruments*, which sets out the process, under the *Sustainable Planning Act 2009*, that Council must follow when making and amending a planning scheme.

Policy

The proposed planning scheme amendment aligns with Council's adopted policy framework, including the *Corporate Plan 2019-2023* and *Operational Plan 2018-2019*.

Risk

As part of the final consideration of the proposed amendment, the Planning Minister may impose conditions requiring changes to be made to the amendment prior to Council adoption.

Previous Council Resolution

Ordinary Meeting - 8 December 2016 (OM16/232)

That Council:

- (a) *note the discussions held in confidential session in relation to the proposed amendments to the Sunshine Coast Planning Scheme 2014*
- (b) *provide clarity in relation to the 1m filling provision and the maximum height to ensure that within character areas this does not result in buildings being above the maximum height limit from the original ground level*
- (c) *include provisions for secondary dwellings within the Shelly Beach, Dicky Beach and Moffat Beach protected housing areas to be a maximum of 45m² in conjunction with the divisional Councillor*
- (d) *tighten the provisions for secondary dwellings in relation to minimum lot size*
- (e) *decide to make the proposed Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) and Sunshine Coast Planning Scheme 2014 (Major Amendment) under the Sustainable Planning Act 2009 and*
- (f) *delegate authority to the Chief Executive Officer to progress the proposed Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) and the Sunshine Coast Planning Scheme 2014 (Major Amendment) under the Sustainable Planning Act 2009, noting that following public notification of the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) and receipt of any submissions, a further report will be presented for formal consideration of the Council.*

Related Documentation

Sustainable Planning Act 2009

Statutory guideline 01/16 Making and amending local planning instruments

Sunshine Coast Planning Scheme 2014

Critical Dates

There are no critical dates relevant to this report. However, given that public consultation on the proposed planning scheme amendment concluded some time ago, it would be desirable to progress and implement the proposed amendment as soon as practicable.

Implementation

If Council decides to proceed with the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) – Site Specific and Operational Matters*, with changes, the following actions will be required:

- (a) provide a copy of the Consultation Report to each person who made a properly made submission about the proposed planning scheme amendment
- (b) upload a copy of the Consultation Report to Council's website
- (c) write to the Planning Minister seeking approval to adopt the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) – Site Specific and Operational Matters* and
- (d) once approval is received from the Planning Minister, place an adoption notice in the Queensland Government Gazette and the Sunshine Coast Daily and prepare the updated version of the planning scheme (incorporating the amendment) for commencement.

8.3 PALMVIEW URBAN INVESTIGATION AREAS

File No:	Council meetings
Author:	Project Manager Liveability & Natural Assets Group
Attachments:	Att 1 - Urban Development Investigation Process.....5/210 Att 2 - List of Relevant Material7/210 Att 3 - Final Assessment Report9/210 Att 4 - Consultation Report)125/210 Att 5 - Expert Professional Opinion).....171/210 Att 6 - Council officer memorandum 28 May 2019 – Confidential.....5/330

PURPOSE

The purpose of this report is:

1. to brief Council on the Urban Development Investigation under Special Condition 2 of the *Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No 2)* (**Palmview Infrastructure Agreement**), in particular with respect of the following:
 - (a) the submissions made by the Landowners with respect to the Draft Determination made by Council on 19 July 2018
 - (b) the findings of the independent peer review of the results of the Urban Development Investigation, the representations by the Landowners in respect of the independent peer review (**Landowners' Representations**) and Council officer responses to the Landowners' Representations
 - (c) The determination by the State government with respect to the ecologically important areas under Special Condition 2.2(a)(ii) of the Palmview Infrastructure Agreement
 - (d) outcomes of the Council officers' assessment of the Urban Development Investigation in respect of Urban Development Investigation Areas in accordance with Special Condition 2 of Palmview Infrastructure Agreement
2. for Council to make a final determination under Special Condition 2(c)(i) of the Palmview Infrastructure Agreement (**Final Determination**), being a determination as to whether it is satisfied that all or part of the relevant the Urban Development Investigation Areas is land suitable for urban development in the Palmview Structure Plan Area subject to the provision by the relevant Landowner of necessary infrastructure. The Final Determination requires the following two questions to be answered:
 - (i) Is all or part of the relevant Urban Development Investigation Area suitable for urban development in the Structure Plan Area?
 - (ii) What necessary infrastructure is required to be provided by the relevant Landowner to service the land for urban development?

EXECUTIVE SUMMARY

Council undertook the master planning for Palmview in order to seek to achieve a development outcome which provided certainty for the landowners, in terms of the area of land suitable for development and the infrastructure required to service that land, but which was balanced with the public interest, by avoiding development in areas of environmental

significance or biophysical constraints and in areas subject to natural hazards and climate change impacts along with consideration of community needs and wider community benefits.

During the renegotiation of the Palmview Infrastructure Agreement in 2015, Landowners B and C negotiated a process for Council to consider further areas suitable for urban development on the basis that the landowners believed Council's flooding and ecological studies to be inaccurate.

Council determined a process for the carrying out of its responsibilities under Special Condition 2 of the Palmview Infrastructure Agreement (**Attachment 1**).

Under Special Condition 2 of the Palmview Infrastructure Agreement, the Landowners were to provide Council with the results and technical basis for the results of the Urban Development Investigation of the Urban Development Investigation Areas (**Urban Development Investigation Results**), which includes an investigation of the ecologically important areas and flood hazard.

In accordance with the Urban Development Investigation Process Council requested, and the Landowners provided, further information with respect to the Urban Development Investigation Results (**Further Information**).

Council considered the Urban Development Investigation Results and Further Information and made a Draft Determination on 19 July 2018.

In accordance with the Urban Development Investigation Process, Landowner B and Landowner C made submissions with respect to the Draft Determination (**Landowners' Submissions**).

Council also commissioned and received a peer review of the results of the Urban Development Investigation (**Peer Review Reports**) and the Landowners have made representations in respect of the Peer Review Reports (**Landowners' Representations**). Council considered these representations and responded to the issues raised.

Council officers have had regard to the material relevant to the Urban Development Investigation, in particular the documents identified in **Attachment 2**, and prepared the Final Assessment Report (**Attachment 3**).

The outcome of the Final Assessment is as follows:

1. In respect of Urban Development Investigation Area B (North), that it is not land suitable for urban development for the following reasons:
 - (a) in respect of whether it is an ecologically important area under Special Condition 2.2(a) of the Palmview Infrastructure Agreement, Urban Development Investigation Area B (North) is predominantly an ecologically important area, and the portion of the site that is not considered ecologically important (approx. 2.77 hectares) is flood prone land;
 - (b) in respect of whether it is a flood hazard under Special Condition 2.2(b) of the Palmview Infrastructure Agreement, Urban Development Investigation Area B (North) is flood prone land, and should not be incorporated in land suitable for urban development as it does not satisfy an overriding need in the public interest in that it would result in material adverse offsite impacts, it would not result in a significant overall benefit for a significant part of the community and any proposed benefit can otherwise be satisfied by other land that is suitable and reasonably available.
 - (c) in respect of the consideration of the provision of necessary infrastructure under Special Condition 2.3(c) of the Palmview Infrastructure Agreement, Urban Development Investigation Area B (North), whilst it has been considered, the necessary infrastructure is considered irrelevant as no land is considered suitable for urban development.

2. In respect of Urban Development Investigation Area B (South), that it is not land suitable for urban development for the following reasons:
 - (a) in respect of whether it is an ecologically important area under Special Condition 2.2(a) of the Palmview Infrastructure Agreement, Urban Development Investigation Area B (South) is an ecologically important area;
 - (b) in respect of whether it is a flood hazard under Special Condition 2.2(b) of the Palmview Infrastructure Agreement, Urban Development Investigation Area B (South) is predominantly flood prone land and the portion of the site that is not flood prone land is an ecologically important area;
 - (c) in respect of the consideration of the provision of necessary infrastructure under Special Condition 2.3(c) of the Palmview Infrastructure Agreement, Urban Development Investigation Area B (South), the necessary infrastructure is considered irrelevant as it is considered that no land is considered suitable for urban development.

3. In respect of Urban Development Investigation Area C, that there is land suitable for urban development (being approximately 0.49 hectares) for the following reasons:
 - (a) in respect of whether it is an ecologically important area under Special Condition 2.2(a) of the Palmview Infrastructure Agreement, there is a portion of Urban Development Investigation Area C that is not an ecologically important area;
 - (b) in respect of whether it is a flood hazard under Special Condition 2.2(b) of the Palmview Infrastructure Agreement, there is a portion of Urban Development Investigation Area C that is not a flood hazard area, but it would need to be modified to eliminate any offsite impacts and to address impacts associated with urban stormwater runoff within the development footprint.
 - (c) in respect of the consideration of the provision of necessary infrastructure under Special Condition 2.3(c) of the Palmview Infrastructure Agreement, Urban Development Investigation Area C requires necessary infrastructure with respect to non-urban open space infrastructure and road infrastructure in particular, which results in an area of less than 0.49 hectares which could be considered suitable for urban development, subject to other necessary infrastructure being provided.

Whilst not part of the technical assessment, the resulting land deemed suitable for urban development is isolated and poorly shaped and does not meet other assessment provisions in the Palmview Structure Plan.

A Final Determination with respect to each of the Investigation Areas is now sought.

OFFICER RECOMMENDATION

That Council:

- (a) **receive and note the report titled “Final Assessment Report - Urban Investigation under the *Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No. 2)*”**
- (b) **make a Final Determination in respect of Urban Development Investigation Area B (North) that there is no land suitable for urban development**
- (c) **make a Final Determination in respect of Urban Development Investigation Area B (South) that there is no land suitable for urban development**
- (d) **make a Final Determination in respect of Urban Development Investigation Area C that there is land suitable for urban development, being approximately 0.49 hectares, subject to the provision of other necessary infrastructure**

- (e) delegate authority to the Chief Executive Officer to:
- (i) notify each of the Landowners and the State government of the Final Determination for each of the Urban Development Investigation Areas and
 - (ii) progress any actions in respect of the Final Determination.

FINANCE AND RESOURCING

Council will consider the financial implications and resourcing, following Council decision on this report.

CORPORATE PLAN

Corporate Plan Goal: *A smart economy*
Outcome: 1.1 - Strong economic leadership, collaboration and identity
Operational Activity: 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

Refer to the Consultation Report provided as **Attachment 4** to this report.

Internal Consultation

Council officers from the following branches and teams have considered the material relevant to the Urban Development Investigation for each of the Urban Development Investigation Areas:

- Environment and Sustainability Policy Branch in consultation with Environmental Operations Branch
- Flooding and Stormwater Team in consultation with engineers from Urban Growth Projects Branch and
- Development Services.

External Consultation

Council requested a determination from the State government, being the Department of State Development, Manufacturing, Infrastructure and Planning (**DSDMIP**) and the Department of Environment and Science (**DES**), with respect to the ecologically important areas under Special Condition 2.2(a)(ii) of the Palmview Infrastructure Agreement. The determination from the State government is included in the Final Assessment Report provided in **Attachment 3**.

More detail in respect of the briefings and meetings with the State government is provided in the Consultation Report (**Attachment 4**).

Peer Reviews

Council appointed WMA Water to undertake an independent peer review with respect to flood hazard for Urban Development Investigation Area B (North), Urban Development Investigation Area B (South) and Urban Development Investigation Area C.

Council appointed BAAM Ecology to undertake an independent peer review with respect to ecology with respect to Urban Development Investigation Area B (North), Urban Development Investigation Area B (South) and Urban Development Investigation Area C.

The purpose of the independent peer review was to peer review the results on the Urban Development Investigations and to evaluate whether the conclusions were reasonable. The purpose of the peer review was not to undertake a technical assessment for the Urban Development Investigation.

The Peer Review Reports with respect to ecology were provided to Council and the Landowners on 7 February 2019 and the Peer Review Reports with respect to flood hazard were provided to Council and the Landowners on 14 February 2019.

Landowners were given the opportunity to make representations on the Peer Review Reports. A summary of the Landowners' Representations and Council officers' response to the Landowners' Representations is provided in **Attachment 3**.

Expert Opinion

NGH Environmental and Perkins Planning were appointed to provide their professional expert opinion on the Final Assessment Report, with particular attention on whether the Council's findings are findings that a reasonable local government acting reasonably ought to make when considering:

- a. the Council's findings in respect of land that is an ecologically important area under Special Condition 2.2(a)(i) of the Palmview Infrastructure Agreement; the Council's findings in respect of the suitability of flood prone land to be incorporated for urban development under Special Condition 2.2(b)(ii) of the Palmview Infrastructure Agreement based upon the Council's assessment of the overriding need in the public interest as stated in Special Condition 2.2(b)(ii)(A) to (C) of the Palmview Infrastructure Agreement; and
- b. the Council's findings in respect of the requirements for necessary infrastructure to service the land for urban development, in particular in respect of the requirements for the Non-urban Open Space Infrastructure Network.

The professional expert opinion of NGH Environmental and Perkins Planning are in **Attachment 5**.

Community Engagement

Council determined a process for the carrying out of its responsibilities under Special Condition 2 of the Palmview Infrastructure Agreement which enabled the relevant Landowners to make a submission in respect of the Draft Determination, being the Landowners' Submissions.

Council has also given the Landowners briefings with respect to the Draft Determination, given the Landowners the opportunity to present to Council with respect to the Landowners' Submissions, and Council officers and elected officials have met with the Landowners in the course of the Urban Development Investigation.

Further, Council has received representations from key stakeholders with respect to the Urban Development Investigation. However, Council's Final Determination in respect of the Urban Development Investigation is required to be made in accordance with the contractual arrangements set out in Special Condition 2 of the Palmview Infrastructure Agreement.

As Council is required to exercise its responsibilities in accordance with the Palmview Infrastructure Agreement, the representations received from key stakeholders have not been incorporated into the officer assessment, but can be considered by Council as an input in making the Final Determination.

Further detail on the consultation undertaken with key stakeholders and a summary of their representations is provided in the Consultation Report provided as **Attachment 4** to this report.

PROPOSAL

Background

In early 2009, the Council commenced the preparation of the Palmview Structure Plan to identify the vision, strategic intent and planning framework for the future development and management of the Palmview Structure Plan Area. The premise of the structure planning exercise was to formulate a development outcome which provided certainty for the landowners, in terms of the area of land suitable for development and the infrastructure required to service that land, but which was balanced with the public interest, by avoiding development in areas of environmental significance or biophysical constraints and in areas subject to natural hazards and climate change impacts.

During the renegotiation of the Palmview Infrastructure Agreement, Landowner B and Landowner C negotiated a process for Council to consider further areas suitable for urban development on the basis that the Landowners believed Council’s flooding and ecological studies were inaccurate. Under Special Condition 2 of the Palmview Infrastructure Agreement, the Landowners were to provide Council with the results and the technical basis for the results of the Urban Development Investigation, which includes an investigation of the ecologically important areas and flood hazard for each of the relevant Urban Development Investigation Areas (identified in **Figure 1**).

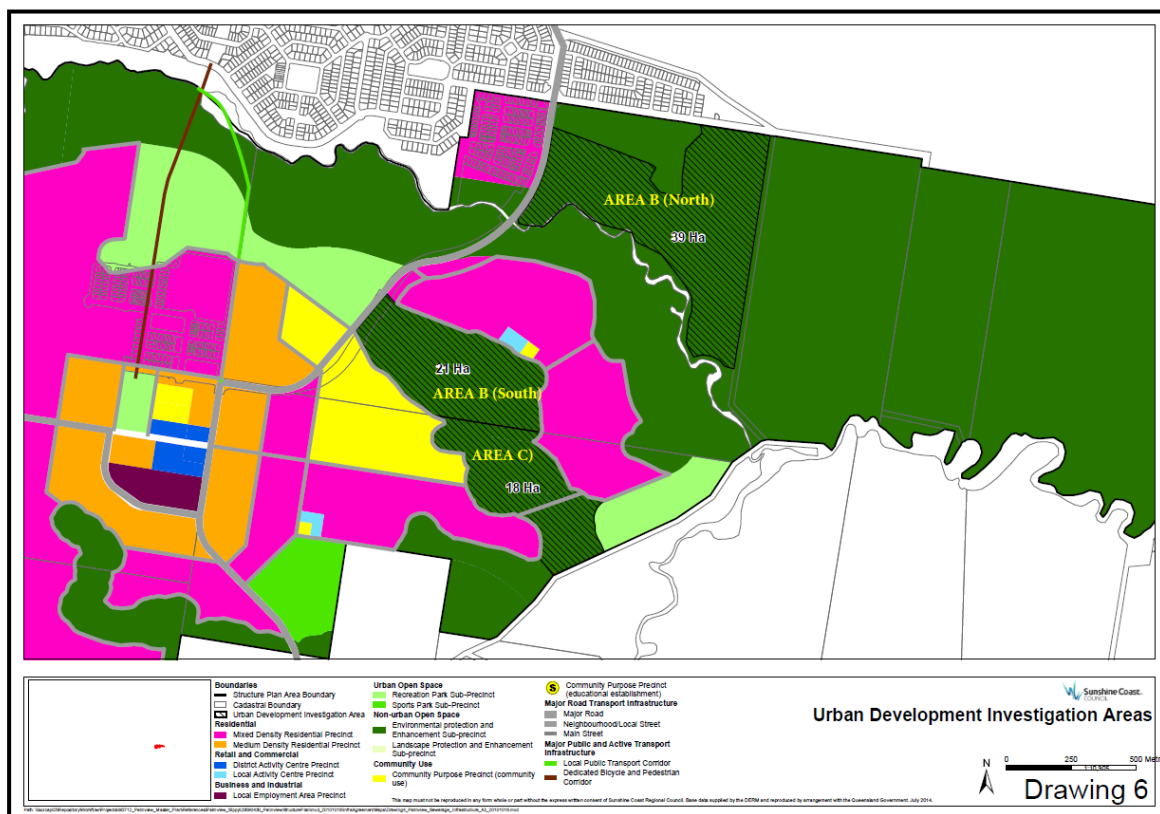


Figure 1. Urban Development Investigation Areas

Urban Development Investigation Process

Council determined a process for the carrying out of its responsibilities under Special Condition 2 of the Palmview Infrastructure Agreement, being the Urban Development Investigation Process. Landowner B, Landowner C and the Council have acted in accordance with the Urban Development Investigation Process which is set out in Sections 6.1 to 6.9 of the Final Assessment Report (**Attachment 3**).

Urban Development Investigation Areas

An Urban Development Investigation in respect of each of the following Urban Development Investigation Areas has been undertaken:

- Investigation Area B (North) – owned by Landowner B (Living Choice Australia – previously Mr Crosby), which is approximately 39 hectares in size and is the area in the north-east of the Palmview Structure Plan Area
- Investigation Area B (South) – owned by Landowner B (Living Choice Australia – previously Mr Crosby), which is approximately 21 hectares in size, and is the area adjoining the school site in the south-west of Landowner B's land holdings
- Investigation Area C – owned by Landowner C (Mr McCafferty), which is approximately 18 hectares in size.

More detail in respect of the Urban Development Investigation Areas is contained in Section 5 of the Final Assessment Report.

Draft Determination

In accordance with the Urban Development Investigation Process, Council passed a resolution in respect of the Draft Determination on 19 July 2018 and thereafter gave notice of the Draft Determination to Landowner B and Landowner C. Such notice was given to the Landowners on 30 July 2018 and was accompanied by the Draft Assessment Report.

