

Agenda

Ordinary Meeting

Thursday 31 January 2013

commencing at 9.00am

Council Chambers, 1 Omrah Avenue, Caloundra

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1 DECLARATION OF OPENING

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

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE**3 RECEIPT AND CONFIRMATION OF MINUTES**

That the Minutes of the Special Meeting (Water and Sewerage Funding Program) held on 11 December 2013 and the Ordinary Meeting held on 13 December 2012 be received and confirmed.

4 OBLIGATIONS OF COUNCILLORS**4.1 DECLARATION OF MATERIAL PERSONAL INTEREST ON ANY ITEM OF BUSINESS**

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

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

4.2 DECLARATION OF CONFLICT OF INTEREST ON ANY ITEM OF BUSINESS

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

5 MAYORAL MINUTES**6 PRESENTATIONS**

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7 REPORTS DIRECT TO COUNCIL**7.1 REGIONAL STRATEGY AND PLANNING****7.1.1 DEVELOPMENT APPLICATION FOR PRELIMINARY APPROVAL FOR DETACHED HOUSES AND DEVELOPMENT PERMITS FOR RECONFIGURING A LOT (8 LOTS INTO 196 LOTS) AND OPERATIONAL WORKS (EXCAVATION AND FILLING) AT 223 BROADWATER AVENUE WEST AND 319 BRADMAN AVENUE, MAROOCHYDORE****File No:** MCU11/0180**Author/Presenter:** Development Planner
Regional Strategy & Planning Department
Coordinator Planning Applications (North)
Regional Strategy & Planning Department**Appendices:** App A - Conditions of Approval (*Att Pg 1*)**Attachments:** Att 1 - Site Layout Plan (OM Pg 33)
Att 2 - Retaining Wall Option Sections (OM Pg 34)
Att 3 - Batter Option Sections (OM Pg 35)
Att 4 - Staging Plan (OM Pg 36)
Att 5 - Detailed Plan of Park (OM Pg 37)
Att 6 - Option of Planted Batter Plan (OM Pg 38)
Att 7 - Referenced Document - Supplementary Table of Assessment (OM Pg 39)
Att 8 - Referenced Document - Code for Residential Development and Use (OM Pg 40)**Link to PD Online:**<http://pdonline.sunshinecoast.qld.gov.au/MasterView/Modules/Applicationmaster/default.aspx?page=wrapper&key=1066403>

SUMMARY SHEET	
APPLICATION DETAILS	
Applicant:	Maroochy Palms Holdings Pty Ltd, Krp Pty Ltd, Barklya Pty Ltd
Proposal	<ul style="list-style-type: none"> • Preliminary Approval for Material Change of Use of Premises overriding the Planning Scheme (Detached Houses) • Development Permit to Reconfigure a Lot - Residential (8 Lots into 196 Lots) • Development Permit for Operational Work - Excavation and Filling & Engineering (Stormwater & Sewerage Infrastructure)

Properly Made Date:	15 August 2011
Information Request Date:	26 September 2011
Information Response Received Date:	17 April 2012
Decision Due Date	4 February 2013
Number of Submissions:	42 Properly Made and 5 Not Properly Made submissions were received
PROPERTY DETAILS	
Division:	7
Property Address:	Maroochy Palms 319 Bradman Ave Maroochydhore QLD 4558
RP Description:	Lots 5 and 6 RP 812080, Lot 3 RP 109892 and Lots 218, 219, 161, 162 and 163 RP 27782
Land Area:	14.436 Hectares
Existing Use of Land:	Maroochy Palms Big 4 Caravan Park, detached houses and vacant land
STATUTORY DETAILS	
SEQRP Designation:	Urban Footprint
Planning Scheme	Maroochy Plan 2000 (8 August 2011)
Strategic Plan Designation:	Urban
Planning Area / Locality:	1 - Maroochydhore
Planning Precinct / Zone:	13 – Mixed Housing
Assessment Type:	Impact

PURPOSE

The purpose of this report is to seek council's determination of an application to redevelop the Maroochy Palms Caravan Park and vacant land to the south of Bradman Avenue into 196 residential lots. The application is before council as it is for a Preliminary Approval Overriding the Planning Scheme, and as more than 20 submissions objecting to the proposal were received.

EXECUTIVE SUMMARY

The application seeks approval for a staged residential subdivision of 196 lots on the Maroochy Palms Caravan Park site and vacant land to the south of Bradman Avenue, Maroochydhore.