The Draft Determination and Draft Assessment Report were intended to provide the Landowners with notice of the issues identified by Council as a result of the Council's initial assessment of the Urban Development Investigation Results and Further Information, and to enable the Landowners to make submissions, on the Draft Determination and Draft Assessment Report before Council prepared the Final Assessment Report and makes the Final Determination.

As such, the Draft Determination and Draft Assessment Report are not final and are to be superseded by the Final Assessment Report and Final Determination.

Landowners' Submissions

Landowner B and Landowner C gave to Council their submissions with respect to the Draft Determination and the Draft Assessment Report, being the Landowners' Submissions. (**Attachment 3**).

More detail in respect of the material comprising the Landowners' Submissions are in Section 7.1 (Investigation Area B (North)), Section 13.1 (Investigation Area B (South)) and Section 19.1 (Investigation Area C) of the Final Assessment Report.

Peer Review Reports

The relevant conclusions from the Peer Review Reports in respect of each Urban Development Investigation Area are included in the Final Assessment Report in the following areas.

Investigation Area B (North)

The Peer Review Report findings are in Section 8.2.1 and 9.2.1 of the Final Assessment Report.

Investigation Area B (South)

The Peer Review Report findings are in Section 14.2.1 and 15.2.1 of the Final Assessment Report.

Investigation Area C

The Peer Review Report findings are in Section 20.2.1 and 21.2.1 of the Final Assessment Report.

State government ecologically important area assessment

For an area that is included in an ecologically important area as specifically identified on Other Plans Map OPM P2(b) of the Palmview Structure Plan, the area may be considered suitable for urban development where the State government and Council determine that the area is not an ecologically important area under Special Condition 2.2 (a)(ii) of the Palmview Infrastructure Agreement.

As such, Council asked the State government to consider the Landowners' Submissions and advise of its determination under Special Condition 2.2(a)(ii) of the Palmview Infrastructure Agreement.

With respect to all of the Urban Development Investigation Areas, the State government has relevantly advised as follows:

- This request is taken to be a pre-lodgement request for a potential planning scheme amendment process and is limited to the state interest pertaining to ecological matters;
- The ecological values within the Palmview Master Planned Area, are deemed to be correctly reflected in the Sunshine Coast Planning Scheme 2014;
- The submitted information has not changed the position of the state government in relation to this matter;
- Should the Council wish to propose an amendment to the planning scheme to allow further urban development at Palmview, the amendment would be subject to a state interest review which would involve a technical assessment as required under the State Planning Policy, regional plan and the relevant legislation; and
- Whilst it is noted that this response relates to a very narrow state interest focus, any amendment would need to address all the state interests relevant to an amendment

As such, the State has determined under Special Condition 2.2(a)(ii) of the Palmview IA that that the ecologically important areas as specifically identified on Other Plans Map OPM P2(b) Palmview Master Planned Area Ecologically Important Areas are correctly mapped as Ecologically Important Areas.

Final Assessment

Council officers have had regard to the following in making the recommendation in respect of the Urban Development Investigation:

1. Palmview Infrastructure Agreement
2. Palmview Structure Plan
3. Urban Development Investigation Results
4. Further Information
5. Draft Assessment Report and Draft Determination, but subject to the limitations explained earlier
6. Landowners' Submissions
7. Peer Review Reports
8. Landowners' Representations
9. State Government Assessment

The Final Determination requires the following questions to be answered:

- (a) **Is all or part of the relevant Investigation Area suitable for urban development in the Structure Plan Area?**

This question is to be answered by reference to Special Condition 2.2 of the Palmview IA (refer to section 6.9.2 of the Final Assessment Report).

(b) **What necessary infrastructure is required to be provided by the relevant Landowner to service the land for urban development?**

This question is to be answered by reference to the Palmview Structure Plan (refer to section 6.9.2 of the Final Assessment Report).

The outcome of the assessment for each of the Investigation Areas is as follows.

1. In respect of Urban Development Investigation Area B (North), that it is not land suitable for urban development for the following reasons:
 - (a) in respect of whether it is an ecologically important area under Special Condition 2.2(a) of the Palmview Infrastructure Agreement, Urban Development Investigation Area B (North) is predominantly an ecologically important area, and the portion of the site that is not considered ecologically important (approx. 2.77 hectares) is flood prone land;
 - (b) in respect of whether it is a flood hazard under Special Condition 2.2(b) of the Palmview Infrastructure Agreement, Urban Development Investigation Area B (North) is flood prone land, and should not be incorporated in land suitable for urban development as it does not satisfy the overriding need in the public interest in that it would result in material adverse offsite impacts, it would not result in a significant overall benefit for a significant part of the community and any proposed benefit can otherwise be satisfied by other land that is suitable and reasonably available;
 - (c) in respect of the consideration of the provision of necessary infrastructure under Special Condition 2.3(c) of the Palmview Infrastructure Agreement, Urban Development Investigation Area B (North), whilst it has been considered, it is considered irrelevant as no land is considered suitable for urban development.
2. In respect of Urban Development Investigation Area B (South), that it is not land suitable for urban development for the following reasons:
 - (a) in respect of whether it is an ecologically important area under Special Condition 2.2(a) of the Palmview Infrastructure Agreement, Urban Development Investigation Area B (South) is an ecologically important area;
 - (b) in respect of whether it is a flood hazard under Special Condition 2.2(b) of the Palmview Infrastructure Agreement, Urban Development Investigation Area B (South) is predominantly flood prone land and the portion of the site that is not flood prone land is an ecologically important area;
 - (c) in respect of the consideration of the provision of necessary infrastructure under Special Condition 2.3(c) of the Palmview Infrastructure Agreement, Urban Development Investigation Area B (South), it is considered irrelevant as it is considered that no land is considered suitable for urban development.
3. In respect of Urban Development Investigation Area C, that there is land suitable for urban development (being approximately 0.06 hectares) for the following reasons:
 - (a) in respect of whether it is an ecologically important area under Special Condition 2.2(a) of the Palmview Infrastructure Agreement, Urban Development Investigation Area C is not an ecologically important area;
 - (b) in respect of whether it is a flood hazard under Special Condition 2.2(b) of the Palmview Infrastructure Agreement, Urban Development Investigation Area C is not a flood hazard area, but the area considered suitable for urban development will need to be modified to eliminate any offsite impacts and to address impacts associated with urban stormwater runoff within the development footprint.
 - (c) in respect of the consideration of the provision of necessary infrastructure under Special Condition 2.3(c) of the Palmview Infrastructure Agreement, Urban Development Investigation Area C requires necessary infrastructure with respect

to non-urban open space infrastructure and road infrastructure in particular, which results in an area of less than 0.49 hectares which could be considered suitable for urban development, subject to the provision of other necessary infrastructure.

Whilst not part of the technical assessment, the irregular shape and isolated location of the area considered suitable for urban development would not meet other assessment provisions in the Palmview Structure Plan.

Legal

Refer to the confidential Council officer memorandum dated 28 May 2019 (**Attachment 6**).

Policy

To the extent relevant, the assessment of the Urban Development Investigation has been undertaken in accordance with Council policy positions contained in the *Sunshine Coast Planning Scheme 2014* and in the *Environmental and Liveability Strategy 2017*.

Risk

Ecologically important areas and flood hazard risk

The Final Assessment Report identifies the risks in respect of the determinations to be made in respect of the ecologically important areas and flood hazard.

In particular, there is a significant risk that if development of the sites identified as being subject to the defined flood event, are allowed to occur that this would affect the freeboard to existing residential areas and would establish a precedence for allowing loss of flood plain storage, which would be exacerbated with a cumulative loss of flood plain storage with future development in other locations in the region. Further, this would be inconsistent with Council's stated policy positions in the *Sunshine Coast Planning Scheme 2014* and the *Environment and Liveability Strategy 2017*.

Previous Council Resolution

Ordinary Meeting 19 July 2018 (OM18/106)

That Council:

- (a) *receive and note the report titled "**Palmview Urban Development Investigation Areas**"*
- (b) *endorse the Assessment Report for Urban Investigation Areas (Appendix A)*
- (c) *make a draft determination for Urban Development Investigation Area B North, Area B South and Area C with respect to each area's suitability for urban development and*
- (d) *delegate authority to the Chief Executive Officer to:*
 - (i) *notify each of the Palmview landowners and the State Government of the draft determination for each of the Urban Development Investigation Areas*
 - (ii) *request that submissions from each of the Palmview landowners, with respect to the draft determination, be provided to Council within two months of receiving the notification of the draft determination*

Related Documentation

Sunshine Coast Planning Scheme 2014

Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No 2)

Shaping SEQ 2017

State Planning Policy July 2017

Environment and Liveability Strategy 2017

In addition, **Attachment 2** is a list of material that Council officers have had regard to in respect of the Final Assessment Report.

Critical Dates

There are no statutory timeframes associated with the Urban Development Investigation.

Implementation

Following Council making a Final Determination for the Urban Development Investigation, a Notice will be issued to all parties to the Palmview Infrastructure Agreement advising them of the Final Determination.

If it is determined by Council that any part of the Urban Development Investigation Areas are suitable for urban development, the process contained in Special Condition 2.3(d) of the Palmview Infrastructure Agreement is to be followed, which is summarised as follows:

1. The parties are required to confer with a view to reaching agreement as to the effect the Final Determination may have on the Proposed Development and a Development Obligation under the Palmview Infrastructure Agreement, the Palmview Structure Plan and the Palmview Structure Plan Planning Scheme Policy.
2. If the parties agree there is an effect, the parties are to negotiate in good faith the changes to the Palmview Infrastructure Agreement. The Council is to also consider whether it proposes to make a change to the Palmview Structure Plan or the Palmview Structure Plan Planning Scheme Policy.
3. The preparation of a relevant planning scheme amendment which will require public notification and State government approval.

This process is likely to take 12 – 18 months.

If it is determined by Council that all or part of an Urban Development Investigation Area is not land suitable for urban development in the Structure Plan Area, in accordance with Special Condition 2(e) of the Palmview Infrastructure Agreement, the relevant Landowner is to provide that land to the Council as part of the Non-urban open space infrastructure network in accordance with the Infrastructure Contributions Schedule.

8.4 COMMUNITY PURPOSE LAND EXPRESSION OF INTEREST

File No:	Council Meetings
Author:	Team Leader Community Development Economic & Community Development Group
Attachments:	Att 1 - Shine Court, Birtinya83 ↓
	Att 2 - Brightwater Blvd, Brightwater.....85 ↓
	Att 3 - Bellara Drive, Currimundi87 ↓

PURPOSE

In accordance with *Local Government Regulation 2012*, this report seeks Council's endorsement to conduct an Expression of Interest (EOI) process for three community facility land parcels at Birtinya, Brightwater and Currimundi transferred to Council as freehold land in Trust.

The Expression of Interest process will aim to attract suitable community investment through not-for-profit community focused organisation/s to optimise the community benefit with no or limited Council funding.

EXECUTIVE SUMMARY

This report presents three community facility land parcels transferred to Council as freehold land in Trust for endorsement to conduct an Expression of Interest process namely:

1. Birtinya, "Birtinya Community Land" (Lot 917, SP 254721), 5,003m² (Attachment A)
2. Brightwater, "Brightwater Community Land" (Lot 8000, SP 239527), 5,000m² (Attachment B) and
3. Currimundi, "Currimundi Market Place – Community Meeting Space" (Lot 7, SP 119992), 1,620m² (Attachment C).

These community facilities sites are considered local level land resources complementary to Council's priority network of District and Council-wide level social infrastructure land. There is an opportunity to optimise community benefit by allowing these sites to be developed in partnership with the not-for-profit sector. It is proposed that Council would offer long term leases over the sites in accordance with Council's *Community Groups Occupying Council Owned and Council Controlled Land and/or Infrastructure Policy* for appropriate community purposes in return for publicly available multi-purpose meeting spaces, with no or highly limited financial contribution from Council.

Expression of Interest

An Expression of Interest process is considered most appropriate for these sites as this process will:

- allow industry or community to propose a diverse range of innovative and dynamic solutions for the community's benefit
- attract potential investment into the site without the need for Council to be solely responsible
- allow Council to evaluate submissions with a view to identifying the solution that best aligns with the interests of the public and Council
- enable discussions and negotiations with respondents that may be used to develop an appropriate written tender and
- facilitate the formation of a unique contract that is the most advantageous to the public and Council, through inviting Expressions of Interest before written tenders.

Should Council endorse this proposal, the Expression of Interest processes will be delivered in accordance with the *Local Government Regulation 2012 and Council's Procurement Policy*.

From the Expression of Interests received, Council can:

- proceed to tender based on high quality responses received
- introduce potential joint applicants to each other with a view to proceeding to tender and
- choose to accept none of the responses and not proceed to tender.

It is anticipated that responses received during the Expression of Interest and the tender processes will indicate a monetary investment from respondents which will require special leasing conditions that fall outside of *Council's Community Groups Occupying Council Owned and Council Controlled Land and/or Infrastructure Policy*. It is therefore recommended that a report is returned to Council outlining the tender outcome for consideration.

This report is proposing to trial an innovative delivery mechanism for social infrastructure to optimise community benefit whilst reducing Council's capital and operational investment. The sites addressed in this report are chosen with consideration to preliminary investigations undertaken for these sites in the past as well as an interest shown by potential partners more recently (Birtinya and Brightwater sites).

There are a number of additional current and future community facility land parcels that may be suitable for delivery through partnership processes, and the approach and timing of these sites may be assessed once the outcomes of this Expression of Interest process are evaluated.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Community Purpose Land Expression of Interest"
- (b) resolve it would be in the public interest to invite Expressions of Interest in accordance with the provisions of the *Local Government Regulation 2012*, section 228, for the properties at:
 - (i) Birtinya community facility land parcel (Lot 917, SP 254721 Shine Court, Birtinya)
 - (ii) Brightwater community facility land parcel (Lot 8000, SP 239527 Brightwater Boulevard, Mountain Creek)
 - (iii) Currimundi community facility land parcel (Lot 7, SP 119992 31 Bellara Drive, Currimundi)
- (c) note that the calling of Expressions of Interest for (b)(i), (ii) and (iii) above, before inviting written tenders, are in the public interest because the process will allow:
 - (i) industry and community to propose a diverse range of innovative and dynamic solutions
 - (ii) discussions and negotiations with respondents that may be used to develop an appropriate written tender and any final contract
 - (iii) will facilitate the formation of a unique contract that is the most advantageous to the public and Council and
- (d) request the Chief Executive Officer provide a report to Council for a final decision on any dealings with the land parcels.

FINANCE AND RESOURCING

The administration of the Expression of Interest process will be resourced within existing operational budget parameters.

The Expression of Interest process will seek to achieve activation of community facility land and the delivery of publicly available multi-purpose meeting spaces with no or limited financial contribution from Council. The Expression of Interest process will demonstrate the feasibility of this proposal, with the financial implications of each submission to be reported back to Council for consideration.

The funding secured for the delivery of the Birtinya, Brightwater and Currimundi community facilities is detailed below.

Birtinya

The Kawana Waters Community Facilities Account was established in accordance with the Development Agreement for Kawana Waters and is to be spent in accordance with the Kawana Waters Community Development Strategy 2009.

While a financial contribution from this account may be negotiated through a tender process, it is recommended that this Expression of Interest articulate that the proposal will be offering a land only contribution from Council. All capital costs for site development will be the responsibility of the applicant.

Brightwater

In the initial phase of receiving this parcel of land, no funds were provided to Council by the developer for embellishment. Furthermore, there is no allocation of funds for development of this site in future Council Capital Works programs.

Within this Expression of Interest, it will be clearly articulated that the proposal will be offering a land only contribution from Council. All capital costs for site development will be the responsibility of the applicant.

Currimundi

In the initial phase of receiving this parcel of land, no funds were provided to Council by the developer for embellishment. Furthermore, there is no allocation of funds for development of this site in future Council Capital Works programs.

Within this Expression of Interest, it will be clearly articulated that the proposal will be offering a land only contribution from Council. All capital costs for site development will be the responsibility of the applicant.

CORPORATE PLAN

Corporate Plan Goal: *A healthy environment*
Outcome: We serve our community by providing this great service
Operational Activity: S18 - Sustainable growth and network planning - providing land use planning, social policy, infrastructure planning and charges, flood mapping, transportation planning and environmental initiatives.

CONSULTATION

Councillor Consultation

Councillor P Cox – Division 3 Councillor
Councillor C Dickson – Division 6 Councillor

Internal Consultation

- Group Executive Economic and Community Development
- Group Executive Liveability and Natural Assets
- Integrated Community Facilities Team
- Acting Head of Property Management
- Coordinator Open Space and Social Policy
- Coordinator Procurement and Contract Performance
- Coordinator Strategic Property
- Project Accountant Major Projects
- Senior Development Planner

External Consultation

Stockland Development Pty Ltd

Department of Natural Resources, Mines and Energy

Community Engagement**Birtinya**

Consultation with key stakeholders and targeted community organisations within the health sector was undertaken as part of the preparation of the Oceanside Health Hub Background Study 2013 (refer to the Proposal section of this report for details).

Brightwater

In 2011, in line with the sale of the 500th lot in Brightwater, the community facility land was transferred to Council through the Infrastructure Agreement. At this time, a community survey was conducted to gain an understanding of the community's preferred model of facility for this site. The 600 residents were delivered a hard copy of the survey however only 37 responses were returned. With minimal responses and an undetermined need, no further action was taken at the Brightwater site.

The site drew little attention until late 2014 when the community facility site started being used informally as overflow parking for the school. At the same time, Brightwater State School was finishing its Building the Education Revolution (BER) hall: an added bonus to the community. As a result of the newfound interest, further community engagement was conducted in 2015 using the same community survey used in 2011, again hand delivering to the now 5,000 residents. However only 239 responses were received.

Overwhelming need was indicated for sporting clubs – aquatic facility and/or skate park – which is not the development intent of the block. Additionally, given the proximity of Kawana facilities, this does not align with the Skate and BMX Plan or the Aquatics Plan. A community garden was indicated as something that would be used by the community. An application was made to Council in 2017 for a community garden with approval given for a 500m² portion of the block to be utilised however, due to lack of support from the community, the community garden has not come to fruition.

Currimundi

No community engagement has been conducted for this site.

PROPOSAL

The Sunshine Coast Environment and Liveability Strategy provides the overarching framework for the planning and delivery of the social infrastructure network to address the needs arising from projected population growth. In accordance with the Environment and Liveability Strategy, Council's priority is to deliver a high quality network of facilities at the

District and Council-wide level, facilitating access to facilities at the local level through partnerships and advocacy.

The Birtinya, Brightwater and Currimundi community facility sites are considered local level social infrastructure land resources. These sites have been identified as appropriate to trial the delivery of local level community facility spaces through Expression of Interest processes targeting the community/not-for-profit sector with no or limited Council investment.

Background/Site History

Birtinya

Lot and Plan	917 SP 254721
Address	Shine Court, Birtinya
Land area	5,003m ²
Planning instruments	Kawana Waters Development Control Plan and related Master Plans
Key development controls	Maximum 4 storeys, maximum six short term carer accommodation units (with a nexus to the hospital), maximum 1,000m ² community uses or as otherwise deemed appropriate
Trust Purpose	<i>In Trust for community infrastructure, in particular open space and community recreation or for leisure or other recreational facilities and/or for other local government purposes</i>
Environment and Liveability Strategy Network Blueprint	District Community Venue with a health and wellbeing focus



Site Plan 1. Birtinya

Kawana Waters is a master planned development governed by the Kawana Waters Development Control Plan and associated Master Plan and Site Plan approvals. The community facilities land within the Oceanside Health Hub was transferred to Council by the Developer in accordance with the Kawana Waters Infrastructure Agreement.

The existing Master Plan and Deed of Variation were amended and approved to permit the development on the community facility site to include short term carer accommodation, with a maximum number of six units, having a nexus to the Sunshine Coast University Hospital and the Sunshine Coast University Private Hospital (the Hospitals). This was as a result of a Background Study undertaken to identify the needs for the community facility to assist in identifying the timing trigger for the facility to support the commencement of the Hospitals in the locality. In addition, the definition for community purpose under the deed of variation was amended to include Biobank terminology.

To progress the refinement of the proposed community facility in the context of the emerging regional hospital development, a background study was prepared. This was undertaken on the basis to identify the potential requirements for the facility to reflect the needs of the Health Hub (workforce, visitors and community). It was identified through this study that the site provides a unique opportunity to contribute to the activation of the Health Hub and ensure that the working and resident population is suitably serviced by community facilities. The study clearly identified that the development of the new facility is required to complement and not compete with the existing suite of community facilities available to the community at the location.

The study was undertaken and completed in 2013 which was prior to the 2016 operational commencement of the Sunshine Coast University Hospital. The study included community engagement with community groups with an interest in health education and support. The study identified the following potential functions of the site with regard to delivery of a community facility:

1. Multi-functional meeting spaces for community, support groups, health and wellbeing education/activities (including workers) (the hospitals have no capacity to provide such spaces)
2. Carer accommodations (given the many patients that may require family and ongoing support).

The recommended delivery process for the proposed facility was identified as an Expression of Interest process to seek to partner with another organisation such as a Not for Profit (NFP) to deliver and then manage the community facility.

The community facility site provides a unique opportunity for connection and development of partnerships with regard to preventive health and support due to the synergies of the site with the Hospitals. The site could provide multi-functional space for the collaboration and coordination of services. Core activities within the facility could include support groups, education and preventative/alternative health.

Brightwater

Lot and Plan	8000 SP 239527
Address	Brightwater Boulevard, Mountain Creek
Land area	5,000m ²
Planning instruments	Bundilla Local Area Structure Plan (Bundilla Local Centre)
Key development controls	3 storey/12.5m or 4 storey/15m if including residential uses

Trust Purpose *In Trust for community infrastructure, in particular open space and community recreation or for leisure or other recreational facilities and/or for other local government purposes*

Environment and Liveability Strategy Network Blueprint Local Community Venue



Site Plan 2. Brightwater

Brightwater is a master planned development governed by the Bundilla Local Area Structure Plan 2003. The Brightwater community facilities land was transferred to Council by the Developer in accordance with the relevant Infrastructure Agreement.

In establishing the Estate of Brightwater in 2004, Lot 8001 SP 226924 was set aside for Community Facility Purposes and transferred to Council in 2011. The site is 5,000m² and conveniently located for community use. It is situated adjacent to the Brightwater State School on Brightwater Boulevard and is in close proximity to the local shopping precinct, Brightwater Hotel and the childcare centre.

In 2011, the population of the Brightwater community was considered small with only 600-700 residents. This population has grown with the further development of the Brightwater community and is now almost at capacity, with the population reaching over 5,000 residents.

As the community has matured, so have the Brightwater facilities and infrastructure with residents now having access to retail, medical, shopping, a tavern, and the school BER hall

and meeting rooms. Brightwater State School has experienced dramatic growth, with the student population exceeding expectations. This growth has placed additional pressure on the local parking network and the vacant Brightwater Community Land site currently accommodates this additional demand. Further education of parents about the formal parking lots at the neighbouring sports fields will continue as the development of the community facility site will only respond with formal car parking lots to meet the facility's proposed activities.

In 2014, a Brightwater Reference Group was formed to provide Council, Stockland and community organisation representatives an opportunity to receive and share relevant news relating to the development of Brightwater community infrastructure and emerging issues and needs. The members of the Brightwater Reference Group are representative of the major stakeholders in the community and include Sunshine Coast Council, Stockland, Brightwater State School, Brightwater Community Association, Brightwater Neighbourhood Watch, and Brightwater P&C. The Reference Group has also been working to realise the potential for the development of a community purpose facility on the designated Brightwater Community Land site.

To assist with this direction, community engagement has been undertaken with the broader Brightwater community in 2011 and more recently in late 2015 with the purpose of gaining an understanding of the preferred type of community facility to meet the needs of the growing community.

An Expression of Interest process was undertaken in April 2015 for development of the site and management of the consequential community facility. The process targeted local not-for-profit organisations who were seeking to add value to the needs of the Brightwater community, now and into the future. The Expression of Interest process ran from 24 June – 19 July 2016. There were 48 tender specification downloads with seven of these being from the Not For Profit community organisations. At the time of closing there were no responses received. The seven NFP community organisations that downloaded the information were contacted for feedback in relation to their non-completion of the application process stating that internal approval processes delayed the NFP from gaining consent to complete the tender response; the restricted commercial activity decreased viability; and the scale and phase of project misunderstood. Generally, the NFP sector was ill-prepared to understand the planning scheme development opportunities and respond to the tender in the usual timeframe.

Currimundi

Lot and Plan	7 SP 119992
Address	31 Bellara Drive, Currimundi
Land area	1,620m ²
Planning instruments	Sunshine Coast Planning Scheme 2014
Key development controls	2 storey/11m
Trust Purpose	<i>In Trust for community facilities, particularly for the purposes of a community meeting place and library</i>
Environment and Liveability Strategy Network Blueprint	Local Community Venue



Site Plan 3. Currimundi

In 1998, Council approved a Detailed Planning Area Plan (DPA 5) and Site Development Plan for the site known today as Currimundi Market Place. Community facility land was transferred to Council in accordance with a development requirement for the Market Place.

The Council owned land has an area of 1,620m² and has legal access to Bellara Drive by access easement. Practical access to the site is via the existing constructed car parks and circulation paths as part of the operations of the Shopping Centre. The site is encumbered by drainage easements.

No community consultation has been undertaken to confirm the community facility needs of Currimundi. Desk top studies and observation by Council community development officers have indicated that the Currimundi Recreation Hall and community halls made available to the community by schools and churches meet community demands. A potential need for smaller meeting spaces and spaces available during day time has been indicated. The planning design for the development of this facility was originally planned and proposed in the Capital Works Program for 2011-12, with construction to be delivered in the following financial year. A partnership was investigated however the project was unsuccessful and not endorsed in the Capital Works Program and has not been included for the future 10 year program.

Legal

The Birtinya, Brightwater and Currimundi community facility sites were all contributed to Council as freehold land in Nomination of Trust for community purposes. The development of the sites are subject to the Trusts Act 1973. The development is required to be in accordance

with the Trust Purpose specific to each site. The development is further required to be in accordance with the planning requirements as outlined in the respective planning instruments for each site. The planning requirements may be amended subject to due processes and approvals.

The *Local Government Regulation 2012* provides the processes by which Council may form contracts for the procurement of goods and services (procurement activities) or the disposal of valuable non-current assets (disposal activities). This regulation will be adhered to through the Expression of Interest process.

Additionally, the Expression of Interest Brief will clearly outline:

- the key planning provisions in the respective planning instruments for the three parcels and
- Council's contribution to this proposal. All capital costs for site development will be the responsibility of the applicant.

Policy

Environment and Liveability Strategy 2017

The Sunshine Coast Environment and Liveability Strategy 2017 provides the overarching framework for the planning and delivery of the social infrastructure network. The proposed Expression of Interest process is in accordance with the strategic direction to prioritise the development of facilities at the District and Council-wide level whilst facilitating access to facilities at the local level through partnerships and advocacy.

The Expression of Interest process will require any proposal to demonstrate how community access will be achieved generally in accordance with the Social Infrastructure Network Blueprint and associated Desired Standards of Service for the relevant community functions, as follows:

- Birtinya – District Community Venue (health and wellbeing focus)
- Brightwater – Local Community Venue
- Currimundi – Local Community Venue.

Community Engagement Policy

Council will take a flexible approach on how it engages with the community on local issues, with Divisional Councillors playing a pivotal role. Engagement activities will provide an opportunity to give and receive information and may include the establishment of working or project groups, divisional forums or community meetings. Such activities will be action focused and will often involve Council staff.

Community Groups Occupying Council Owned and Council Controlled Land and/or Infrastructure

The policy seeks to establish a structured, consistent and transparent approach to the provision and management of community occupancy arrangements over Council owned and Council controlled land and/or infrastructure.

This approach maximises use of community land and infrastructure and clarifies roles and responsibilities to expedite decision making and ultimately build resilient, strengthened communities.

Procurement Policy

Council will not enter into a large-sized contractual arrangement, without:

- a. inviting written tenders or
- b. inviting Expressions of Interest (however only following a resolution of Council that it would be in the public interest to invite EOIs before inviting written tenders), before considering whether to invite written tenders.

Invitations for written tenders or Expression of Interest, will, as a minimum, be advertised in a newspaper circulating in the local government area. Invitations will remain open for a period of no less than 21 days and no greater than 42 days (6 weeks) after the advertisement is published. Where Council invites an Expression of Interest before considering whether to invite written tenders, Council may prepare a shortlist from respondents to the invitation to EOI and invite written tenders from that shortlist.

Council may decide not to accept any tenders it receives. If Council decides to accept a tender, Council must accept the tender most advantageous to it having regard to the Sound Contracting Principles.

There is a potential that proposals received during the Expression of Interest and tender process will indicate a monetary investment from respondents which will require special leasing conditions that fall outside of *Council's Community Groups Occupying Council Owned and Council Controlled Land and/or Infrastructure Policy*. It is therefore recommended that a report is returned to Council outlining the tender outcome for consideration.

Risk

Running an Expression of Interest process can increase community expectations about the sites future development. These expectations will be mitigated through strong communication and messaging about the process being undertaken.

Furthermore, the Expression of Interest process may provoke increased discretionary interpretation in the development of submissions which in turn may elicit concepts that are outside the scope of/not fit for the desired purpose. Having a collaborative approach to the development of the Project Brief and adequate guiding provisions will assist in mitigating this risk.

Previous Council Resolution

Brightwater

Ordinary Meeting 21 April 2016 (OM16/55)

That Council:

- (a) *receive and note the report titled "**Brightwater Community Facility Expression of Interest**"*
- (b) *resolves it would be in the public interest to invite expression of interest for (subject matter) in accordance with the provisions of the Local Government Regulation 2012, section 228 and*
- (c) *notes the advantages of the Expression of Interest for this proposal are:*
 - (i) *it will allow industry and community to propose a diverse range of innovative and dynamic solutions*
 - (ii) *the process will allow Council to evaluate submissions with a view to identifying the solution that best aligns with the interests of the public and Council*
 - (iii) *the process will allow discussions and negotiations with respondents that may be used to develop an appropriate written tender and*

- (iv) *inviting expressions of interest before written tenders will facilitate the formation of a unique contract that is the most advantageous to the public and Council.*

Ordinary Meeting 3 August 2011 (OM11/193)

That Council authorise the Chief Executive Officer to finalise the transfer of 5,000 m2 of land for a future community facility in accordance with the Bundilla/Brightwater Infrastructure Agreement.

Currimundi**Caloundra City Council 10 May 2007 (07/153)**

That:

- (a) *Report No. 20070424.im.1 from Policy Officer I Myhr, dated 24 June 2007, be received and noted*
- (b) *the preliminary project proposal on Lot 7 SP119992 Currimundi Markets be referred to the Department of Communities for a contribution of \$37,500 towards the concept design phase*
- (c) *\$12,500 be referred to the 2007/2008 Annual Financial Plan Major Project for Council's consideration of the concept design phase of the preliminary project proposal for Lot 7 SP119992 Currimundi Markets subject to commitment of the funding of \$37,500 by the Department of Communities towards the project*
- (d) *the Currimundi Markets Project Team continue to investigate the feasibility of the preliminary project proposal on Lot 7 SP119992 Currimundi Markets subject to the commitment of funding by Council and Department of Communities. Further investigations to include ownership, management and lease options*
- (e) *\$45,445 from the Councillor Priority Project Fund, Division 6 be approved as a suitable 2007/2008 Annual Financial Plan Grant in accordance with the Councillor Priority Project Fund policy*
- (f) *the \$45,445 from the Councillor Priority Project Fund Division 6 be referred to the 2007/2008 Annual Financial Plan Grants Program, for Council's contribution towards air-conditioning of the Music and Performance facility at Meridan State College subject to a Memorandum of Understanding being developed between Council and the Department of Education and the Arts to ensure community access and*
- (g) *Council investigate the opportunity to partner with Meridan State College in the planning and provision of future shared community facilities.*

Caloundra City Council 22 June 2006 (06/232)

That:

- (a) *Report No. 20060605.im.1 from Policy Officer Community Lifestyle Policy, I Myhr, dated 5 June 2006, be received and noted;*
- (b) *the co-location of community facilities on Lot 7 Bellara Drive (SP119992), Currimundi Market Place, through a partnership between Caloundra City Council and Caloundra Community Centre (State government funded) be further investigated;*
- (c) *a project team comprising representatives from Council Officers, Councillors O'Kearney, Smith and Grosskreutz, Department of Communities and Caloundra Community Centre be established to investigate the feasibility of the proposal as outlined in (b) above;*
- (d) *Lot 394 Lomandra Drive (SP154360), Creekside, be utilised as open space until further population growth may require the land for community facility use; and*
- (e) *the findings of the investigation be reported to Council.*

Related Documentation

- Environment and Liveability Strategy 2017
- Sunshine Coast Council Community Engagement Policy
- Sunshine Coast Council Community Groups Occupying Council Owned and Council Controlled Land and/or Infrastructure
- Sunshine Coast Council Procurement Policy

Critical Dates

There are no critical dates relevant to this report.

Implementation

Should Council endorse this proposal, Council officers will develop an Expression of Interest Brief in consultation with Council's Procurement, Development Assessment, and Legal teams.

Once the brief is finalised and approved for release through Council's Procurement Contracts Committee, officers will begin the Expression of Interest process.

The Expression of Interest process is a public process delivered in accordance with Council's *Procurement Policy*. It will as a minimum, be advertised in a newspaper circulating in the local government area. Further circulation methodology will also be adopted in order to best inform and attract suitable potential partners. Invitations will remain open for a period of no less than 21 days and no greater than 42 days (6 weeks) after the advertisement is published.

The Expression of Interest process allows Council the opportunity to prepare a shortlist from respondents to the invitation of the Expression of Interest and invite written tenders from that shortlist. Council may also decide not to accept any tenders it receives. At this point in time a further report will be prepared for Council's consideration. The Expression of Interest procedural steps that will be undertaken are provided as a guide below:

1. Council report
2. EOI open for a period of no less than 21 days and no greater than 42 days (6 weeks) after the advertisement is published.
3. Information sessions (first week open)
4. Submissions received
5. Evaluation and recommendation (negotiation between parties if/as necessary)
6. PCC approval to progress to tender
7. Council report with outcomes
8. Tender open (21 days)
9. Submissions received
10. Evaluation and recommendation
11. PCC approval
12. Council report advising of preferred tender (each site) and seeking endorsement to proceed with preferred application.

8.5 DRAFT SUNSHINE COAST COMMUNITY STRATEGY 2019 -2041

File No:	Council meetings
Author:	Planning Officer (Community) Economic & Community Development Group
Appendices:	App A - Draft Sunshine Coast Community Strategy 2019 - 2041.....99 ↓
Attachments:	Att 1 - Sunshine Coast Community Strategy Stakeholder Engagement Report (Phase 1) – Confidential..... 91/330 Att 2 - Sunshine Coast Social Strategy Discussion Paper - January 2019 – Confidential..... 103/330 Att 3 - Sunshine Coast Community Strategy 2019-2041 - White Paper - March 2019 - Confidential 169/330

PURPOSE

The purpose of this report is to present the draft Sunshine Coast Community Strategy 2019-2041 (the draft Community Strategy) for Council consideration and endorsement to proceed to broader community engagement. During the community engagement period (June - July 2019) a draft action plan will be developed in collaboration with the community and stakeholders. Following public consultation, the draft Community Strategy and supporting action plan will be finalised, and the Sunshine Coast Community Strategy 2019-2041 (the Community Strategy) will be presented to Council.

EXECUTIVE SUMMARY

The development of the draft Sunshine Coast Community Strategy 2019-2041 (Appendix A) responds to operational activity 2.3.2 identified in the Sunshine Coast Corporate Plan 2019-2041 (the Corporate Plan) to “*review and update the Sunshine Coast Social Strategy*”. The draft Community Strategy has been developed as the guiding regional strategy that supports the attainment of Goal 2 of the Corporate Plan – “*A strong community*”.

Extensive engagement with stakeholders and the community resulted in recommendation of a title change from “Social Strategy” to “Community Strategy” to provide greater clarity and articulation of the role and purpose of the Community Strategy. It also reinforces the approach taken with the appended draft Community Strategy, which is to build from the aspirations of the community to develop an action plan in collaboration with the community and our stakeholders.

The Community Strategy seeks to streamline many of Council’s existing social commitments comprised in Council policies, strategies, plans and charters into one overarching strategic document. The addition of a vision developed through the words and aspirations of the community – together with a robust, evidence-based strategic framework – provide a clear line of sight between Council’s remit and operational activity.

It is important to note that the draft Community Strategy has been developed as a *community strengthening* strategy, not a social problem solving strategy. It is not Council’s role to respond to all community issues, nor should it be. However, Council is in a strong position to facilitate opportunities to bring the community and stakeholders together to respond to local challenges and opportunities.

In recognition of this, the draft Community Strategy has been designed to provide a **framework for a process**. That is, the framework says *what* Council will (and can do), and the process (or guiding principles) outline *how* Council will go about it.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Draft Sunshine Coast Community Strategy 2019 -2041” and
- (b) endorse the draft Sunshine Coast Community Strategy 2019- 2041 (Appendix A) for the purposes of public consultation during June - July 2019.

FINANCE AND RESOURCING

The 2018/2019 budget included an allocation of \$75,000 for the review and rewrite of the Social Strategy 2015 and Phase 1 of community engagement. The design of the community engagement program was delivered in line with best practice engagement approaches gathered through the Excellence in Engagement Project. This allocation is now exhausted.

The 2019/2020 budget for this project has an allocation of \$100,000, which has been secured to assist the implementation of the Community Strategy through ongoing excellence in community engagement approaches, the development of one of the first social impact measurement frameworks to be implemented by a Queensland Local Government Organisation, and marketing and media collateral in support of operational activities and community messaging.

CORPORATE PLAN

Corporate Plan Goal: *A strong community*

Outcome: 2.3 - A shared future where culture, heritage and diversity are valued and embraced

Operational Activity: 2.3.2 - Review and update the Sunshine Coast Social Strategy 2015.

CONSULTATION

Striving for best practice within our community engagement delivery is identified as a key priority in Council’s Corporate and Operational plans. Our Corporate Plan identifies a Delivery Pathway for “regular and relevant engagement with our community,” supported by the Operational Plan priority to “implement the Excellence in Engagement project.”

Council has undertaken an extensive engagement program as part of the development of the draft Community Strategy. A diverse range of community members as well as internal and external stakeholders have provided considerable input, which has helped to inform the draft vision, community outcomes and priorities of the draft Community Strategy. A wide range of engagement methods were used to ensure that a representative cross section of the community had opportunities to contribute to a shared community vision for our future.