The site is zoned mixed housing under the Maroochy Plan 2000 and offers an opportunity for a new residential community in close proximity to the Maroochydhore Principal Activity Centre. Key features of the application include the creation of a variety of small lot types, including terrace housing lots and a neighbourhood park. The application is made pursuant to Section 242 of the *Sustainable Planning Act 2009* and seeks, by Preliminary Approval, to vary some of the regulatory provisions that currently apply to the land, specifically with regard to regulating the establishment of housing within the estate.

The application presents a wide range of matters for consideration in determining the suitability of the land for the proposed development. Questions are raised in relation to flooding, environmental impacts, contemporary housing design, geotechnical stability, interface with adjoining land, stormwater management and traffic and transport.

In relation to each of the matters presented, the application has been assessed and found to be compliant with applicable statutory controls. The site is designated for urban development under both the SEQ Regional Plan and the Maroochy Plan 2000, and is consistent with the development objectives contained therein.

The application is recommended for approval, subject to the imposition of reasonable and relevant conditions.

OFFICER RECOMMENDATION

That council **APPROVE WITH CONDITIONS** Application No. MCU11/0180 and grant:

- (a) a **Preliminary Approval for a Material Change of Use of Premises Overriding the Planning scheme for Detached Houses;**
- (b) a **Development Permit for Reconfiguring a Lot (8 Lots into 196 Lots); and**
- (c) a **Development Permit for Operational Works (Excavation and Filling and Stormwater and Sewer Infrastructure);**

situated at 223 and 244 Broadwater Avenue West, Maroochydore, and Maroochy Palms, 319 Bradman Avenue, Maroochydore, in accordance with Appendix A.

FINANCE AND RESOURCING

If council were to approve this application, the applicant would be required to pay infrastructure charges for trunk infrastructure.

Council's Infrastructure Policy Branch has provided the following estimate of the infrastructure charges required by this development (which excludes infrastructure charges to Unitywater):

Allocation of adopted infrastructure charge to trunk infrastructure networks	Offset/Rebate	
Transport	\$0.00	\$625,980
Public Parks & Land for Community Facilities	\$0.00	\$1,043,300
Stormwater (applicable to Residential development)	\$0.00	\$417,320
Stormwater (applicable to Non-Residential development)	\$0.00	\$0.00
TOTAL	\$0.00	\$2,086,600

PROPOSAL

The application seeks approval for:

- a Preliminary Approval for a Material Change of Use of Premises Overriding the Planning scheme for Detached Houses;
- a Development Permit for a Reconfiguration of a Lot (8 Lot into 196 Lots); and
- a Development Permit for Operational Works (Excavation and Filling, Stormwater and Sewer Infrastructure).

The proposal is for the redevelopment of the existing Maroochy Palms Caravan Park, plus adjoining residential properties and vacant land to the rear, into a new residential estate comprising 196 new lots and a park. 49 of the proposed lots are terrace lots ranging in size from 200m² to 393m², with rear access laneways. The remaining 146 lots are standard format lots, ranging in size from 250m² to 558m². A 9,736m² balance lot is also proposed on the Bradman Avenue frontage of the site. This lot may be the subject to a future development proposal. As part of the current development proposal this lot would be filled (following removal of three existing houses and part of the caravan park), the frontage to Bradman Avenue would be densely landscaped, and the remainder would be turfed and left vacant.

The Material Change of Use component of the application seeks a preliminary approval overriding the planning scheme for detached houses on the proposed lots. The application proposes its own table of development assessment and code, to regulate the development of detached houses in the estate. Under the proposed table of assessment, detached houses within the estate would be subject to self-assessment (provided they meet the 8.5 metre height limit) against the provisions of the proposed code. The proposed code is specifically designed to regulate housing on small lots and is proposed to be used in place of the current Maroochy Plan Detached House Code which is designed to regulate housing on much larger traditional lots.

The subject site is low lying and requires approximately 250,000m³ of fill material to achieve the required levels of flood immunity. As such, the application also includes an Operational Works component for the earthworks associated with the proposal, and the associated relocation of existing stormwater and sewer infrastructure. The proposal involves raising the existing ground level of the site by approximately 1.5 to 2 metres.

All 3 components of the application require impact assessment under Maroochy Plan 2000:

- the Material Change of Use component is impact assessable as it seeks to override the planning scheme by establishing a new table of assessment and code for detached houses within the proposed estate;
- the reconfiguration of lot component is impact assessable due to the site being located within 50 metres of a waterway and 100 metres of a wetland. The reconfiguration of lot component would have been code assessable otherwise; and
- the Operational Works component is impact assessable due to the proposed fill being more than 50m³ of material within 50 metres of a waterway and 100 metres of a wetland.

The specific components of the proposed development are outlined in more detail below.