The Community Strategy provides a strategic framework that will enhance the elements of a strong community, with a focus on greater innovation and opportunities for collaboration. Central to this work is the innovative process that integrates a localised, face-to-face community engagement framework (Excellence in Engagement framework) with a focus on working with individual communities through a place-based model on the issues and opportunities that matter most to them. Through the integration of this model into the strategic framework of the Community Strategy, Council and its partners will continue to deliver community outcomes that support an even stronger community as we grow.

An outline of the engagement program is summarised below, and the Community Engagement Report (Attachment 1) offers an extended overview of the engagement program undertaken to date.

Councillor Consultation

A range of engagement techniques have been utilised to seek input and feedback from Councillors and the Board of Management during the development of the draft Community Strategy, including:

- individual scoping sessions with Councillors commencing in August 2018
- preparation and circulation of a preliminary discussion paper (Attachment 2) to examine the community challenges and opportunities for the Sunshine Coast out to 2041
- preparation and circulation of a White Paper (Attachment 3). This document provided a synthesised account of community analysis, indications of what Council should consider in the development of the draft Community Strategy and presentation of a draft strategic framework and
- facilitation of a Strategy and Policy Forum for the Board of Management to hear expert opinions on the challenges and opportunities for the Sunshine Coast, and to seek feedback on the draft strategic framework.

All feedback received has been considered in the development of the draft Community Strategy. In particular, the draft Community Strategy has been designed to:

- clearly outline Council's role and our approach
- acknowledge that the Community Strategy aims to strengthen our communities and
- emphasise the importance of community and stakeholder participation in achieving outcomes through developing an Action Plan during the public consultation period.

Internal Consultation

Individual scoping sessions were held with key internal stakeholders, commencing in November 2018, including the following:

- Group Executive Liveability & Natural Assets
- Chief Strategy Officer
- Manager Arts, Heritage & Libraries
- Manager Customer Response
- Manager Design & Placemaking Services
- Manager Environment & Sustainability Policy
- Manager Property Management
- Manager Sport & Community Venues
- Coordinator Creative Arts & Events
- Coordinator Cemetery Services
- Coordinator Open Space & Social Policy
- Coordinator Placemaking Services
- Coordinator Sport & Community Venues
- Coordinator Transport & Policy
- Senior Events Officer
- Senior Planner Transport Policy
- Community Planning and Development Branch officers.

In addition, two workshops were hosted with key internal stakeholders during April 2019 to seek feedback on the draft strategic priorities and corporate intersections of the draft Community Strategy. Participants included a cross section of Council officers representing all Groups with an interest or influence in the range of topics and themes represented in the draft Community Strategy.

Further, feedback on an advance copy of the draft Community Strategy was invited from 12 key internal stakeholders through a critical friend review process.

Overall, there was strong support that the proposed outcomes and priorities would assist in achieving the objectives of a strong community into the future. It was evident from feedback that the higher level components of the draft Community Strategy framework, including the outcome areas and priorities, only required minor adjustment. It was noted that the draft Community Strategy could benefit from further engagement, internally and externally, to contribute to building some of the lower level element such as strategic directions and actions.

As such, it is recommended that the draft Community Strategy go to external community consultation without an articulated action plan to ensure that the sector and community are afforded adequate opportunity to engage in building this section of the document. Similarly, it is recommended that further targeted internal consultation into the development and finalisation of the action plan is also required.

External Consultation

A range of external consultation has taken place with key external stakeholders to guide the development of the draft Community Strategy.

Stakeholder Event

On 28 November 2018, Council in partnership with Engagement Plus hosted a stakeholder engagement event to provide a collective impact approach to support the development and delivery of the draft Community Strategy. Participants included more than 70 representatives with interest or influence across a range of issues relevant to enhancing a strong Sunshine Coast community.

Through these discussions, participants were able to:

- share how they and/or their organisation could contribute to addressing the issues or topics covered and
- identify key opportunities for partnerships and shared outcomes.

Overall, participants displayed a strong appetite for change. It was found that particular concepts were repeated across the various themes discussed, including the need to be more proactive in building a stronger community and to pursue positive, preventative strategies rather than responding to emerging problems reactively.

The feedback received from this event has helped to shape the directions and draft outcomes that underpin the draft Community Strategy, and will continue to guide the targeted stakeholder consultation to devise shared actions for implementation of the finalised strategy.

Community Strategy Advisory Group

The Sunshine Coast Community Strategy Advisory Group (the Strategic Advisory Group) was established to provide strategic advice on the development of the draft Community Strategy. The Group comprises representatives from a range of State and Federal government agencies, non-government organisations and Council – reflecting the community and the community sector.

The format of the meetings focuses on participatory input, providing opportunity for all attendees to examine and contribute to the progress and development of the draft Community Strategy and its strategic directions.

A recent workshop hosted with the Strategic Advisory Group, as facilitated by Queensland Council of Social Service (QCOSS), focused on obtaining feedback on the draft Community Strategy framework and associated outcome areas.

Throughout the discussions, connections between the outcome areas became apparent. Feedback included the importance of addressing the inter-connection between outcomes and the need for an integrated, cross-agency approach. It was also identified that there are opportunities and interest in building towards shared measurement approaches where possible through the Community Strategy.

The Strategic Advisory Group will continue to meet for the remainder of 2019 to provide advice on and guide development of the draft Community Strategy to its final form.

Community sector consultation

In scoping the focus and strategic direction of the draft Community Strategy, individual meetings were also undertaken with a targeted group of community organisations and service providers in the local community sector. The organisations consulted included the Sunshine Coast Community Centre Network represented by Nambour Community Centre, Caloundra Community Centre, North Shore Community Centre and Maroochydore Neighbourhood Centre.

These representatives will remain involved in future engagement opportunities to assist in shaping the shared action plan to support the implementation of the Communication Strategy.

Community Engagement

Between September and October 2018, community members from across the Sunshine Coast shared their views on what a strong community means for our region. The community engagement program consisted of an online survey and photo visioning offering; pop-ups at markets, events, festivals, expos and forums; pop-ins at existing programs such as library Adult Literacy Classes, and targeted focus groups.

The broad ranging methods that were utilised ensured that there was a diversity of participants engaged. More than 620 people contributed, with significant engagement of young people, children, people with disabilities, and Traditional Owners and First Nations people, among the broader community input.

What the community said

The community indicated that a strong community means a community that is connected with people, places and spaces. It is also about inclusion, diversity and equity, a supportive, helpful and caring community, opportunities for participation and a safe community. Participants shared that the Sunshine Coast community could be made even stronger by continuing to provide and create new opportunities to connect, participate, interact and engage through community events, programs and activities.

The areas of greatest concern for the community were housing affordability and homelessness, transport infrastructure, employment and education and safe communities. The areas that the community indicated were improving or remaining the same were social infrastructure, social equity and inclusion, community recovery from disaster, health and wellbeing and community engagement.

The feedback gathered from this broad community engagement program provided Council with an understanding of what people living in the region value and place importance on in their communities. This feedback has been central in shaping the vision for the Community Strategy as well as identifying the outcomes areas and priorities which reflect the community's hopes and aspirations.

PROPOSAL

The forecast population for the Sunshine Coast is estimated at over 500,000 people by 2040. Together with global megatrends such as population growth and ageing, the Sunshine Coast is on a rapid growth trajectory with a number of significant housing developments and region-making projects currently being delivered. It is clear that this will provide both opportunities and challenges for our region.

The draft Community Strategy provides the long term strategic direction to contribute to building ‘*a strong community*’ as we grow as a region. The Community Strategy will be one of a suite of regional strategies that make up the core organisational strategic framework for the future, complementing the Regional Economic Development Strategy (REDS) and the Environment and Liveability Strategy (ELS).

Background

In response to operational activity 2.3.2 in the Corporate Plan to “*review and update the Sunshine Coast Social Strategy*”, an evaluation and review of the *Sunshine Coast Social Strategy 2015* (the Social Strategy) was conducted by Ernst and Young in July 2018. This review identified four key recommendations to inform the development of the draft Sunshine Coast Community Strategy 2019-2041.

The following recommendations provided a strong basis for the development of the structure and approach of the draft Community Strategy:

- Ensure a proactive (instead of reactive) approach to the opportunities and challenges that growth will bring
- Build a strategy with the community and stakeholders, based on their aspirations for the future, for better community outcomes
- Clearly align strategy to action by reducing the number of subordinate documents and rolling them into a single head of power
- Shift from outputs measurement to outcomes measurement to demonstrate greater value for the community.

The draft Sunshine Coast Community Strategy 2019-2041

A proactive approach to future opportunities and challenges through inclusive growth

While population forecasts can estimate what regional growth and our demographic profile may look like by 2040, how growth and other factors (global and local) will influence the Sunshine Coast is not clear. This is due to the fact that aspects of community life that residents indicated they value in a strong community (such as connection, inclusion, diversity, equal opportunities to participate socially and economically) are intangible, and therefore can be difficult to measure and to articulate.

What is clear however is that Council, as the government closest to the community, has an important strategic role to play to ensure that as its community grows, all members – both new and existing – are enabled to share in the opportunities that inclusive growth can bring.

The draft Community Strategy articulates **a framework for a process** to bring communities and stakeholders together using a *place-based approach*. That is to say, that the Community Strategy in its final form will work with local communities, local organisations, business and government agencies to identify opportunities and challenges and to *build the capacity* of the community to respond to them. In issues that relate to federal or state government matters, Council will *advocate* with the community to seek action on issues that are important to them.

In this way, the Community Strategy will provide Council with a timely opportunity to ensure our strategic approach remains responsive and proactive to the challenges posed by a fast growing and changing community.

Build the Community Strategy on the visions and aspirations of the community

Following the insights from the community engagement process, clear themes on what a strong community means emerged to shape a draft vision and five draft outcomes to strengthen our community out to 2041.

The vision “*together we thrive*” was developed to reflect the key elements that the community indicated will contribute to a strong community – connection to people and places, inclusion, diversity and equity, a supportive, caring community, opportunities for participation and a safe community.

The five outcome areas outline *what* Council will do. These outcomes will be implemented through three guiding principles and supported by five methods. The guiding principles outline *how* Council will work with the community and stakeholders to achieve their vision for the future. The methods outline the tools Council will use.

The five outcome areas are as follows:

- Active, healthy communities
- Vibrant communities
- Inclusive communities
- Connected, resilient communities
- Creative, innovative communities.

The three guiding principles are as follows:

- Place-based
- Collective approach
- Outcome-based.

The five methods are as follows:

- Community engagement
- Capacity building
- Partnerships and collaboration
- Advocacy
- Community grants and funding.

These elements will be further tested with the community and key stakeholders during the second phase of community engagement on the draft Community Strategy, in parallel with defining and attributing a shared action plan to deliver on building a stronger Sunshine Coast community together.

Further detail on the context and scope of the vision, outcomes, guiding principles and methods outlined in the draft Community Strategy.

Streamline strategy and operations by reducing the volume of subordinate documents

The draft Community Strategy provides the overarching head of power to various community plans and strategies, including (and not limited to) the Youth Action Plan, Multicultural Action Plan, Community Safety Action Plan, Arts Plan, and Heritage Plan (see Related Documentation for further details).

It is the intent of the Community Strategy to provide greater strategic clarity and operational efficiency by ‘rolling-up’ a number of subordinate plans into a single strategic head of power. In some cases, this will require further consultation with appropriate business units.

From outputs measurement to outcome measurement

Due to the lack of a robust outcome measurement framework in the Social Strategy, there was limited capacity to measure and report against the social impact experienced in the community beyond operational outputs. The Community Strategy will have a clearer focus on outcome measurement to measure progress, track community challenges and opportunities through social analysis and support evidence-based decision making.

The draft Community Strategy has been developed from community input and aspirations. The next stage in the development of a transformational, community led action plan is to invite the community and stakeholders to provide feedback on the draft Community Strategy, and to provide input into the development of a five-year action plan.

Legal

There are no legal implications relevant to this report.

Policy

The Community Strategy will have extensive linkages throughout Council's strategic framework and will be considered in the development of and review of Council policy, strategies, plans, charters and activities throughout the next stage of engagement and action plan development.

Risk

It is considered there are no significant risks for Council in endorsing the draft Community Strategy for broader community and stakeholder engagement.

Previous Council Resolution

There is no previous Council resolution relevant to this report.

Related Documentation

The following document provides direction for Council to achieve its vision:

- Sunshine Coast Corporate Plan 2019-2023.

It is proposed that, if the Sunshine Coast Community Strategy 2019-2041 is adopted by Council, the following Strategies and/or Plans will be incorporated into the Community Strategy:

- Nambour Activation Plan 2015
- Sunshine Coast Access and Inclusion Plan 2011-2016 (lapsed)
- Sunshine Coast Community Events and Celebrations Strategy 2011
- Sunshine Coast Multicultural Action Plan 2017-2020
- Sunshine Coast Positive Ageing Strategy 2011-2016 (lapsed)
- Sunshine Coast Community Safety Action Plan 2016-2020
- Sunshine Coast Youth Action Plan 2018-2021.

As the rationalisation for the strategic roll-up of Plans has been to exclude those Plans that have a key network infrastructure planning focus (Sunshine Coast Aquatic Plan 2011-2026; Sunshine Coast Skate and BMX Plan 2011-2021; Sunshine Coast Libraries Plan 2014-2024; and Sunshine Coast Sport and Active Recreation Plan 2011-2026.

Internal consultation has also revealed that some policies could be either amended or rescinded. These policies include the following:

- Cultural Development Policy (endorsed 2012)
- Events Policy (endorsed 2010)

- Place Making Charter (endorsed 2010)
- Access and Inclusion Policy (endorsed 2011)

The matters raised above will be further discussed with the relevant business units during the public consultation period.

Critical Dates

An important final step in confirming strategic direction and working with the community and stakeholders towards collaborative approaches is the development of a five-year action plan to identify outputs, partners and to support the implementation of the Community Strategy.

It is proposed to conduct this during Phase 2 of the community engagement plan, seeking broader community engagement between June - July 2019. Once the public consultation period is complete, the feedback will be collated and the draft Community Strategy will be refined during August. The draft Sunshine Coast Community Strategy and action plan will be presented to Council at its October 2019 Ordinary Meeting.

Engagement during this phase will include:

June

- Community Strategy Strategic Advisory Group meeting facilitated in partnership with QCOSS. As the membership of this strategic advisory groups is composed of State and Federal Government representatives, this meeting will investigate opportunities to partner on shared actions to achieve outcomes for the Sunshine Coast community.

July

- Phase 2: Stakeholder Event on 2 July hosted by the Mayor at Venue 114. It is anticipated more than 120 representatives will attend this event which will focus on the development of actions relevant to Council's remit and further identification of partnership and collaborative opportunities.
- Draft the Community Strategy Action Plan.
- Phase 2: Targeted sector engagements, including community and neighbourhood centres, not-for-profit bodies and advocacy groups.
- Phase 2: Internal consultation with key business units.

August

- Community Strategy Strategic Advisory Group meeting facilitated in partnership with QCOSS. This meeting will report findings from the Stakeholder Event and refine the Community Strategy and Action Plan in preparation for Council consideration and adoption at the October Ordinary Meeting.
- Revise the draft Community Strategy and Action Plan.

September

- Finalise the graphic design of the draft Community Strategy and Action Plan.
- Submit the draft Community Strategy and Action Plan for internal approval.

October

- Present to Council for adoption at the Ordinary Meeting on 20 October.

Implementation

Council will engage with the community and stakeholders to map how each can contribute to a shared outcome to support an even stronger community through the development of an

action plan. This will be achieved through an important strategic partnership with the Queensland Council of Social Services (QCOSS)¹ who will help to facilitate this process.

This will be the first formal collaborative partnership between QCOSS and a Local Government Authority to develop a community-led action plan. This transformational partnership will also strengthen the voice of the Sunshine Coast community in advocating to federal and state governments about needs that exist within the community.

¹ The core business of QCOSS is provision of effective policy advice, working to strengthen responsive community services and having productive partnerships with the community sector, government, private sector, academia, media and the broader community. This work is done with a Queensland free of poverty and disadvantage front of mind.

8.6 APPLICATION OF NATIONAL COMPETITION POLICY 2019/2020

File No: Council Meetings

Author: Coordinator Commercial Analysis
Business Performance Group

Attachments: Att 1 - Reform Options151 [↓](#)
Att 2 - Business Activity Identification 2019-2020153 [↓](#)
Att 3 - Full Cost Performance 2017/2018159 [↓](#)

PURPOSE

The purpose of this report is to make recommendations for the application of National Competition Policy reforms for the 2019/2020 financial year.

EXECUTIVE SUMMARY

The key recommendations for the 2019/2020 financial year resulting from the annual review of the application of National Competition Policy reforms to Council's business activities are outlined in this report.

The recommended business activity structure for 2019/2020 is as follows:

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

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

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

Business activity full cost pricing performance for 2017/2018 is shown in **Attachment 3**.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Application of National Competition Policy 2019/2020"
- (b) apply Full Cost Pricing to the Waste and Resource Management significant business activity for the 2019/2020 financial year in accordance with section 44(1)(b) of the Local Government Act 2009 and
- (c) apply the Code of Competitive Conduct to the following business activities, for the 2019/2020 financial year, in accordance with section 47 of the Local Government Act 2009:
 - (i) Sunshine Coast Holiday Parks and
 - (ii) Quarries.

FINANCE AND RESOURCING

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

CORPORATE PLAN

Corporate Plan Goal:	<i>An outstanding organisation</i>
Outcome:	We serve our community by providing this great service
Operational Activity:	S29 - Financial and procurement services - financial and procurement management and governance, ensuring effective business management and legislative compliance, co-ordination and development of Council's budget process, administration of financial systems, sundry debtors, accounts payable, financial and asset accounting, treasury, procurement, contract and supply functions.

CONSULTATION

Councillor Consultation

Portfolio Councillor, Councillor T Dwyer was consulted in relation to this report.

Internal Consultation

- Group Executive Business Performance
- Group Executive Economic and Community Development
- Manager Business and Innovation
- Manager Waste and Resources Management
- Manager Sport and Community Venues
- Coordinator Sunshine Coast Holiday Parks
- Manager Civil Asset Management
- Quarry Manager
- Chief Financial Officer
- General Counsel

External Consultation

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

Community Engagement

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

PROPOSAL

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

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

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

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

Attachment 3 shows business activity full cost pricing performance based on 2017/2018 audited actual results.

Classification of Council's Business Activities

Business activities are classified against expenditure thresholds set each financial year. For significant business activities, expenditure for this purpose is the operating expenditure less depreciation and any expenditure to achieve competitive neutrality which is not actually incurred plus loan redemption payments. The 2019/2020 thresholds are as follows:

- Significant business activities (SBA) have expenditure over the \$9.67 million threshold
- Business activities (BA) have expenditure over the \$340,000 threshold.

The classification of Council's business activities are listed in the Table 1 below for 2018/2019 and 2019/2020.

Table 1: Current and Proposed Business Activity Classification

Business Activity	2018/2019 Current Classification	2019/2020 Proposed Classification
Waste and Resources Management	SBA	SBA
Sunshine Coast Holiday Parks	BA	BA
Quarries	BA	BA

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

Summary Outcomes of Business Activity Review

The recommended 2019/2020 business activity structure based on the annual business activity review and identification conducted in accordance with the legislation is to:

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

Council's Annual Budget

The intent of the legislation is to enhance transparency regarding the financial performance of business activities, requiring them to be reported separately from other Council activities in the budgeted financial reports. Income and expense statements are to be published in the budget separately for commercialised business units, significant business activities operating under full cost pricing, as well as other business activities in accordance with the reporting formats consistent with those contained in the organisational policy. Details regarding community service obligations are also required to be published for each business activity.

The budget process for significant business activities and business activities under the code of competitive conduct includes the following key stages:

- Revenue requirements are determined from long term financial plans and full cost pricing models (that includes recovery of efficient operating costs, return of capital and return on capital).
- Activity based costing analysis is undertaken to determine outputs for products and services provided by each business activity

- An overarching price strategy is determined regarding accepted level of cost recovery.
- Council is informed regarding price strategy for each business activity to achieve full cost recovery.
- Approved pricing strategy and activity based costing outputs used to inform increases in utility charges / fees and charges.

Council's Annual Report

The annual report of Council requires the inclusion of business activity identification and performance. As the annual financial statements are included in Council's annual report, business activity identification and performance are to be contained in the body of the financial statements in line with legislative requirements (and reporting formats consistent with those contained in the organisational policy).

Audit

Queensland Audit Office undertakes annual compliance and financial statement audits that incorporate competition reform compliance and reporting.

Legal

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

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

Council would not be complying with the key legislative National Competition Policy principles contained in the *Local Government Act 2009* and *Local Government Regulation 2012* if the National Competition Policy reforms are not applied. **Attachment 2** describes the current statutory requirements.

Policy

The organisational policy on Competition Reform Compliance sets out a framework outlining annual compliance requirements in relation to the application of competition policy principles to Council's nominated business activities in accordance with applicable legislative requirements.

Risk

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

Competitive neutrality complaints may arise

Previous Council Resolution

Ordinary Meeting 14 June 2018 (OM18/92)

That Council:

- receive and note the report titled "**Application of National Competition Policy 2018/2019**"*
- apply Full Cost Pricing to the Waste and Resource Management significant business activity for the 2018/2019 financial year in accordance with section 44(1)(b) of the Local Government Act 2009*

- (c) *apply the Code of Competitive Conduct to the following business activities, for the 2018/2019 financial year, in accordance with section 47 of the Local Government Act 2009:*
- (i) *Sunshine Coast Holiday Parks*
 - (ii) *Quarries and*
- (d) *not apply the Code of Competitive Conduct to the Sunshine Coast Solar Farm, in accordance with section 47 of the Local Government Act 2009 as the Solar Farm:*
- (i) *is a cost replacement project being a mechanism to replace a portion of pre-existing committed electricity spend by offsetting Council's own electricity usage against the electricity output from the Project*
 - (ii) *sees any excess electricity generation or requirements sold or purchased from the wholesale electricity market as required*
 - (iii) *will not be able to influence price setting and will take the:*
 - (1) *Queensland spot price for all electricity generated*
 - (2) *Large Generation Certificate (LGCs) spot price for all LGCs generated*
 - (iv) *costs and prices of the project are already isolated, documented and transparent.*

Related Documentation

There is no related documentation relevant to this report.

Critical Dates

This recommendation needs to be adopted each financial year per legislative requirements.

Implementation

Should the recommendation be accepted by Council, it is noted that the Chief Executive Officer will continue to apply National Competition Policy reforms for the 2019/2020 financial year. As the recommended business activity structure for 2019/2020 is the same as the business activity structure currently in place, there are no significant changes in process required.

8.7 2019/2020 PROCUREMENT POLICY AND PROCUREMENT AND CONTRACTING FRAMEWORK

File No:	2019 Council meetings
Author:	Manager Business and Innovation Business Performance Group
Appendices:	App A - 2019/20 Procurement Policy171 ↓ App B - 2019/20 Contract Manual.....183 ↓ App C - 2019/20 Contracting Plan233 ↓ App D - Significant Contracting Plan - Natural Areas Management Services243 ↓ App E - Significant Contracting Plan - Construction Nambour Resource Recovery Centre245 ↓ App F - Significant Contracting Plan - Nambour Landfill Expansion.....247 ↓ App G - Significant Contracting Plan - Telecommunication Carrier Services249 ↓ App H - Significant Contracting Plan - Construction Mooloolaba Transport Corridor Upgrade.....253 ↓ App I - Significant Contracting Plan - Road Surfacing, Rehabilitation and Construction Asphalt Program.....257 ↓
Attachments:	Att 1 - Local Preference in Procurement Guideline261 ↓ Att 2 - Indigenous (Aboriginal and Torres Strait Islander) Procurement Guideline.....267 ↓ Att 3 - Social Benefit Procurement Guideline273 ↓ Att 4 - Innovation and Market-Led Engagement Guideline ...279 ↓

PURPOSE

The purpose of this report is to present the 2019/20 Procurement Policy and the Procurement and Contracting Framework and have Council adopt the policy, procedures and associated guidelines detailed in this report that comprise the framework.

EXECUTIVE SUMMARY

The *Local Government Act 2009* (the Act) and the *Local Government Regulation 2012* (the Regulation) outline the frameworks through which Councils may conduct procurement of goods and services, and disposal of non-current assets.

The Regulation sets out obligations to prepare a Procurement Policy, and to review and adopt that policy annually. The Procurement Policy outlines Council's framework for procuring goods and services and disposing of assets.

At the Ordinary Meeting of 17 May 2018, Council resolved to move from the Default Contracting Procedures to the Strategic Contracting Procedures (SCP) under the Regulation and the Regulation provides that if the local government does adopt the SCP, it must continue to comply with that part of the Regulation for any contract that is made unless, by later resolution it decides that part no longer applies in which case it would revert to the Default Contracting Procedures.

The 2019/20 Procurement Policy (Appendix A) will move Council into its second year of the SCP. The proposed Procurement Policy complies with all legislative obligations and provides an appropriate procurement and contracting framework for conducting effective and efficient contracting activities.

Adoption of the Procurement Policy and the SCP requires Council to also adopt:

- A Contract Manual
- A Contracting Plan
- Significant Contracting Plans for the major contracts Council will enter into during the coming financial year.

Contract Manual

A Contract Manual (Appendix B) is a document that outlines how Council will conduct contracting activities for both the procurement of goods and services and the disposal of non-current assets. The Regulation requires that a Contract Manual must:

- Apply the Sound Contracting Principles
- Be consistent with and support the achievement of the strategic directions provided in Council's 5 year corporate plan
- Be consistent with the Contracting Plan
- Include a policy that outlines how Council will dispose of low value assets.

The 2019/20 Contract Manual addresses these requirements and provides a comprehensive guide for conducting contracting activities for Council. It also details the framework for incorporating the associated guidelines into the framework. The associated guidelines for noting are:

- Local Preference in Procurement Guideline (Attachment 1)
- Indigenous (Aboriginal and Torres Strait Islander) Procurement Guideline (Attachment 2)
- Social Benefit Procurement Guideline (Attachment 3)
- Innovation and Market-Led Engagement Guideline (Attachment 4).

Contracting Plan and Significant Contracting Plans

The 2019/20 Contracting Plan (Appendix C) complies with the requirements of the Regulation.

The attached Significant Contracting Plans also comply with the requirements of the Regulation. These plans are relate to:

- Natural Area Management Services (Appendix D)
- Construction of Nambour Resource Recovery Centre (Appendix E)
- Nambour Landfill Expansion (Appendix F)
- Telecommunication Carrier Services (Appendix G)
- Construction – Mooloolaba Transport Corridor Upgrade (Appendix H)
- Road Surfacing, Rehabilitation and Construction Asphalt Program (Appendix I)

The proposed 2019/20 Procurement Policy, the Strategic Contracting Procedures framework and associated documentation complies with all legislative obligations, takes in consideration internal, external and investigative body audit recommendations and provides an appropriate framework for conducting effective and efficient contracting activities.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “2019/2020 Procurement Policy and Procurement and Contracting Framework”
- (b) adopt the Strategic Contracting Procedures framework for 2019/20 as follows:
 - (i) Procurement Policy (Appendix A)
 - (ii) Contract Manual (Appendix B) and
 - (iii) Contracting Plan (Appendix C) and Significant Contracting Plans (Appendix D, E, F, G, H and I).

FINANCE AND RESOURCING

The Procurement Policy and SCP framework will guide best practice procurement and contracting in a manner that is compliant with relevant legislation.

The Procurement Policy and SCP framework will be administered by the Business and Innovation Branch of Business Performance Group. No additional funding is required to implement or administer the Policy.

CORPORATE PLAN

Corporate Plan Goal: *An outstanding organisation*

Outcome: 5.6 - Information, systems and process underpin quality decisions and enhance customer relationships

Operational Activity: 5.6.21 - Ensure Council’s contracts are managed effectively and meet performance levels.

CONSULTATION

➤ Internal Consultation

During the operation of the Procurement and Contracting Framework engagement has occurred with various officers for all levels of the organisation during the course of the financial year in which it applied including:

- Chief Executive Officer
- Board of Management
- Manager Audit and Assurance

A Communications Plan will be developed to inform internal stakeholders of the additions and amendments.

External Consultation

The Procurement Policy and SCP framework remains consistent with external legal advice.

A Communications Plan will be developed to inform the local community of the relevant additions and amendments.

Community Engagement

No community consultation was required in the preparation of this report.

PROPOSAL

The Act and the regulation outlines frameworks through which Councils may conduct procurement of goods and services, and disposal of non-current assets.

The Regulation sets out obligations to prepare a Procurement Policy, and to review and adopt that policy annually. The Procurement Policy outlines Council's framework for procuring goods and services and disposing of assets.

At the Ordinary Meeting of 17 May 2018, Council resolved to move from the Default Contracting Procedures to the SCP under the Regulation and the Regulation provides that if the local government does adopt the SCP, it must continue to comply with that part of the Regulation for any contract that is made unless, by later resolution it decides that part no longer applies in which case it would revert to the Default Contracting Procedures under the Regulation.

SCP Framework

The 2019/20 Procurement Policy (Procurement Policy) will move Council into its second year of the SCP. The proposed Procurement Policy complies with all legislative obligations and provides an appropriate framework for conducting effective and efficient contracting activities.

Adoption of the Procurement Policy and the SCP requires Council to also adopt:

- A Contracting Plan
- Significant Contracting Plans for the major contracts Council will enter into during the coming financial year
- A Contract Manual

The SCP framework has a number of positive implications including:

- Latitude to adopt a far more strategic approach to contracting
- More flexibility in the thresholds than under the DCP and the 2019/20 SCP includes the following framework:
 - Request three quotes for contracts \$25,000 to \$250,000
 - Request five quotes for contracts \$250,000 to \$1 million
 - Competitive processes for contracts \$1 million to \$5 million
 - Significant Contracting Plans and competitive processes for contracts worth more than \$5 million.
- Ability to introduce the Innovation and Market-Led Engagement Guideline
- Ability to continue to adopt policies and processes that meet Council's goals and values such as policies supporting Council's social strategies, the Reconciliation Action Plan and local economic development.

Procurement Policy

The Procurement Policy (Appendix A) outlines Council's framework and principles for undertaking contracting activities relating to procurement of goods and services and disposal of assets.

The Regulation requires Council to prepare a Procurement Policy, and to review and adopt that policy annually. The Procurement Policy must contain details of the principles Council will apply when contracting, including the sound contracting principles provided in the Act.

Contract Manual and Associated Guidelines

A Contract Manual (Appendix B) is a document that outlines how Council will conduct contracting activities for both the procurement of goods and services and the disposal of non-current assets. The Regulation requires that a Contract Manual must:

- Apply the Sound Contracting Principles
- Be consistent with and support the achievement of the strategic directions provided in Council's 5 year corporate plan
- Be consistent with the Contracting Plan, when adopted
- Include a policy about how Council will dispose of low value assets

The 2019/20 Contract Manual outlines in detail how Council will conduct contracting activities for both the procurement of goods and services and the disposal of non-current assets.

Contracting for supply of goods and services will generally be by way of competitive process within the following value threshold framework:

Value threshold	Available route to market
\$0 - \$25,000	One Quote
\$25,000 - \$250,000	Three Quotes or exception
\$250,000 - \$1,000,000	Five Quotes or Tender or exception
\$1,000,000 - \$5 million	Tender or exception
\$5 million and greater or higher risk / complex contracts	Individual Significant Contracting Plans, which identifies the strategic approach to the market

Contracting to dispose of non-current assets will be by way of a competitive process designed to realise the greatest value from the asset being disposed of.

The Regulation prohibits the SCP being applied to disposal activities relating to land. The result is that any disposal of land, whether by sale, lease, easement, or other form of disposal will still be conducted under the provisions of the DCP. Land will still therefore be disposed of by Expression of Interest, written Tender, Auction or an available exception, all of which require resolution of Council or Ministerial exemption.

The remaining documents that will form part of the SCP are unique to Council and will inform Council and the community of policies and processes that will be applied to procurement and contracting. Those documents are:

- Local Preference in Procurement Guideline
- Social Benefit Engagement Guideline
- Indigenous (Aboriginal and Torres Strait Islander) Procurement Guideline
- Innovation and Market-Led Engagement Guideline

Contracting Plan and Significant Contracting Plans

The Contracting Plan is a document which outlines the types of contracts that Council proposes to enter into during the financial year, including principles and strategies for performing contracts, and further information about market assessments, delegations and a list of the significant contracts having regard to the market assessment. The Contracting Plan must be consistent with and support achievement of the strategic directions outlined in the Corporate Plan.

2019/20 Contracting Plan

The Regulation requires a Contracting Plan to be a document which states:

- the types of contracts that Council proposes to make in the financial year
- the principles and strategies for performing the contracts
- a policy about proposed delegations for the contracts
- a market assessment for each type of contract
- the contracts that the local government considers will be significant (a significant contract) having regard to the market assessment
- a policy about the making of a significant contracting plan under section 221.

A market assessment is an assessment of the relative cost and difficulty in securing supply under each type of contract.

A contracting plan must be consistent with and support the achievement of the strategic directions stated in the local government's 5-year corporate plan.

The local government must not make the resolution to adopt a contracting plan before the local government adopts the annual budget for the financial year.

The 2019/20 Contracting Plan (Appendix C) complies with the requirements of the Regulation.

Significant Contracting Plans

The Regulation requires a Significant Contracting Plan be prepared for each significant contract the Council will enter into during the course of the financial year. The Significant Contracting Plan must be adopted before the Contract starts.

The Regulation requires a Significant Contracting Plan to be a document which states:

- the objectives of the significant contract
- how the objectives are to be achieved
- how achievement of the objectives will be measured
- any alternative ways of achieving the objectives
- why the alternative ways were not adopted
- proposed contractual arrangements for the activity
- a risk analysis of the market in which the contract is to happen.

The objectives must be consistent with the 2019/20 Contracting Plan.

The attached Significant Contracting Plans also comply with the requirements of the Regulation. These plans are relate to:

- Natural Area Management Services (Appendix D)
- Construction of Nambour Resource Recovery Centre (Appendix E)
- Nambour Landfill Expansion (Appendix F)
- Telecommunication Carrier Services (Appendix G)
- Construction – Mooloolaba Transport Corridor Upgrade (Appendix H)
- Road Surfacing, Rehabilitation and Construction Asphalt Program (Appendix I)

Continuation of the SCP framework will provide a significant opportunity for Council to take a strategic approach to its contracting that ultimately provides better value to the community.

Supporting Strategies and Programs

Council will review but maintain delivery of support programs, including:

Doing Business with Council workshops

Council delivers these workshops to interested parties at least six times per year. The workshops assist mostly local attendees in explaining how to best reply to Invitations to Tender and Request for Quotes from Council.

Suppliers Briefings

Council has conducted two Supplier Briefings in the past year. The Supplier Briefing outlines Council plans for the coming year with regards contracting for capital works delivery and goods and services generally. The Supplier Briefings also provide information to business on Council's safety requirements, procurement processes and communication plans.

Outcomes of the Framework and Supporting Strategies

Desired Outcomes and Supporting Strategies

Council's desired policy outcomes of the framework and supporting strategies are to:

- a) provide a framework for undertaking Contracting Activities, within an effective governance framework and sound probity environment;
- b) encourage strategic decision-making and sustainable procurement practices;
- c) facilitate efficient and timely delivery of Council's capital works, operational activities, and the disposal of assets;
- d) deliver value for money;
- e) encourage an open, efficient and competitive market place;
- f) encourage development of competitive local business and industry;
- g) manage Council's risk exposure; and
- h) comply with all applicable laws including the *Local Government Act 2009 (Qld)* (the Act) and *Local Government Regulation 2012 (Qld)* (the Regulation).

Outcomes of the framework for 2018/19 and opportunities for 2019/20

The current Procurement Policy and SCP framework supported by the Local Preference in Procurement Guideline has guided Council's preference for engaging with local suppliers. This has resulted in Council spending more than \$200 million (to 1 May 2019) with local suppliers for the current financial year to date, which represents 72% of the available procurement spend. This is up from \$177 million at the same time last financial year.

The following strategies have been undertaken during the first year of the framework:

- Cleaning contract consolidation which resulted in a consolidation of 24 identified contracts into 7 contracts to establish consistent services levels, reducing administration and realising an expected 9% cost saving of per year.
- Banking services procurement strategy review and contract formalisation resulting in reduction of banking fees
- Review of all Sole and Specialised Suppliers and significant reduction in numbers

The following strategies are underway and will be continued during the second year of the framework:

- Light vehicle fleet review including the review of the model of ownership
- Review and refinement of telecommunication services to approach market this financial year
- Review of structure of the hire of plant and operator to streamline administration and realise efficiencies
- Consolidation and target reduction in legal services spend

- Contract Management Review underway to identify advancement opportunities

The following opportunities have been identified for second year of the framework:

- Review of the strategies relating to Quarry operation
- Review and potential consolidation of Slashing contracts

Legal

External legal advice has previously been sought regarding the format and content of a superseded Procurement Policy. The proposed Procurement Policy 2019/2020 is consistent with that advice.

Policy

The Procurement Policy and SCP will provide a structured framework for Council's procurement and disposal contracting activities and ensure compliance with the relevant legislation.

Risk

The Procurement Policy and SCP framework mitigates the risks associated with undertaking contracting activities relating to procurement of goods and services and disposal of assets.

Previous Council Resolution

Ordinary Meeting 21 June 2018 (SM18/9)

That Council:

- receive and note the report titled "2018/19 Contracting Plan"*
- adopt the 2018/19 Contracting Plan which is to remain in force from 1 July 2018 to 30 June 2019 (Appendix A)*
- adopt the Significant Contracting Plan for Retail Electricity Services - Street Lighting (Appendix B)*
- adopt the Significant Contracting Plan for Street Sweeping Services (Appendix C) and*
- adopt the Significant Contracting Plan for Tree Maintenance Services (Appendix D).*

Ordinary Meeting 14 June 2018 (OM18/95)

That Council:

- receive and note the report titled "2018/2019 Procurement Policy"*
- adopt the 2018/2019 Procurement Policy (Appendix A).*

Ordinary Meeting 14 June 2018 (OM18/94)

That Council:

- receive and note the report titled "2018/2019 Contracting Manual" and*
- adopt the 2018/19 Contracting Manual which is to remain in force from 1 July 2018 to 30 June 2019.*

Ordinary Meeting 17 May 2018 (OM18/62)

That Council:

- (a) receive and note the report titled "Strategic Contracting Procedures" and*
- (b) apply Chapter 6 Part 2 Strategic Contracting Procedures of the Local Government Regulation 2012 to its contracts, following adoption by Council of:*
 - (i) a contracting plan; and*
 - (ii) a contracting manual*
which will not be more than one year after the date of this resolution.

Related Documentation

Local Government Act 2009

Local Government Regulation 2012

Various Internal Audit Reports for the 2018/19 financial year

Critical Dates

The *Local Government Regulation 2012* requires Council review its Procurement Policy annually. Other than annual review, there are no critical dates associated with the Procurement Policy and SCP framework.