Terrace Lots

The application proposes a particular model of housing product which would concentrate clusters of small lots (as small as 200m²) into rows having 2 road frontages (a primary road frontage and a rear access laneway). This particular type of housing product would take the appearance of 'terrace' housing or 'row' housing where all houses are built to both side boundaries (except for a mid-block break), and garages are removed from the main street frontage and, instead, provided at the rear for access via a service lane.

The proposed delivery of smaller attached dwellings responds to market demands and offers the potential to achieve higher dwelling densities while maintaining individual ownership. The Maroochy Plan 2000 is not constructed to promote this particular model of small-lot housing. Despite this, examples of terrace lots are appearing on the market in the Maroochy Plan area, in particular within the newly developing Sunshine Cove area (Wises Farm) where rear-accessed lots of 200m² are being developed. In addition, a recently approved 400 lot subdivision on the eastern side of the Sunshine Motorway at Peregrin Springs also incorporates terrace lots.

Parks and Open Space

The proposal includes a 3,550m² highly embellished neighbourhood park, including playground equipment for young children and a turfed 'kick and throw' area (refer to **Attachment 5**). The park is proposed in a central location adjacent to the main entry to the estate. The proposed park is bound on 3 sides by internal roads, and by a row of terrace houses on the 4th side, giving it an open, safe and accessible feel together with 24/7 casual surveillance.

The proposed park is not identified as trunk infrastructure in council's Infrastructure Charges Schedule and will, therefore, be provided in addition to council's planned open space network.

The application also proposes a minimum 45 metre wide open space and drainage reserve along the southern and south-eastern parts of the site, buffering the adjoining Eudlo Creek Conservation Area.

An open space reserve is also proposed in the north-western part of the site, adjacent to proposed Lots 115, 185 and 186, to provide a buffer to the existing sewer pump station, and to provide additional landscaping and open space within the estate. This open space reserve will be dedicated to Unitywater for ongoing maintenance.

The neighbourhood park, open space and drainage reserves are proposed to be handed over to council as public infrastructure.

Road Layout

The application proposes an internal network of interconnecting roads with all roads being through-roads. The applicant proposes 3 site access points:

- 1 via an extension of Kuran Street to the south;
- 1 via an extension of Broadwater Avenue West to the west; and
- 1 direct access onto Bradman Avenue in the north-western corner of the site.

A roundabout is proposed at the intersection of the proposed Kuran Street extension with the internal road network. All other internal intersections are proposed to be T-junctions. Traffic calming devices are proposed as necessary to ensure an appropriate speed environment.

The proposal generally includes roads along the edges of the site that adjoin open space areas.

Pedestrian Footpaths

The application proposes a 1.8 metre wide concrete footpaths along one side of all internal roads. The application also proposes dedicated inter-allotment footpaths to shorten walking distances between parallel running roads. A footpath connection to Bradman Avenue and a pedestrian refuge in the centre of Bradman Avenue is also proposed.

Staging

The application seeks to undertake the development in 6 stages as shown in **Attachment 4**. The proposed stage boundaries are shown on the plans submitted with the application, but are likely to be subject to change in response to market conditions and where necessary for infrastructure delivery. Notably, the first stage would involve construction of the Kuran Street extension entrance and the neighbourhood park. The development is proposed to be staged such that the eastern part of the site is developed first, and the existing caravan park is not redeveloped until the later stages of the development.

Supplementary Table of Assessment and New Code

A key aspect of the application is a component which seeks to override, or 'vary the effect of', the planning scheme for the life of the approval. To this end, the application is made pursuant to the provisions of Section 242 of the *Sustainable Planning Act 2009* which enables a Preliminary Approval to prevail over the planning scheme in setting land use controls for a particular area.

The application does not seek to rezone the land to allow its ongoing use for purposes not otherwise allowed in the planning scheme, as the applicable Maroochy Plan 2000 land use designation (the *Mixed Housing* precinct) already envisages medium density residential development of the type proposed. The proposal also does not seek to change the level of assessment for detached houses within the estate, as these would already be self-assessable under the current planning scheme. Instead, the applicant seeks only to use Section 242 to establish a new development code to vary the Detached House code contained within the planning scheme.

The proposed terrace lots, as well as the proposed standard format lots, are intended to be regulated by a new development code (the '*Code for Residential Development and Use – Maroochy Palms Integrated Residential Community*') which would override the existing provisions of the Maroochy Plan 2000 *Code for Detached Houses and Display Homes*. The purpose for replacing the current code provisions is to ensure the code is tailored to the particular form of housing product proposed.