Implementation

The Procurement Policy and Strategic Contracting Procedures will be implemented from the date of Council's resolution.

8.8 MAY 2019 FINANCIAL PERFORMANCE REPORT

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

Late report to be provided.

8.9 QUEENSLAND AUDIT OFFICE - INTERIM MANAGEMENT REPORT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2019

File No:	Financial Management
Authors:	Coordinator Financial Accounting Business Performance Group Chief Financial Officer Business Performance Group
Attachments:	Att 1 - Queensland Audit Office - 2019 Interim Report289 ↓

PURPOSE

The attached report from the Queensland Audit Office (QAO) outlines the results of the interim audit which was conducted in March this year. The interim audit involves an assessment of Council's internal control environment, and identifies any financial reporting issues or other matters.

This report was presented to the 27 May 2019 Audit Committee.

Section 213(3) of the *Local Government Regulation 2012* requires that the report be presented at the next ordinary meeting of Council.

EXECUTIVE SUMMARY

Council has a statutory obligation to prepare "General Purpose" Financial Statements on an annual basis, culminating in audit certification in October, before publication in Council's Annual Report.

The Queensland Audit Office performed an interim audit of Council's financial systems and processes during the period 18 – 29 March 2019. The Interim Report (Attachment 1) provides the overall status of the audit and summarises the principal matters that arose during the course of the audit. This audit involved testing the operating effectiveness of information system general controls, as well as key controls over revenue, expenditure and payroll.

Results of the interim audit are summarised as follows:-

Item	Result
1. Internal control assessment	Generally effective
2. Financial reporting issues	No new financial reporting issues have been raised
3. Other matters	Nil
4. Areas of audit significance	No issues to date
5. Milestones	All met or not yet due

The interim audit result confirmed Council's overall control framework as generally effective meaning the environment supports an audit strategy that can rely upon these controls.

The interim audit is the second audit visit in QAO's annual external audit plan for Council's 2018/19 financial statements. QAO will return to Council in June 2019 for a second interim visit, in July 2019 to review the asset revaluations, and again in September 2019 to finalise the audit of the 2018/19 financial statements.

OFFICER RECOMMENDATION

That Council receive and note the report titled “Queensland Audit Office - Interim Management Report for the financial year ended 30 June 2019”.

FINANCE AND RESOURCING

The estimated audit fee for the financial year is \$246,000 and this is provided for in Council’s budget.

CORPORATE PLAN

Corporate Plan Goal: *An outstanding organisation*
Outcome: 5.6 - Information, systems and process underpin quality decisions and enhance customer experience
Operational Activity: 5.6.11 - 2018-19 financial audit completed on program, with unmodified audit opinion.

CONSULTATION

Portfolio Councillor Consultation

The Portfolio Councillor, Councillor T Dwyer, has received advice of this report through the Audit Committee process.

- **Internal Consultation**

Internal consultation was held with the following areas:

- Digital and Information Services Branch
- Audit Committee

- **External Consultation**

External consultation has been held with Queensland Audit Office as well as external members of Council’s Audit Committee.

- **Community Engagement**

No community engagement required.

PROPOSAL

The Queensland Audit Office performed an interim audit of Council’s financial systems and processes during the period 18 – 29 March 2019. The Interim Report (Attachment 1) provides the overall status of the audit and summarises the principal matters that arose during the course of the audit. This audit involved testing the operating effectiveness of information system general controls, as well as key controls over revenue, expenditure and payroll.

Detailed results of the audit are as follows:-

1. Internal control assessment

Internal Control categories include:-

- 1) Control environment – structures, policies, attitudes and values that influence daily operations

- 2) Risk assessment – processes for identifying, assessing and managing risk
- 3) Control activities – implementation of policies and procedures to prevent or detect errors and safeguard assets
- 4) Information and communication – systems to capture and communicate information to achieve reliable financial reporting
- 5) Monitoring activities – oversight of internal controls for existence and effectiveness.

QAO assess internal control issues based on:-

- The risk of material misstatement in the financial statements
- The risk to reputation
- The significance of non-compliance with policies and applicable laws and regulations
- The potential to cause financial loss including fraud
- Where management has not taken appropriate timely action to resolve the deficiency.

QAO's ratings consist of:-

- Effective (green traffic light) – no significant deficiencies identified.
- Generally effective (amber traffic light) – one significant deficiency identified.
- Ineffective (red traffic light) – more than one significant deficiency identified.

Council received a 'generally effective' rating (4 green traffic lights and 1 amber) for the five internal control categories detailed above.

The amber light indicates one significant deficiency requiring immediate management action to resolve. This issue was actioned by 30 April 2019 and will be reviewed by Queensland Audit Office at a future visit.

2. Financial reporting issues

Financial reporting issues are identified and assessed based on their risk of causing a material misstatement in one or more components of the financial statements.

The risks of potential misstatement are categorized as:-

- High – requiring immediate management action to resolve
- Medium – management action is expected to be taken in a timely manner
- Low – action is taken at management's discretion.

QAO did not identify any new financial reporting issues.

Council had 2 financial reporting issues identified during the final audit for the prior year 2017/18, and due for resolution by 30 June 2019. These have been actioned and will be reviewed by Queensland Audit Office during the final visit in September 2019.

3. Other matters

QAO identifies other matters that it considers represent business process improvement opportunities. These recommendations may be implemented at management's discretion.

QAO did not identify any other matters.

4. Areas of audit significance

QAO have identified items that they consider to be significant risks to the financial statements, due to their size or complexity, and as such will undertake specific targeted testing of these items. Status is as follows:-

Area of audit significance	Status
Valuation of Property, Plant and Equipment	A valuation audit visit is planned for July 2019 with the final audit concluding in September 2019.
Revenue recognition of infrastructure charges and contributed assets	Tested for the period to 28 Feb 2019 with no deficiencies noted. Testing will be finalised during the September 2019 visit.
Appropriateness of procurement policies and practices	Effectiveness of key controls were tested for the period to 28 February 2019 with no deficiencies noted. Further testing will be undertaken during the June 2019 visit.
Financial sustainability	To be tested as part of the final audit visit in September 2019.
Valuation of investment in associate	To be tested as part of the final audit visit in September 2019.
Major projects and application of accounting standards	<p>Council has provided 6 accounting papers to QAO.</p> <p>3 papers outline Council's approach to implementation of new accounting standards impacting revenue, leases and financial instruments, and 3 papers detailing the proposed accounting treatment of Council's major projects being Maroochydore City Centre, Sunshine Coast International Broadband Network and Sunshine Coast Airport Expansion Project.</p>

5. Milestones

The QAO external audit plan contains a series of measurable milestones in terms of Council financial reporting and audit deliverable deadlines.

All agreed Council financial reporting and audit deliverable milestones have been met, or are not yet due.

If issues are identified as the audit progresses, they will be included in QAO's future reports.

The interim audit result confirmed Council's overall control framework as generally effective meaning the environment supports an audit strategy that can rely upon these controls.

Legal

Section 213 (3) of the *Local Government Regulation 2012* requires this QAO Interim Report to be presented at the next available ordinary meeting of Council.

Policy

There are no internal policy documents relating to this report. It is a legislative requirement – refer Sections 212 and 213 of the *Local Government Regulation 2012*.

Risk

Council has a statutory obligation to prepare general purpose financial statements that are subject to audit by the Auditor-General or their contracted representative.

Previous Council Resolution**Audit Committee Meeting 27 May 2019 (AC19/19)**

That the Audit Committee receive and note the report titled “Annual Financial Statement Risk and Planning Assessment”.

Related Documentation

There is no related documentation relevant to this report.

Critical Dates

QAO will return to Council in June 2019 to conduct a second interim audit, July 2019 to complete the audit of valuation of Property, Plant and Equipment, and again in September 2019 to complete the final audit of the 2018/19 financial statements.

Council certification of the 2018/19 financial statements and current year financial sustainability statement is due by 10 October 2019.

Implementation

There are no implementation details to include in this report.

8.10 AUDIT COMMITTEE MEETING 27 MAY 2019

File No:	Council meetings	
Author:	Manager Audit and Assurance Office of the CEO	
Appendices:	App A - Audit Committee Minutes 27 May 2019	305 ↓
	App B - Audit Committee Charter	343 ↓
	App C - 2019-2020 Internal Audit Work Plan	347 ↓

PURPOSE

To provide Council with information on matters reviewed at the Audit Committee Meeting held 29 January 2019 (*Section 211 Local Government Regulation 2012*) and make recommendation to Council on any matters that the Audit Committee considers need action or improvement (*Section 105 of the Local Government Act 2009*).

EXECUTIVE SUMMARY

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

The Audit Committee agenda was distributed electronically to all Councillors on 17 May 2019 with agenda reports categorised as Chief Executive Officer's Update, External Audit, Audit and Assurance, and Governance Reporting.

OFFICER RECOMMENDATION

That Council:

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

FINANCE AND RESOURCING

Audit Committee operations are covered within the Audit and Assurance branch core budget.

CORPORATE PLAN

Corporate Plan Goal: *An outstanding organisation*
Outcome: 5.6 - Information, systems and process underpin quality decisions and enhance customer relationships
Operational Activity: 5.6.19 - Sustainable financial position maintained.

CONSULTATION**Portfolio Councillor Consultation**

Councillors who are members of the Audit Committee.

Internal Consultation

Board of Management

External Consultation

External members of the Audit Committee.

Community Engagement

There has been no community engagement.

PROPOSAL

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

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

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

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

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

The matters reviewed at the 27 May 2019 Audit Committee Meeting (refer Minutes Appendix A) were as follows.

Chief Executive Officer's Update

- Update on Council's performance and challenges
- Assessment of SunCentral Maroochydore corporate governance
- Probity in Contract Audit (Crime and Corruption Commission) action plan
- Update on preferred supplier arrangements and
- Asset management plans and systems update

External Audit Reports

- Annual financial statement risk and planning assessment

- Queensland Audit Office briefing note and first interim report
- Draft financial statements
- Position papers relating to new accounting standards and impact on region making projects
- Queensland Audit Office 2019 External Audit Plan and
- Queensland Treasury Corporation credit review 2019

Audit and Assurance Reports

The following internal audit reports were presented at the meeting.

- Sunshine Coast Airport Expansion Project – Runway Construction Contract Payment Process (BDO Review)
 - Strong internal controls operating with no high risks determined
 - Scope to improve record keeping and documentation associated with variations
 - Management support all improvement opportunities and have agreed action plan
- Overtime and Allowance – Civil Asset Management
 - Adequate internal controls operating with no high risk determined
 - Some scope to improve reporting capability and potential efficiencies identified
 - Management support all improvement opportunities and have agreed action plan
 - Committee recommended that an update be provided on the implementation of the new payroll system to the next Audit Committee meeting
- Cash Bond and Bank Guarantee Security Processes
 - Adequate internal controls operating with no high risks determined
 - Some scope across the business areas to ensure unclaimed funds are returned promptly to the Public Trustee
 - Management support all improvement opportunities and have agreed action plan
- Sunshine Coast Stadium – Event Management Financial Controls (BDO Review)
 - Weak internal controls operating with no high risks determined
 - Improvement opportunities identified around cash management, budgetary control and stocktaking
 - Management have agreed to an action plan
- Audit and Assurance Status Report
 - The current financial year's Internal Audit Work Plan is likely to be completed with the exception of one review being deferred to next financial year. Although eight recommendations are overdue five relate to asset management and the revised roadmap approach.
- Audit Committee Charter
 - The Audit Committee Charter has been amended to reflect best practice around succession planning
 - Committee recommended that the attached Audit Committee Charter be endorsed
- 2019-2020 Internal Audit Work Plan
 - The Committee recommended that the attached 2019-2020 Work Plan be endorsed

Governance Reporting

- Work Health and Safety Report
- Governance Report

Legal

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

Policy

There are no policy implications associated with this report.

Risk

Specific risks have been detailed in the various agenda reports.

Previous Council Resolution

Audit Committee and Internal Audit Charters were previously endorsed at Council Ordinary Meeting 28 February 2019.

Ordinary Meeting 28 February 2019 (OM19/27)

That Council:

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

Related Documentation

Audit Committee Agenda for 27 May 2019 was issued to Councillors 17 May 2019.

Critical Dates

There are no critical dates associated with this report.

Implementation

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

8.11 CALOUNDRA CENTRE ACTIVATION PROJECT

File No:	Council meetings
Author:	Portfolio Director, Major Projects Office of the CEO
Appendices:	App A - Urban Design Concept.....373 ↓
	App B - Caloundra Centre Activation Project - Project Plan - Confidential.....209/330
	App C - Staging Plan - Alternate Option.....375 ↓
Attachments:	Att 1 - Staging Plan - Option One.....377 ↓
	Att 2 - Adoption of Environment & Liveability Strategy379 ↓

PURPOSE

The purpose of this report is to seek key decisions and endorsements from Council in relation to the Caloundra Centre Activation Project to provide guidance on the future planning and design of key project components.

EXECUTIVE SUMMARY

In March 2017, Council adopted the Caloundra Centre Master Plan (Master Plan). The purpose of the Master Plan is to provide an integrated approach to the future development of the Caloundra central area, providing a stimulus to both public and private investment. The implementation of the high priority actions of the Master Plan, with a particular emphasis on planning for the Community and Creative Hub and Town Square redevelopment, are entrenched in Council's Corporate Plan (2019-2023) and Operational Plan (2018-2019). The Caloundra Centre Activation Project (CCAP) is further acknowledged within Council as a Major Project.

Early in 2018, the Caloundra Centre Activation Project Control Group (PCG) was established with its primary responsibilities being to oversee and coordinate the first stage delivery of the Caloundra Centre Activation envisaged in the Master Plan. The Caloundra Centre Activation Project Control Group's initial focus has been to develop a preferred urban design concept for the central Caloundra area on which to base future detailed planning and design.

The PCG, supported by the Technical Working Group (TWG), has now completed key tasks required to inform project decisions. The PCG is now in agreement as to the preferred Urban Design Concept for the Caloundra centre area. The Urban Design Concept provides the location of key project components and their integration with existing and future infrastructure.

For the project to continue towards detailed planning, design and delivery over the following years, the following key decisions are required to be made by Council:

- Approval of the Urban Design Concept for the Caloundra Centre Area
- Size and location of a new Caloundra library
- Size and location of a new Caloundra Regional Gallery
- Agreement to the location, size and function of the new Town Square
- Agreement to the demolition of 77 Bulcock St to facilitate the delivery of a new and expanded Town Square
- Agreement in principle to the sale of the existing Caloundra Library site via Expressions of Interest process in accordance with *Local Government Regulation 2012*
- Approval of a high level project plan, budget and schedule (Staging Plan)

Urban Design Concept, Staging and Project Cost

The preferred Urban Design Concept agreed by the Caloundra Centre Activation Project Control Group at the meeting held 2 May 2019, is provided as Appendix A. This report recommends that Council endorse this plan to guide future planning and design development.

Two preliminary staging plans have been developed to inform the timing of delivery of the key project components as well as funding requirements for the project- refer to Attachment 1 (Staging Plan – Option One) and Appendix C (Staging Plan – Alternate Option). The staging options plans are contained within the project drawings attached to the Project Plan. The urban design concept plan, project scoping documents and staging options plans have been used as the basis for preliminary project cost planning and cash flow forecasts for budget purposes.

This report recommends:

- Approval of the Caloundra Centre Activation Project Urban Design Concept – refer to Appendix A
- Approval of the Caloundra Centre Activation Project - Project Plan – refer to Appendix B
- Approval of Alternate Staging Option for the Project – refer to Appendix C
- That Council receive and note the cost plan and cash flow which has been prepared for the Alternate Staging Option to guide future project funding allocations as well as grant funding applications.

Caloundra Library

The existing Caloundra Library does not meet current guidelines and recommendations in terms of floor area, service levels or embellishments. De-mountable style extensions have previously been added to the library as an interim solution to meet demand. The existing library does not meet benchmark standards for a modern library compared to recent projects delivered by other regional Councils throughout Australia.

Delivery of a new Caloundra Library is supported by the Caloundra Centre Master Plan 2017 and is identified as a priority project in the revitalisation strategy for the Caloundra Centre.

A review of new Library requirements for the expected catchment population has been completed. The review identified a base building requirement of approximately 3,500m². This figure has been adopted directly from the QLD Public Library Standards and Guidelines Section 4.2.3 - Standard for minimum floor area (base floor area) for a population catchment of 90,000 people which is expected to be reached by around 2028.

The existing Caloundra Administration Building has a gross floor area of approximately 5,070 m². Allowing for the library and ancillary spaces, Councillor Offices, Customer Service, data room requirements and retention of the Council Chambers and Beerwah Room, it is anticipated that the whole of the building would be required for these uses.

This report recommends that:

- a new Caloundra Library is established within the existing Caloundra Administration Building. A new Caloundra Library is expected to have a minimum base gross floor area of approximately 3,500 m²
- A feasibility and project brief for a new Library is completed in financial year 2020/2021 to further refine the function and size of a new Library and ancillary uses within the existing Caloundra Administration Building

- The CCAP team continues to consult with the Sunshine Coast Council Workplaces Project Team for provision of staff accommodation and administrative functions, required within the Caloundra Centre Area.

Caloundra Regional Gallery

The existing Caloundra Regional Gallery has gross floor area of approximately 410 m² which provides exhibition and gallery spaces with a total area of approximately 165 m². The current gallery is located on land which is under Nomination of Trust. Additionally, the existing Caloundra Regional Gallery has significant issues which limits its ability to service the needs of the existing community or meet the needs of the region as it moves towards an expected population of 500,000 by 2040. However, the Caloundra Regional Gallery still attracts around 25,000 visitors a year – 30% of which are non-resident.

A new Caloundra Regional Gallery is supported by the endorsed Caloundra Centre Master Plan 2017 and is identified as a priority project in the revitalisation strategy for the Caloundra Centre. Delivery of a new Caloundra Regional Gallery adjoining a new town square is a key component to further strengthen the Community and Creative Hub envisaged by the Caloundra Centre Master Plan.

The size and functional requirements of a new Caloundra Regional Gallery is considered in detail within the Caloundra Regional Gallery Brief which is contained within Appendix B - Project Plan. The Regional Gallery Brief was completed in April 2019 by specialist external architectural, design and cultural consultants. The Caloundra Regional Gallery Brief provides recommendations as to the size and functional requirements for a new Regional Gallery to meet the needs of the Sunshine Coast Region - taking into account forecast population growth and benchmarking against cultural facility offerings of other regional Councils.

Cost planning for the Caloundra Regional Gallery is based on a stand-alone building sized in accordance with the recommendations of the Caloundra Regional Gallery Brief.

This report recommends that:

- The Caloundra Regional Gallery Brief provided within Appendix B - Project Plan, is endorsed by Council as the guiding document for planning, design and delivery of a future Caloundra Regional Gallery
- Further investigation is undertaken in relation to the Nomination of Trust land (Lot 666 on CG4615) for conversion to freehold (free of encumbrance).

New Town Square

A new Town Square is supported by the endorsed Caloundra Centre Master Plan 2017 and is identified as a priority project in the revitalisation strategy for the Caloundra Centre. The new Town Square will improve on the current public open space provided by Felicity Park in a long and narrow format, which has an area of approximately 1750 m².