SITE DETAILS

Background/Site History

Historic aerial photography indicates that the caravan park use became established on the western part of the site between 1972 and 1980. The existing detached houses along the Bradman Avenue frontage of the site pre-date 1972.

Since 2006, several development options have been proposed for the site, but none to these were advanced to the planning application stage.

A pre-lodgement meeting was held for the current proposal on **21 December 2010** (PLM10/2071). Changes were made to the proposed layout as a result of this meeting. In particular, the drainage reserve was relocated to the southern end of the site, the proposed terrace lots were consolidated into several distinctive pockets, and the internal street network was rationalised to improve the permeability of the estate.

Site Description

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



The site is 14.4 hectares in size and is located on the southern side of Bradman Avenue and Broadwater Avenue West, just west of the Sunshine Motorway.

The site is made up of 8 lots. Six of these lots consist of smaller residential lots in the north-western part of the site, with frontage to Bradman Avenue or Broadwater Avenue West. No changes are proposed to the boundaries of these lots. The majority of the subject site is made up of 2 large parcels of land, Lots 5 and 6.

Lot 5 currently contains the Maroochy Palms Holiday Village, while Lot 6 is essentially vacant land, though a house and shed are present and part of the lot appears to be used as an overflow camping area for the holiday village.

The subject site is flat with no significant topographical features. There is an artificial lake located at the southern end of Lot 6, which is proposed to be filled in as part of the development.

The site is predominately clear of significant vegetation. A tract of mature vegetation exists in the north-eastern corner of the site, but this is not identified as remnant or regulated regrowth vegetation on regional ecosystem mapping.

The entire site is identified by the planning scheme as Flood Prone Land, is below 5 metres AHD and is within an Acid Sulfate Soils area.

The southern parts of the site that are within approximately 50 metres of the adjoining Eudlo Creek Conservation Area are identified as having a moderate bushfire risk.

The Eudlo Creek Conservation Area is identified by the planning scheme as a wetland and, therefore, the southern part of the site falls within the 100 metre wetland buffer. Further, the northern part of the site, adjoining Bradman Avenue, is located within a 50 metre waterway buffer to the Maroochy River.

Surrounding Land Uses

The following land uses surround the subject site:

- Eudlo Creek Conservation Levy Land is located immediately to the South of Lot 6 and is owned by council. This lot is densely vegetated and is identified as a wetland on council and State Government mapping;
- Maroochydore Multi Sports Complex (owned by council) is located immediately to the west of Lot 5 and Lot 6;
- to the east of Lot 5 and north of Lot 6 are a number of existing residences located off Broadwater Ave West, Bradman Ave and Kuran Street; and
- a caravan/relocatable home park adjoins the subject site to the east with frontage to Diura Street.

ASSESSMENT

Framework for Assessment

Instruments for Statutory Assessment

Under the *Sustainable Planning Act 2009*, the application must be assessed against each of the following statutory planning instruments to the extent they are relevant to the development:

- State Planning Policies;
- the South East Queensland Regional Plan;
- State Planning Regulatory Provisions;
- any Structure Plan or Master Plan in place for declared areas;
- any Preliminary Approval Overriding the Planning Scheme for the land; and
- the Planning Scheme for the local government area.

Of these, the statutory planning instruments relevant to this application are discussed in the sections that follow.

Statutory Instruments – State and Other

State Planning Policies

The following State Planning Policies are applicable to this application:

- State Planning Policy 2/02 Planning and Managing Development Involving Acid Sulfate Soils;
- State Planning Policy 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide; and
- State Planning Policy 3/11 Coastal Protection.

Of these, State Planning Policy 1/03 and State Planning Policy 2/02 have been deemed by the Minister for Local Government and Planning as being appropriately reflected in council's planning scheme and, therefore, do not warrant a separate assessment.

State Planning Policy 3/11 Coastal Protection

The subject site is mapped as being within the erosion prone area (permanent inundation at year 2100) and both high and medium risk areas due to storm tide inundation of State Planning Policy 3/11.

The applicant has provided a risk assessment by letter dated 3 April 2012 from BMT-WBM (engineering and environment consultancy firm) to address these issues. The risk assessment concludes that the proposed filling of the site adequately addresses the coastal hazards of storm tide inundation and permanent inundation due to sea level rise. This view is supported by council's hydrology specialist and no further conditions regarding coastal hazard are recommended.

South East Queensland Regional Plan

The subject site is located within the Urban Footprint of the South East Queensland Regional Plan. Being development for urban purposes, the application complies with the Desired Regional Outcomes of the Regional Plan.