A new Town Square is identified in the Urban Design Concept Plan as being provided along Otranto Avenue and connecting Bulcock Street through to Omrah Avenue and having an approximate area of 3,200 m². The new Town Square will provide:

- A new community heart and focus point for community events and gatherings
- A place to relax
- Better connection and visibility between Bulcock Street and Omrah Avenue, a new Caloundra Library and The Events Centre.
- Activation and renewal of the Caloundra Centre Area providing a high quality landscape precinct entry
- Opportunities for public art
- Landscaped forecourt and breakout space for a new Caloundra Regional Gallery

This report recommends that:

- the size and location of the new Town Square should be generally in accordance with the Urban Design Concept Plan provided as Appendix A to this report, having an approximate area of 3,200 m².
- the current administration building located at 77 Bulcock St is intended to be demolished to allow construction of the new Town Square. The timing of demolition will be determined by the date for delivery of the new Town Square and subject to suitable arrangements being made for the relocation of administration staff from that building.

Key development Site

The Caloundra Centre Master Plan 2017 identifies the re-development of Council freehold land adjoining the new Caloundra Regional Gallery and Town Square with an iconic building which activates the Caloundra central precinct providing for mixed use, residential and/or visitor accommodation. Approval of proposed Planning Scheme amendments in accordance with the Master Plan, will provide for 'unspecified' building height on this site.

The Caloundra Centre Master Plan – Action Plan identifies development of this site as a priority project as follows:

“Complete detailed site planning for the Town Square redevelopment (catalyst redevelopment project) and seek expressions of interest for redevelopment.”

The Urban Design Concept Plan provides for a redevelopment site located on the land occupied by the existing library. This land comprises 5 individual lots having an area of 2,836 m² – being lots 10 to 13 on RP131467 and Lot 601 on CG4252.

This report recommends that Council agree in principle to the sale of the land identified as the 'key development site' by way of an Expressions of Interest process in accordance with *Local Government Regulation 2012*.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Caloundra Centre Activation Project”**
- (b) endorse Urban Design Concept Plan (Appendix A) as the preferred option to guide future planning and design for the Caloundra Centre Activation Project and the size and location of the proposed new Town Square.**
- (c) approve in principle, the establishment of a new Caloundra Library within the existing Caloundra Administration Building subject to completion of a detailed feasibility and project brief in financial year 2020/2021 to further refine the function and size of a new Library and ancillary uses**
- (d) endorse the Caloundra Centre Activation Project – Project Plan (Appendix B) as the guiding document for future planning and design for the future Caloundra Centre Activation project including the delivery of a future Caloundra Regional Gallery**
- (e) investigate acquisition of the unencumbered freehold interest in Lot 666 on CG4615**
- (f) note that the Chief Executive Officer will make Appendix B publicly available**
- (g) approve in principle the demolition of the building located at 77 Bulcock St noting that the timing of demolition will be subject to suitable arrangements being made for the relocation of Council staff**
- (h) agree in principle to the sale of the land identified as Lots 10 to 13 on RP131467 and Lot 601 on CG4252 by way of an Expressions of Interest process in**

accordance with *Local Government Regulation 2012* for the following reasons:

- (i) to ensure proposals for redevelopment of the site achieve the best possible alignment with the intent of the Caloundra Centre Master Plan
 - (ii) to ensure the redevelopment of the site is appropriately designed and integrated with key social infrastructure projects to be delivered as part of the Caloundra Centre Activation Project
 - (iii) to ensure that the timing of redevelopment of the site aligns with Council's schedule for delivery of key social infrastructure projects and
- (i) endorse Staging Plan – Alternate Option (Appendix C) as the preferred option for the timing of delivery of the project and its key components
 - (j) note that the funding of the major infrastructure as per (a) to (i) above, would need to be considered in future annual budgets and for external grant funding opportunities and
 - (k) note that Council will consider the Community Facilities Strategy and the Regional Arts Infrastructure Framework late in 2019 which will contribute to ongoing consideration of the urban design refinement for the Caloundra Regional Gallery, the Town Square, Streetscape and Place Making Projects for Caloundra.

FINANCE AND RESOURCING

Preliminary cost plans for the project have been established based on:

- Project objectives as per the PCG Charter.
- The scope of work for each of the project components as described in Section 2 of the Project Plan and the Proposal section of this report
- The current project drawing set as provided within Appendix B - Project Plan
- The two staging options, Option One and Alternate Option, for delivery of key the project components – refer to (Appendix C and Attachment 1)

Preliminary project cost plans (May 2019) have been prepared by independent external Cost Management Consultants and Quantity Surveyors – Rider Levett Bucknall. The cost plan comprises separate preliminary cost estimates for each of the current staging options for the project.

The costs identified in the project cost plans for each of the staging options have been overlaid on the respective project staging plans to provide preliminary project cash flow forecasts. Forecast project operational costs for the 2019/2020 and 2020/2021 financial years have been added to these figures and compared to the current forward capital works program budget for the project.

The establishment of a baseline project cost plan should be considered as a priority by Council as it is critical to finalising the overall project brief and commencement of the detailed planning and design phases of the project. The baseline project cost plan will also be crucial to informing future capital project requests for funding purposes.

The majority of project funding requirements will need to be provided for in Council's capital works program budget.

Other funding sources for the project include:

- Federal Government grants
- State Government grants
- Sale of Land

- Infrastructure agreements including the Caloundra South Community Development Infrastructure Agreement
- LGIP funding
- Negotiated planning outcomes
- Private sector partnerships
- Philanthropic contributions

CORPORATE PLAN

Corporate Plan Goal: *A smart economy*

Outcome: 1.2 - New capital investment in the region

Operational Activity: 1.2.6 - Implement the high priority actions of the Caloundra Centre Master Plan 2017 with a particular emphasis on planning for the Community Hub and Town Square redevelopment.

CONSULTATION

Councillor Consultation

The Caloundra Centre Activation Project Control Group has the following Councillors as members:

Division 2 – Councillor T Dwyer (Chair)

Division 1 – Councillor R Baberowski

Division 3 – Councillor P Cox

The above Councillors are consulted and informed in relation to the project at regular (quarterly) PCG meetings.

All Councillors were briefed on the project status, objectives and the resolutions required to be sought from Council in relation to the project at the Strategic and Policy Forum held on 11 April 2019.

Internal Consultation

Extensive internal representation and consultation and is provided to the project through both the Project Control Group and Technical Working Group members:

The PCG has the following non-elected members:

- Chief Executive Officer
- Portfolio Director, Major Projects
- Group Executive, Customer Engagement and Planning Services
- Manager Strategic Planning
- Manager Communication

In addition to the above members, the PCG is attended by:

- Manager Transport and Infrastructure Planning
- Manager Arts, Heritage and Libraries
- Coordinator Transport Network
- Coordinator Regional Planning and Advocacy
- Coordinator Open Space and Social Policy
- Coordinator Strategic Property
- Senior Project Engineer (Light Rail) Liveability and Natural Assets

Regular input and consultation is also provided by internal teams and through the Technical Working Group meetings.

Regular project updates are also provided to the Integrated Strategic Property Team meetings.

External Consultation

The following external consultation has been undertaken in relation to this report:

- Deicke Richards, Architects and Design Consultants - have been engaged to provide urban design advice in relation to the Caloundra Centre Activation Project
- Deicke Richards in conjunction with Positive Solutions (Specialist Cultural Planners and Consultants) were engaged to deliver the Caloundra Regional Gallery Brief.
- Savills Valuation and Advisory have been engaged to provide high level valuation advice in relation to Council's land and building assets.
- MacroPlan Dimasi were engaged by Council to provide strategic commercial and urban economics advice to inform project workshops and urban design outcomes.

Community Engagement

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

The Caloundra Centre Master Plan 2017 and the associated proposed Planning Scheme amendments have been subject to extension community consultation.

PROPOSALProject Background

In March 2017, Council adopted the Caloundra Centre Master Plan (Master Plan). The purpose of the Master Plan is to provide an integrated approach to the future development of the Caloundra central area, providing a stimulus to both public and private investment. The implementation of the high priority actions of the Master Plan 2017, with a particular emphasis on planning for the Community and Creative Hub and Town Square redevelopment, are entrenched in Council's Corporate and Operational Plans. The Caloundra Centre Activation Project is further acknowledged within Council as a Major Project.

Early in 2018, the Caloundra Centre Activation Project Control Group (PCG) was established with its primary responsibilities being to:

1. Oversee and coordinate the first stage delivery of the Caloundra Centre Activation envisaged in the Caloundra Centre Master Plan, with a focus on:
 - a. detailed planning and decision-making for Council's future needs in the Caloundra Centre
 - b. repurposing and refurbishing the Caloundra Administration Centre to accommodate a range of uses and activities which will contribute to the ongoing vitality of Caloundra Centre following the Smart Move (now known as SCC Workplaces)
 - c. Improving the orientation and integration of the Caloundra Events Centre with the Caloundra Administration Centre and adjoining community facilities and urban spaces
 - d. Redeveloping Felicity Park, the Caloundra Regional Art Gallery and Library sites, the old Council administration building site and other identified peripheral sites to accommodate a new Town Square and mixed use development comprising one or more iconic buildings
 - e. Planning for the establishment of a new transit station within close proximity to the central site and ensuring other current car parking station sites provide an appropriate and beneficial outcome for Council; and

-
- f. Attraction and facilitation of other private development projects in the vicinity of the Town Square redevelopment.
 2. Ensuring that transport connections, entry statements and urban design outcomes are incorporated into the outcomes gained through the built environment.
 3. Ensuring that decisions requiring Council consideration are referred to Council and provide informed decision making within delegations.
 4. Providing three monthly advice, risk identification, feedback and updates to Council and Board of Management.
 5. Providing advice and information for promotion and communication of project progress to internal and external stakeholders.
 6. Overseeing any representative Industry Reference Group or Technical Working Group which shall report to the PCG.
 7. Recognising the opportunity for this project to promote and connect (e.g. way finding signage) the identified “ceremony location” at Bulcock Beach with the central site.

Since formation, the PCG, supported by a Technical Working Group (TWG), have undertaken the following key tasks to inform the above:

- Engaged urban design and architectural consultants to explore design concepts for the central area around a new proposed town square including Council owned sites suitable for future redevelopment
- Engaged with Strategic Planning in relation to the proposed amendments to the Planning Scheme which reflect the intent of the Caloundra Centre Master Plan
- Undertaken industry engagement
- Completed valuations for property owned in freehold by Council on both an ‘as is’ basis as well as having regard to proposed planning scheme amendments
- Engaged with Transport Infrastructure Planning to test and finalise the alignment of the new Third Avenue extension which will provide direct access from Nicklin Way to the Caloundra centre area
- Engaged with Transport Infrastructure Planning in relation to the future transit centre and parking requirements within the Caloundra centre area
- Engaged with Light Rail team to investigate options for alignments in tandem with urban design outcomes for the central precinct
- Undertaken a Project Workshop to test road networks and light rail options against urban design concepts and economic outcomes
- Undertaken investigation of cultural facilities in Sydney and Melbourne including interviews with key Council staff responsible for delivery of recently completed projects including Green Square (Sydney) and Bunjil Place (City of Casey, Victoria)
- Engaged specialist consultants to undertake a preliminary feasibility and detailed brief for Caloundra Regional Gallery to inform planning and design.
- Engaged with the SCC Workplaces team to co-ordinate urban design with staffing requirements in Caloundra in consideration of the re-purposing of the existing Caloundra Administration Building
- Engaged with The Events Centre management in relation to future integration with the existing Caloundra Administration Building
- Provided a report and presentation to the Council at the Strategic and Policy Forum on 11 April 2019.

- Developed two project staging options for the project

The project now requires key decisions to be made by Council.

Success measures for the Caloundra Centre Activation Project include the following:

- Maximisation of social and community returns
- Activation of the Caloundra central area
- Attraction of private investment in the Caloundra central area
- Strengthening and broadening of retail and commercial business opportunities
- Strengthening of tourism offerings and visitation numbers
- Establishment of a uniquely defined and vibrant destination of choice for both local residents and visitors
- Strengthening of Caloundra as a Community and Creative Hub within the Sunshine Coast Region
- Strengthening of both the local and regional economy.

Success of the project will rely on the take up of opportunities within the Caloundra centre area by the development industry. Private investment and commitment to the delivery of projects of the scale envisaged by the Caloundra Centre Master Plan, to drive activation and revitalisation, is unlikely to occur unless certainty around the scope, timing and funding of key civic infrastructure projects is provided by Council.

Project Proposal and Urban Design Concept

Future development and revitalisation of the Caloundra central area is guided by The Caloundra Centre Master Plan 2017. The Caloundra Centre Activation Project focuses on the new city heart envisaged to be developed around a new town square (Community and Creative Hub) and the immediately surrounding area (Destination Centre). An overview of the project area is provided below as Figure 1 – Project Area Plan.



Figure 1 – Project Area Plan

The Caloundra Centre Activation Project Control Group's initial focus has been to develop a preferred urban design concept for the central Caloundra area on which to base future detailed planning and design. The preferred design concept consists of the following **key project components**:

1. Delivery of a **new library** within the existing Caloundra Administration Building. To meet current and future demand the Library will have an estimated gross floor area of approximately 3,500m². Refurbishment of the building will also include Council administrative functions. The building is also envisaged to be integrated with The Events Centre and Bill Venardos Park which adjoin to the north and east.
2. Delivery of a **new regional gallery** in Caloundra in a stand-alone building in a similar location to the existing regional gallery. A new regional gallery will have an estimated gross floor area of 3,390 m².
3. Delivery of a **new town square** on the corner of Bulcock St and Otranto Ave in the location of the existing Administration Building at 77 Bulcock St. This building is intended to be demolished.
4. Delivery of **Placemaking and Streetscape works** around the above development along Bulcock St, Omrah Ave and Otranto Ave – which is envisaged to create an Urban Park providing a strong pedestrian link to Bulcock Beach and the Esplanade.
5. **Sale and redevelopment of the existing library site** which may incorporate community uses.

In the development of a preferred urban design concept and staging options for delivery, the following key project influencers have been taken into consideration:

1. Road network design
2. Provision for a future transit centre
3. Provision for a future light rail corridor
4. Timing and delivery of the new Sunshine Coast City Hall and associated Sunshine Coast Council Workplaces Project
5. Policy decisions already adopted by Council in respect of the Caloundra Regional Gallery and the Events Centre.

The preferred urban design concept agreed by the Caloundra Centre Activation Project Control Group at the meeting held 2 May 2019, is provided within the project drawings attached to the Project Plan. This report recommends that Council endorse this plan to guide future planning and design development.

Two preliminary staging plans have been developed to inform the timing of delivery of the key project components as well as funding requirements for the project. The staging options plans are contained within the project drawings. Refer to Attachment 1 (Staging Plan Option One) and Appendix C (Staging Plan Alternate Option).

The urban design concept plan and staging options plans have been used as the basis for project cost planning and cash flow forecasts for budget purposes. Staging options are discussed in more detail later in this report.

The Project has reached a stage where the PCG is now in agreement as to the preferred Urban Design Concept for the Caloundra Centre Area. The Urban Design Concept provides the location of key project components and their integration with existing and future infrastructure.

For the project to continue towards detailed planning, design and delivery the following key decisions are required to be made by Council:

- Approval of the Urban Design Concept for the Caloundra Centre Area

- Size and location of a new Caloundra library
- Size and location of a new Regional Gallery in Caloundra
- Agreement to the location, size and function of the new and extended Town Square
- Agreement to the demolition of 77 Bulcock St to facilitate the delivery of a new Town Square
- Agreement in principle to the sale of the current Caloundra Library site
- Approval of a high level project plan, budget and schedule (Staging Plan)

Key Project Components

1. New Caloundra Library

The existing Caloundra Library has a gross floor area of approximately 1,120 m² providing around 790m² of spaces for public access. The library has a current catchment population of approximately 65,000 people, of which most are located within a 15 minute drive. The library has the third highest rate of visitation on a per square metre basis, and projected population increases will place further pressure on the facility into the future. Increased demand from the Caloundra South development will also persist until delivery of project specific community infrastructure within that development in the future.

The existing Library does not meet current guidelines and recommendations in terms of floor area, service levels or embellishments. De-mountable style extensions have previously been added to the Library as an interim solution to meet demand. The current Library does not meet benchmark standards for a modern library compared to recent projects delivered by other regional Council's throughout Australia.

Delivery of a new Caloundra Library is supported by the Caloundra Centre Master Plan 2017 and is identified as a priority project in the revitalisation strategy for the Caloundra Centre.

The new Caloundra Library is also supported by the following Council policy and strategies:

- SCC Corporate Plan 2019-2023
- SCC Operational Plan 2019-2019
- Environment and Liveability Strategy 2017
- Sunshine Coast Social Strategy 2015
- Sunshine Coast Libraries Plan 2014-2024

An internal review of new library requirements for expected catchment population has been completed by Arts Heritage and Libraries Team utilising the following base documents as a guide:

- State Library Standards and Guidelines – Physical Spaces Standard 2018
- QLD Public Library Standards and Guidelines – Library Building Standard (October 2009)
- Public Library - Whole Building Design Guide
- Caloundra Library Projected Collection Size and Shelving Requirements – prepared by the Arts, Heritage and Libraries Team

Review of available information has identified a base building requirement of approximately 3,500m². This figure has been adopted directly from the QLD Public Library Standards and Guidelines Section 4.2.3 - Standard for minimum floor area (base floor area) for a population catchment of 90,000 people which expected to be reached by approximately 2028.

It is envisaged that the new Caloundra Library will be provided over three levels within the existing Council Administration Building incorporating:

- New entry plaza addressing Omrah Avenue, Town Square and new Caloundra Regional Gallery
- Integration with The Events Centre and Bill Venardos Park
- Meeting rooms / Community meeting space –including the Council Chambers and Beerwah Room located on Level 3.
- Customer Service Function
- Councillor Offices (For Divisions 1, 2 and 3)
- Council Administration Offices
- Retail / Café space

The existing Caloundra Administration Building has a gross floor area of approximately 5,070 m². Allowing for the new larger library and ancillary spaces, Councillor Offices, Customer Service, data room requirements and retention of the Council Chambers and Beerwah Room it is anticipated that the majority of the building would be required for these uses.

A design brief for the Library will be commissioned as part of the initial planning phase for the new Library to finalise the size, function and detailed project brief to inform further planning and design.

It is noted that the most recent information provided by Sunshine Coast Council Workplaces Project Team, indicates that a head count of approximately 250 administrative staff will remain in Caloundra on completion of the new Sunshine Coast City Hall. This number includes Library, Art Gallery and Customer Service staff requirements. The headcount figure translates to a requirement for approximately 200 work stations.

Cost planning for this component of the project includes the refurbishment of the existing building including upgrades to the building facades. The cost plan also makes allowance for structural upgrades to the building to allow for higher floor loads associated with library use. Costs associated with structural upgrades will continue to be monitored throughout the design process.

The cost plan also provides estimates for integration of the new library building with The Events Centre as well as Bill Venardos Park which adjoin to the north and west.

This report recommends that:

- a new Caloundra Library is established within the existing Caloundra Administration Building. A new Caloundra Library is expected to have a minimum base gross floor area of approximately 3,500 m²
- a feasibility and project brief for a new Library is completed in financial year 2019/2020 to further refine the function and size of a new Library and ancillary uses within the existing Caloundra Administration Building
- the CCAP team continues to consult with the Workplaces Project Team to identify options for provision of staff accommodation and administrative functions within the Caloundra centre area.