In accordance with the South East Queensland Regional Plan, between 2009 and 2031 the Sunshine Coast region is expected to accommodate a minimum 37,000 additional dwellings within existing urban areas (infill development). Specifically, policy 8.1.1 of the plan is to: "*Accommodate a higher proportion of growth through infill and redevelopment of existing urban areas to meet the dwelling targets in Table 3 (the infill growth targets)*" and policy 8.1.2 is to: "*Focus higher density and mixed-use development in and around regional activity centres and public transport nodes and corridors.*" The proposal generally supports the achievement of the intent of these policies.

The Regional Plan includes a benchmark of a minimum 15 dwellings per hectare for 'urban growth areas'. The subject site is not identified within an 'urban growth area', but it is noted that the 15 dwellings per hectare target is already reflected in the established Maroochy Plan 2000 provisions. The proposal would achieve an overall density of 16.7 dwellings per hectare exclusive of open space areas.

State Planning Regulatory Provisions

For the purpose of the *Sustainable Planning Act 2009*, the regulatory provisions contained within the SEQ Regional Plan are defined as State Planning Regulatory Provisions. The proposal complies with the regulatory provisions as it is for an urban development within the urban footprint.

Statutory Instruments – Planning Scheme

The applicable planning scheme for the application is Maroochy Plan 2000 (8 August 2011). The following sections relate to the provisions of the Planning Scheme.

Strategic Provisions

The proposal does not compromise the achievement of any of the shire-wide Desired Environmental Outcomes (DEOs) of the Planning Scheme and is consistent with the intent of the Strategic Plan to provide for a diverse range of housing and residential lots.

Local Area Provisions

Planning Area Intent

The subject site is located in Planning Area 1 – *Maroochy-dore*, Precinct 13 – *Maroochy-dore Mixed Housing*, Precinct Class: *Mixed Housing*.

The planning area intent outlines the expectation that the planning area will support a range of permanent and tourist accommodation uses with a high level of accessibility to the Maroochy-dore Principal Activity Centre. The planning area intent also envisages residential areas to be designed with a high level of amenity and reflecting the sub-tropical setting of the area.

The proposed development is consistent with the intent for Maroochy-dore Planning Area. The proposal is for the provision of permanent residential accommodation on the periphery of the Maroochy-dore Principal Activity Centre and in close proximity to major foreshore public open space and community facilities.

The proposal will provide a range of affordable living options with high levels of access to the principal activity centre, including employment, transport and other facilities provided there.

The proposal will provide a pleasant, safe and attractive new residential estate with a high level of amenity. It will provide a range of residential densities and accommodation styles to suit the needs of various groups (e.g. first home buyers, the elderly, disadvantaged socio-economic groups, etc.).

The proposed code to regulate future detached houses within the estate has been drafted to ensure a high degree of climatic efficiency for future dwellings, with the proposed lots predominantly optimally orientated.

Precinct Intent

The precinct intent states that the area is intended to accommodate a mixed density of residential development. The precinct intent states:

“This precinct has the capacity to absorb new high quality low to medium density residential premises which over time are expected to replace some of the older residential housing stock of detached dwellings. New development should contribute to the creation of cohesive and relatively informal streetscapes, characterised by low to medium rise buildings set in well landscaped grounds.

There is also the opportunity for integrated resorts (for residents or tourists) or retirement villages, to be located on the vacant land between the two caravan parks. The site's proximity to the riverfront makes it particularly desirable for residential use.

The existing caravan parks provide valuable accommodation facilities close to the Maroochy Regional Centre, but should they be redeveloped, they would also be ideal for integrated resorts or retirement villages.”

The proposal is consistent with the precinct intent. The proposal is for a medium density residential development with communal recreation facilities. The applicant states that proposed Lot 196 (the balance lot) may provide further opportunity for mixed housing and possibly commercial and sport related uses associated with the adjacent regional sporting facilities, subject to future discussions with council.

The Landscape and Built Form provisions of the precinct intent state:

“New buildings should be low rise and contribute to a high standard of residential amenity.”

.....

“New development should provide attractive tree-lined streets as well as fine communal parks and landscaped grounds. New development should also incorporate extensive and attractive landscaping which complements the character of the Precinct's existing streetscapes and established gardens.

If the caravan parks, or adjacent vacant land is to be redeveloped, the sites would ideally be developed as integrated developments that provide diversity in residential accommodation, communal facilities such as swimming pools, tennis courts and meeting rooms, in an attractive landscaped setting that provides significant areas of communal open space.”

While the proposed subdivision is not an integrated development, it is considered to comply with the landscape and built form provisions of the precinct intent. All buildings within the estate will be low rise, under 8.5 metres, and the provisions of the proposed code will ensure a high standard of residential amenity. Ample street trees are proposed along all streets. The proposal includes a neighbourhood park, as well as other open space areas and each lot will have at least one 4x4 metre deep planting zone to enable large trees to grow. The estate will also have easy access to the existing recreational facilities provided along the Maroochy river, including parkland, boat ramps, BBQ facilities, etc., with a new pedestrian refuge being provided to assist crossing Bradman Avenue.

With regard to desired density, the precinct intent provides for a maximum Dwelling Unit Factor for the site of 962 equivalent 2 bedroom units. However, this density would be unachievable on the site taking into account the 2 storey height limit and open space requirement of the planning scheme. Assuming all future dwellings established on the site incorporate 3 or more bedrooms, the proposed development has a Dwelling Unit Factor of 245 equivalent 2 bedroom units and is, therefore, consistent with the maximum density envisaged by the planning scheme for this site.

Special Management Area Provisions

The following Special Management Areas are applicable to this application:

- Acid Sulfate Soils;
- Bushfire Prone Areas;
- Flood Prone Land;
- Nature Conversation Management Areas; and
- Waterways, Wetlands and Fish Habitat Areas.

The application has been assessed against each of the applicable Special Management Area codes and found to be compliant with, or can be conditioned to comply with, each. The pertinent issues arising out of assessment against the codes are discussed below:

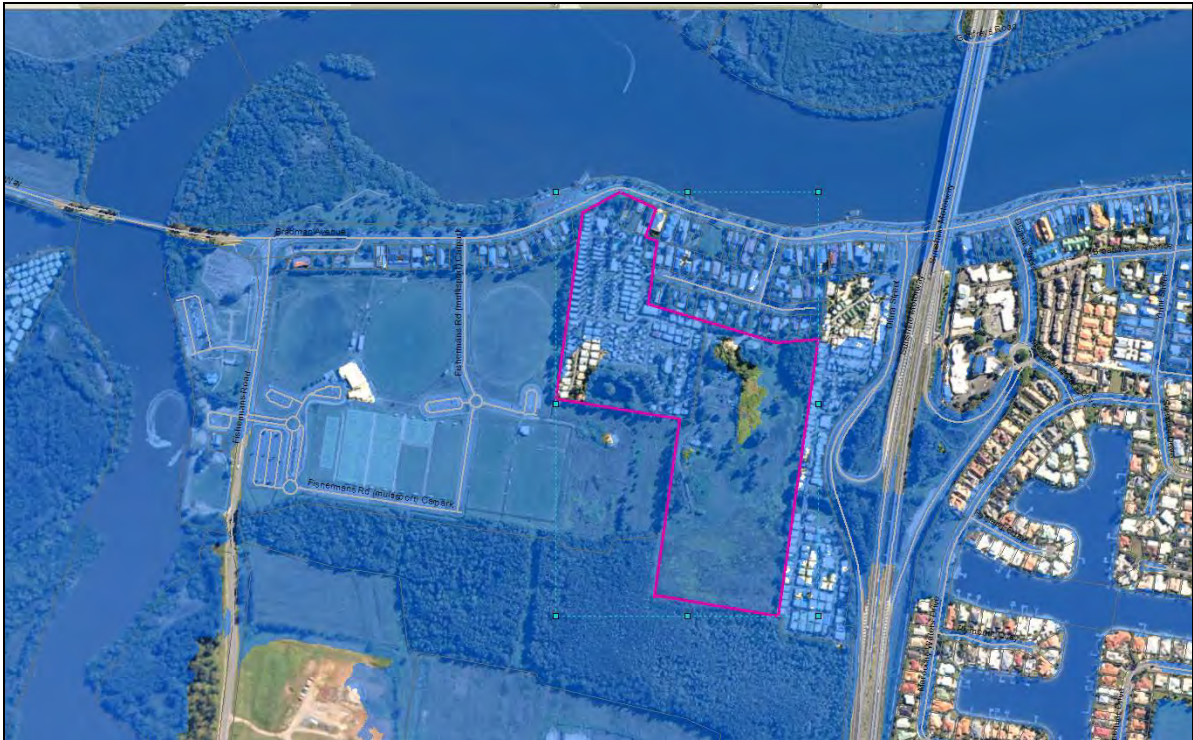
Flooding

Flood Characteristics of Subject Site

The subject site is constrained by flooding, with the majority of the site inundated in a 1 in 100 year ARI flood event, as shown in the image below. Typical flood depths during a 1 in 100 year ARI flood event within the existing caravan park are of the order of 0.5 metre and velocities within the site are generally low except for a localised area of higher conveyance flow on the eastern boundary where flows pass through the adjacent caravan park towards the Sunshine Motorway.