2. Caloundra Regional Gallery

The current Caloundra Regional Gallery has gross floor area of approximately 410 m² which provides exhibition and gallery spaces with an area of approximately 165 m². The current gallery is located on land which is under Nomination of Trust (See below):



The existing gallery has the following main issues:

- It lacks prominence and presence
- The gallery has outgrown the physical space available for exhibitions, programming and retail offerings
- There is no place currently to house and exhibit the Council Art Collection
- Insufficient storage and handling capability
- Lack of dedicated climate control – limiting exhibition programming and ability to accept art donations
- Limited provision of staff accommodation
- Not large enough nor equipped to accommodate school classes
- Limited revenue generating opportunity compared to current gallery offerings
- Limited 'Branding' opportunity
- It suffers a lack of diversity in audience – secondary students, tertiary students and young adults
- Growth of visual art infrastructure in neighbouring local government areas
- Does not meet current 'benchmark' standards for a regional gallery
- Limited financial resources – struggling to meet demands of a growing and more engaged community

And yet the Gallery still attracts around 25,000 visitors a year – 30% of which are non-resident.

A new Caloundra Regional Gallery is supported by the endorsed Caloundra Centre Master Plan 2017 and is identified as a priority project in the revitalisation strategy for the Caloundra

Centre. Delivery of a new Caloundra Regional Gallery adjoining a new town square is a key component to further strengthen the Community and Creative Hub envisaged by the Caloundra Centre Master Plan.

The Strategic Intent for the Community and Creative Hub, includes the following statement:

“A new library/resource centre, art gallery, museum and other community facilities are provided within or adjoining the town square as a focus for community activities, events and entertainment.”

The above is further supported by the Action Plan contained within the Master Plan at Action 5.3 which provides the following short term (0-5 years) priority project being:

“Prepare and implement a Facilities Development Plan for the Community and Creative Hub to deliver a new town square, library, art gallery, museum and other community facilities, transit centre and residential development.”

The Caloundra Regional Gallery is also supported by the following Council plans, policies and strategies:

SCC Corporate Plan 2019-2023

1.2 - New capital investment in the region – creating major urban centres to live, work and relax, identified as follows:

“Complementing the development of the Maroochydore city centre will be an integrated approach to the revitalisation of the Caloundra town centre. Implementation of the Caloundra Centre Masterplan will encourage new investment and development in the ‘City of Beaches as the southern gateway to the region’s Enterprise Corridor, leveraging Caloundra’s employment, recreational and cultural opportunities linked to a highly attractive lifestyle and visitor destination”.

SCC Operational Plan 2018-2019

1.2.6 - Implement the high priority actions of the Caloundra Centre Master Plan 2017 with a particular emphasis on planning for the Community Hub and Town Square redevelopment.

Environment and Liveability Strategy 2017

Under Part C of the Network Plan, the Social Infrastructure Network Blueprint, identifies as one of the key recommendations:

“Investigate enhancing the capacity of the Caloundra Regional Art Gallery”.

In addition, at Table 12: Summary of Social Infrastructure network recommendations, it provides:

“Investigate enhancing capacity (Caloundra Regional Art Gallery) and additional cultural functions.” It is noted that this piece of work is to be *“guided by the Caloundra Centre Master Plan and further guided by the preparation of an Integrated Facilities Development Plan for the Caloundra Community and Creative Hub”.*

- Sunshine Coast Social Strategy 2015
- Sunshine Coast Arts Plan 2018-2038
- Cultural Development Policy

The size and functional requirements of a new Caloundra Regional Gallery is considered in detail within the Caloundra Regional Gallery Brief which is provided within Appendix B – Project Plan. The Regional Gallery Brief was completed in April 2019 by specialist external architectural, design and cultural planning consultants (Deicke Richards and Positive Solutions) with input from key internal stakeholders, as well as the following external stakeholders:

- Friends of Caloundra Gallery
- Sunshine Coast Arts and Advisory Board (SCAAB)
- Jinibara People
- Descendants of South Sea Islander People
- It should be noted that within timeframe for completion of Caloundra Regional Gallery Brief consultation with Kabi Kabi, who are traditional owners of the Caloundra area, was not possible. Engagement will be part of future planning and design phases.

The Caloundra Regional Gallery Brief encompasses the following scope of work:

- Demographic and economic profiling
- Policy and strategy review
- Capacity of existing social infrastructure
- Identification of the role of a regional gallery
- Market analysis
- SWOT analysis
- Comparative benchmarking

The Caloundra Regional Gallery Brief makes conclusions and recommendations as to the size and functional requirements for the Gallery to meet the needs of the Sunshine Coast Region - taking into account forecast population growth and benchmarking against cultural facility offerings of other regional Councils.

An overall breakdown and summary of the spaces provided within the proposed Gallery is provided in Table 1 below:

Spaces	Area m2
Entry / Reception/ Cloakroom	280
Retail and Café	225
Galleries	800
Additional Galleries / Interpretive	650
Flexible Working	75
Storage / handling / loading / administration	440
Workshop and Meeting Rooms	180
Circulation and breakout	360
Services	260
Function Space / Restaurant	120
TOTAL	3390
Outdoor Sculpture Court / Event / Breakout	1000
Rooftop Garden / Public Terrace	600
Building Footprint	1130

Table 1 – Caloundra Regional Gallery Spaces Summary

Cost planning for the Caloundra Regional Gallery is based on a stand-alone building sized in accordance with the recommendations of the Caloundra Regional Gallery Brief.

This report recommends that:

- The Caloundra Regional Gallery Brief provided within Appendix B of this report is endorsed by Council as the guiding document for planning, design and delivery of a future Caloundra Regional Gallery;

- Further investigation is undertaken in relation to the Nomination of Trust land (Lot 666 on CG4615) for conversion to freehold (free of encumbrance).

3. New Town Square

A new Town Square is supported by the endorsed Caloundra Centre Master Plan 2017 and is identified as a priority project in the revitalisation strategy for the Caloundra Centre. The new Town Square will improve on the public open space provided by Felicity Park which is in a long and narrow format.

A new Town Square is identified in the Urban Design Concept Plan as being provided along Otranto Avenue and connecting Bulcock Street through to Omrah Avenue, and having an approximate area of 3,200m². The new Town Square will provide:

- A new community heart and focus point for community events and gatherings
- A place to relax
- Better connection and visibility between Bulcock Street and Omrah Avenue, a new Caloundra Library and The Events Centre.
- Activation and renewal of the Caloundra centre area providing a high quality landscape precinct entry
- Opportunities for public art
- Landscape entry and potential sculpture court and breakout space for a new Caloundra Regional Gallery.

The delivery of the new Town Square is supported by the following Council policy and strategies:

- SCC Corporate Plan 2019 - 2023
- SCC Operational Plan 2018 - 2019
- Environment and Liveability Strategy 2017

The size and function of a new Town Square has been guided predominantly by the Caloundra Centre Master Plan. The Master Plan is based on extensive internal and external engagement and community feedback. The size and function of the proposed Town Square have also been tested through the Urban Design Concept design development having regard to the relationship of the Town Square to proposed social infrastructure which will envelope it.

Delivery of a new Town Square in the Caloundra centre area, in accordance with the current Urban Design Concept, will require the demolition of the existing administration building located at 77 Bulcock St.

Cost planning for the new Town Square has been based on the PCG approved Urban Design Concept. Cost Planning includes allowance for demolition of the building located at 77 Bulcock St. Allowance has also been made within the project cost plan for interim works to be completed to the town square site following demolition of the building. This will allow early public access to the site ahead of delivery of the new Town Square. The requirement for this work is dependent on the agreed staging of delivery for the project, only being a requirement of the Alternate Staging Option.

This report recommends that:

- The size and location of the new Town Square should be generally in accordance with the Urban Design Concept Plan provided as Appendix A to this report, having an approximate area of 3,200 m².

- The current administration building located at 77 Bulcock St is demolished to allow construction of the new Town Square. The timing of demolition will be determined by the date for delivery of the new Town Square and will be subject to suitable arrangements being made for the relocation of administration staff from that building.

4. Key Development Site

The Caloundra Centre Master Plan 2017 identifies the re-development of Council freehold land adjoining the new Caloundra Regional Gallery and Town Square with an iconic building which activates the central precinct providing mixed use, residential and/or visitor accommodation uses. Approval of proposed Planning Scheme amendments, in accordance with the Master Plan, will provide for 'unspecified' building height on this site.

The Caloundra Centre Master Plan – Action Plan identifies development of this site as a priority project as follows:

“Complete detailed site planning for the Town square Redevelopment (catalyst redevelopment project) and seek expressions of interest for redevelopment.”

The Urban Design Concept Plan provides for a redevelopment site located on the land currently occupied by the Library. This land comprises 5 individual lots having an area of 2,836 m² – being lots 10 to 13 on RP131467 and Lot 601 on CG4252. The site is shown in Figure 2 – Proposed Redevelopment Site.



Figure 2 – Proposed Key Development Site

The sale of this key site is expected to generate significant revenue which may be allocated to offset the total project costs.

Additionally, part of the value of this site has the opportunity to be negotiated for consideration of community or other infrastructure delivered as part of the development of this key site. These options will be explored further as detailed design for the site and surrounds is developed.

The recommendation of the Caloundra Centre Master Plan to seek Expressions of Interest for the redevelopment of this site is supported. *Local Government Regulation 2012*, Section 228 (2)(b) provides Council with the option to call for “expressions of interest” before considering whether to invite written tenders from either a ‘short list’ or all respondents. Section 228 (3) provides that the local government may invite expressions of interest only if the local government:

- a) decides, by resolution, that it would be in the public interest to invite expressions of interest before inviting written tenders; and
- b) records its reasons for making the resolution in the minutes of the meeting at which the resolution was made.

Sale of the site via Expressions of Interest is considered to be in the public interest for the following reasons:

- to ensure proposals for redevelopment of the site achieve the best possible alignment with the intent of the Caloundra Centre Master Plan
- to ensure redevelopment and proposed use of the site maximises the activation and revitalisation opportunities for the Caloundra Centre area
- to ensure redevelopment of the site is of an appropriate scale, and takes advantage of, the height provisions proposed in the Caloundra Centre Master plan and proposed planning scheme amendments.
- to ensure that the timing of redevelopment of the site aligns with Council’s schedule for delivery of key social infrastructure projects
- to ensure the redevelopment of the site is appropriately designed and integrated with key social infrastructure projects to be delivered as part of the Caloundra Centre Activation Project
- to explore opportunities for the inclusion of potential Community spaces as part of the redevelopment of the site.

The timing of calling for expressions of interest will depend on broader project outcomes including:

- Council’s commitment to funding and timing of delivery of key social infrastructure projects
- Finalisation of proposed planning scheme amendments which are currently with the Minister for approval.
- Coordination and alignment of the sale with broader Council strategies and the continued use of the site for library purposes until delivery and commissioning of a new Caloundra Library.

This report recommends that Council agree in principle to the sale of the land identified as the ‘key development site’ by way of an Expressions of Interest process in accordance with *Local Government Regulation 2012*.

5. Project Plan, Project Schedule and Project Budget

Project Plan

The Caloundra Centre Activation PCG and Technical Working Group have completed the preliminary feasibility work required to define the project scope, alternatives for timing of delivery, and project funding (budget) requirements.

This information has been collated into an over-arching Project Plan for the Caloundra Centre Activation Project. The core documents included in the Project Plan are:

- Urban Design Concept Plan and supporting project plans
- Proposed Staging Plans for delivery of the project – two options

A copy of the Project Plan is provided as Appendix B. The Project Plan provides a high level overview of the project as at the date of this report. Revision of the Project Plan will be undertaken following the endorsements provided by Council as a result of this report. The Project Plan is a fluid document and will be continually updated throughout the life of the project to reflect the decisions and directions of Council and the PCG.

Project Staging – Considerations and Options

Both of the Staging Options which have been developed for the project recognise the timing of delivery of the Sunshine Coast City Hall (SCCH) as a key driver. The proposed re-purposing of the existing Caloundra Administration Building will involve extensive works to the interior, exterior and building services. Logistically it would be challenging to attempt to carry out these works whilst the building is fully occupied and operational. Therefore the availability of the building for commencement of work has been scheduled to occur immediately following the current date for occupation of SCCH in July 2022. This provides an opportunity window when logistics surrounding the relocation of staff to complete the work would be at a minimum.

The staging options timeframes have been developed around the primary objective of the Caloundra Centre Activation Project which is to “Oversee and coordinate the first stage delivery of the Caloundra Centre Activation envisaged in the Caloundra Centre Master Plan”. Focus therefore is on the short term priority projects identified in the Caloundra Centre Master Plan – Action Plan. The timing of short term priority projects are noted in the Master Plan as 0-5 yrs. Staging plans therefore seek to align with these timeframes as closely as possible.

Staging Option 1 is based on the delivery of the new Caloundra Regional Gallery ‘as soon as possible’. A typical delivery program has been adopted, i.e. plan, design, build approach, commencing in financial year 2019/2020. The Gallery would therefore be delivered in financial year 2021/2022, and the new Town Square and Otranto Avenue Street Park works would be completed at the same time - as well as streetscape works on the road reserves which adjoin these projects. Re-purposing of the Caloundra Administration Building for the new Caloundra Library would then be delivered during financial year 2022/2023. Staging Plan Option One is provided as Attachment 1.

The Alternate Option is based on delivery of the new Caloundra Library within the existing Caloundra Administration Building as the first stage, with works being completed during financial year 2022/2023. The new Caloundra Regional Gallery, Town Square and Otranto Avenue Street Park and streetscape works are delivered in the following financial year 2023/2024. Staging Plan – Alternate Option is provided as Appendix C to this report.

The Alternate Option Staging Plan is considered to better align the objectives of this project and delivery of other Council projects. The Alternate Staging Plan also has the least impact on project budget allocations within the current capital works program.

Both staging options were presented to the PCG meeting held on 2 May 2019 for consideration. The PCG noted the Alternate Option Staging Plan as preferred, but recommended that both options should be presented to Council for consideration. The staging options would be subject to further internal review of the 10 year capital works program with the Finance Branch.

Project Budget

The Staging Options also recognise the forward financial commitments of Council’s 10 year capital works program and look to align project budget requirements with available funding gateways. Whilst the Caloundra Centre Activation Project cost plan has been completed, other key projects within the 10 year capital works program have not yet been fully costed.

Each of the staging options, and associated costs, have been compared to the Caloundra Centre Activation Project budget for financial years 2019/2020 and 2021/2022. These budgets provide sufficient funds for planning and design and have been used to compare the alignment of each of the options with the available project budget over the next two financial years – subject to Council approval. More detailed analysis of the project funding requirements for each of the staging options is provided in the Finance and Resourcing section of this report.

The majority of project funding requirements will need to be provided for in Council's capital works program budget.

Other funding sources for the project include:

- Federal Government grants
- State Government grants
- Sale of Land
- Infrastructure agreements including the Caloundra South Community Development Infrastructure Agreement
- LGIP funding
- Negotiated planning outcomes
- Private sector partnerships
- Philanthropic contributions

More detailed analysis of the project funding requirements for each of the staging options is provided in the Finance and Resourcing section of this report.

This report recommends:

- Endorsement of the Caloundra Centre Activation Project – Project Plan . Refer to Appendix B.
- Endorsement of the Alternate Option Staging Plan. Refer to Appendix C.

Legal

There are no known legal implications relevant to this report.

Policy

The project and its key components are supported by the following Council Policies and Strategies:

- Sunshine Coast Council Corporate Plan 2019-2023
- Sunshine Coast Council Annual Operational Plan 2018-2019
- Caloundra Centre Master Plan 2017
- Environment and Liveability Strategy 2017
- Sunshine Coast Social Strategy 2015
- Sunshine Coast Libraries Plan 2014-2024
- Sunshine Coast Arts Plan 2018-2038
- Caloundra Local Area Parking Plan 2017
- Sunshine Coast Integrated Transport Strategy 2019
- Regional Economic Development Strategy 2013-2033

Risk

If key decisions in relation to the Caloundra Centre Activation Project are not made:

- Implementation of the Caloundra Centre Master Plan will be constrained and delayed due to uncertainty around the timing of delivery of key civic and social infrastructure projects.
- The project risks stalling or loss of momentum.
- It will be difficult to attract private sector investment.

Previous Council Resolutions**Ordinary Meeting 30 April 2019 (OM19/53)**

That Council:

- (a) *receive and note the report titled "Sunshine Coast Planning Scheme 2014 - Proposed Caloundra Centre Master Plan Amendment - Consideration of Submissions"*
- (b) *having considered all submissions received about the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) – Caloundra Centre Master Plan, decide to proceed with the proposed planning scheme amendment, with changes (Appendix A)*
- (c) *delegate authority to the Chief Executive Officer to progress and finalise the proposed planning scheme amendment in accordance with the Planning Act 2016 and*
- (d) *adopt the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) – Caloundra Centre Master Plan, subject to receiving advice from the Planning Minister that Council may proceed to adopt the amendment.*

Ordinary Meeting 14 September 2017 (OM17/168) (Attachment 2)

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.*

Ordinary Meeting 23 March 2017 (OM17/48)

That Council:

- (a) *endorse the Caloundra Centre Master Plan 2017 (Appendix A) subject to paragraph (c) (i) below*
- (b) *decide to make a proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) under the Sustainable Planning Act 2009 to give effect to the planning recommendations of the Caloundra Centre Master Plan 2017*
- (c) *delegate authority to the Chief Executive Officer to:*
 - (i) *make any final amendments to the Caloundra Centre Master Plan 2017 to reflect the directions provided by Council and address any editorial issues*
 - (ii) *respond to submissions in accordance with the directions provided by Council*
 - (iii) *carry out the statutory process to prepare and progress the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) under the Sustainable Planning Act 2009, noting that:-*

- (a) *consultation will occur with the Deputy Mayor and Division Councillor (Councillor Dwyer) regarding the detailed drafting of, and public notification process for, the proposed planning scheme amendment*
- (b) *following public notification of the proposed planning scheme amendment and receipt of any submissions, a further report will be presented for formal consideration of the Council*
- (iv) *refer the relevant revised infrastructure elements of the Caloundra Centre Master Plan 2017 to the Local Government Infrastructure Plan review*
- (v) *establish a Caloundra – City of Beaches project delivery team and develop a 2017/2018 budget submission and*
- (vi) *prepare a staged development and delivery plan, including funding opportunities/strategies for reporting to Council and to inform future budget works considerations.*

Related Documentation

Caloundra Centre Master Plan 2017

Critical Dates

There are no critical dates relevant to this report.

Implementation

The Caloundra Centre Activation Project will require the development of detailed internal and external communication plans.

Key decisions made by Council which support the project and provide guidance to size, location and timing of key components will need to be effectively communicated to the tourism, business and development industry to build interest and encourage private sector investment. Communications and marketing of the project will be key to its success and will be ongoing throughout the life of the project. Regular targeted project updates are envisaged to inform both external stakeholders and staff in relation to project achievements and reaching of milestones.

Decisions in relation to the project which have implications for existing workplaces must also be considered in the context of Sunshine Coast Council Workplaces Project. An internal communications plan will need to be developed to keep staff informed of the impacts of the project on current and future workplaces.

9 NOTIFIED MOTIONS**10 TABLING OF PETITIONS**

Petitions only eligible for submission if:

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

11 CONFIDENTIAL SESSION**11.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - PROPOSED LAND ACQUISITION, COOCHIN CREEK****File No:** 172041**Author:** Coordinator Open Space and Social Policy
Liveability & Natural Assets Group

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

11.2 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - DEED OF GRANT APPLICATIONS**File No:** F17/00608**Author:** Coordinator Strategic Property
Office of the CEO

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.

12 NEXT MEETING

The next Ordinary Meeting will be held on 25 July 2019 in the Council Chambers, 1 Omrah Avenue, Caloundra.

13 MEETING CLOSURE