These flood characteristics (relatively shallow depth of flooding and negligible flood velocities) mean that filling of the site is less likely to cause impacts to surrounding properties than if the site was subject to deep or fast-flowing flood waters (i.e. impacts to the surrounding areas are not likely to be highly sensitive to filling within the site).

The proposal essentially seeks to fill the entire site above the 1 in 100 year ARI flood level except for an area on the southern and eastern boundary, which will be preserved at its current elevation in order to maintain an area of active flow conveyance through the site to the east.

**1 IN 100 YEAR INUNDATION EXTENT**

Flood Impacts

The assessment of flood impacts for this application is constrained by the existence of an agreement between the former Maroochy Shire Council and Maroochy Palms Holdings Pty Ltd. The agreement is a commitment for the impacts of any future development over the Maroochy Palms site to be acceptable if they comply with the flood study prepared by WBM (2004) and was entered into at the time the Maroochydore multi-sports complex was first developed. The WBM (2004) study sets certain acceptable limits around flood impacts, accepts the resulting loss of floodplain storage, and considers the combined effect of both the Maroochydore multi-sports complex and the Maroochy Palms development.

Legal advice has been obtained that council is bound by this previous agreement in the assessment of this application.

The flood study submitted with this application (dated 8 August 2012) includes an assessment of the flooding impacts of the proposed fill using a consistent base case with the 2004 report. These impact plots demonstrate that the impacts associated with the development are consistent with, or less than, the impacts endorsed in the 2004 study and, hence, are acceptable under the terms of the previous legal agreement.

Further assessment of flood risks as they relate to flood immunity, climate change and residual flood risk is provided below.

Flood Immunity and Climate Change

The applicant has proposed a minimum lot fill level of 3.5 metres AHD. This level would ensure that the lots are flood-free in the 1 in 100 year ARI event under a climate change scenario consisting of a 1.1 metre rise in sea level and a 30% increase in rainfall intensity. This exceeds the requirements of the State Planning Policy Coastal Protection which requires a 0.8 metre allowance for sea level rise at year 2100.

The proposal, therefore, adequately addresses climate change and the applicant estimates that, based on current climate rainfall parameters, this level of fill equates to a 1 in 500year ARI level of immunity.

Residual Flood Risk

The development will essentially become an 'island' in the floodplain during major flood events, as surrounding properties and the road network become inundated due to the low level of existing flood immunity of these areas. This creates a potentially hazardous situation during extreme flood events if the 'island' subsequently becomes submerged, as the means of evacuation will already have been compromised. This situation was the subject of special mention in the Queensland Floods Commission of Enquiry Final Report (Chapter 7.8).

The application has addressed the residual flood risk for events exceeding the 1 in 100 year ARI and up to and including the Probable Maximum Flood. The Probable Maximum Flood is the largest flood event that could conceivably occur based on the rainfall that is meteorologically possible for a given location.

The applicant has considered the consequences of a Probable Maximum Flood event occurring and concluded that evacuation from the site during such an event is not feasible given the low levels of flood immunity of Bradman Avenue. To address the residual flood risk, the following controls are proposed:

- a flood refuge area above Probable Maximum Flood is proposed within the central park; and
- the majority of the site that is inundated during the Probable Maximum Flood will be only high flood risk (not extreme), and as such is expected to be within the wading ability of adults during the peak of the event (i.e. adults will generally be able to make their way to the refuge area at the peak of the event). Prior to the peak of the event, flood risk will be lower and evacuation to the refuge area easier (i.e. the hazard at the flood peak is a worst case).

The applicant's response to residual flood risk is considered adequate, and exceeds any current explicit statutory requirements. By providing this refuge within the development, the proposal may also improve the flood resilience of the existing surrounding community, which suffers from the double risk of having low flood immunity dwellings and low flood immunity access/evacuation.

Waterways and Wetlands

A catchment divide within the proposed drainage reserve at the rear of the site ensures that the adjoining wetland drains predominantly towards the west, and the proposed earthworks are, therefore, unlikely to affect the hydrology of the wetland. However, a general condition is recommended which requires minor earthworks within the drainage reserve, should the filling operations be found to restrict the drainage of the wetland.

The application includes a minimum 45 metre wide vegetated buffer between the southern extent of the development and the adjoining wetland to the south, which would be provided as a drainage reserve and, therefore, handed over to council as a public asset.

The proposed revegetation of the drainage reserve achieves compliance with the requirements of the Code for Waterway and Wetlands. The revegetation performance and bushfire management will form part of the approved Landscape Plan to ensure an appropriate bushland park/drainage reserve standard is achieved prior to the acceptance off-maintenance of the Plan and the transfer to council of the obligation to manage the land.

The form of revegetation (i.e. groundcover to mid-storey) will be dependent upon the hydrology requirements with regard to maintaining the free flow of floodwaters through the drainage reserve, and will be addressed at the time of approval for operational works (landscaping) application for the drainage reserve.

Land Use and Works Provisions

The following codes which regulate land use and design are applicable to this application:

- Code for Reconfiguring Lots;
- Code for Community Safety and Security;
- Code for Landscaping Design;
- Code for Transport Traffic and Parking;
- Operational Works Code;
- Heritage Conversation Code;
- Code for Integrated Water Management; and
- Code for Erosion and Sediment Control.

The application has been assessed against each of the above applicable codes and found to be compliant with, or can be conditioned to comply with, each. The pertinent issues arising out of assessment against the codes are discussed below.

Lot Sizes and Dimensions

The Code for Reconfiguring Lots specifies a minimum lot size of 600m² and minimum frontage of 18 metres for lots in the mixed housing precinct class. All of the proposed lots are below the minimum lot size (being between 200m² and 558m²) and most are below the minimum frontage (having frontages of between 8m and 17.7m, except for corner lots which have greater frontages). The proposed lots are classified by the planning scheme as 'small lots' insofar as they are smaller than the prescribed minimum lot size for the precinct. Therefore, the application seeks consideration under the small lot provisions of the code, which allow lots to be smaller than the minimum lot size in certain circumstances. These 'small lot' allowances represent the current policy direction of the Maroochy Plan 2000 to encourage additional housing choice and diversity in medium density residential areas and within walking distance of existing centres.

The small lot provisions of the code are contained with Element 2 – Performance Criteria P2. An assessment against the key parameters of the small lot provisions is provided below.

Acceptable Measure	Proposed Solution
A1.1 (a) <i>Development is in a Mixed Housing or Multi-storey Residential Precinct; or</i> (b) <i>Where in a Neighbourhood Residential Precinct:</i> (i) <i>development is on a site which adjoins land in a Mixed Housing or Multi-storey Residential Precinct; or</i>	Complies – the subject site is located in a Mixed Housing Precinct.

Acceptable Measure	Proposed Solution
<i>(ii) development is on a site which is wholly or mainly within 400 metres of a centre precinct.</i>	
A2.2 <i>Where in a Master Planned Community or Neighbourhood Residential precinct, small lots are established as part of an integrated development in which the overall site density is consistent with the residential densities intended for the precinct.</i>	Not Applicable.
A2.3 <i>The land does not have a slope greater than 10%.</i>	Complies – once filled, the site will have slopes of approximately 1%.
A2.4 <i>Each lot has a minimum:</i> <i>(a) frontage width of:</i> <i>(i) 10 metres where provision is made for tandem parking, or 12 metres otherwise, where the lot is less than 450m²;</i> <i>(ii) 15 metres where the lot is 450m² or larger; and</i> <i>(b) width to length ratio of 1:2.</i>	Generally complies: <ul style="list-style-type: none"> • All lots have a frontage of at least 10 metres other than terrace lots, which have a separate rear laneway frontage in addition to their primary street frontage. • All lots with a frontage of less than 12 metre will not be permitted a double garage. • All lots over 450m² have a frontage of more than 15 metres. • All lots, except the traditional lots located on the northern side of proposed Road 1 have a width to length ratio of 1:2 or greater. The lots on the northern side of Road 1 do not meet this ratio but they have adequate dimensions to accommodate a code compliant detached houses with sufficient private open space, and they will benefit from a favourable northerly aspect
A2.5 <i>Each lot is capable of containing a rectangle (suitable for building purposes) where the long axis of the rectangle is within 30°E and 20°W of true north, and which has the following dimensions:</i> <i>(a) 9 metres x 15 metres where the lot is between 300m² and 449m² or on a larger lot where a boundary wall is nominated as part of the building envelope; or</i> <i>(b) 10 metres x 15 metres where the lot is between 450m² and 599m².</i>	A total of 81 lots, or 41% of the proposed lots have their long axis within 30°E and 20°W of true north. All terrace lots have their long axis facing north. The majority of proposed standard format lots have their long axis facing east/west. For these lots, this orientation is preferable, as it ensures that the northern, eastern and western sides of the dwelling will have direct solar access, while the southern side will contain the garage and be built to boundary. Therefore the proposal complies with the requirements of the code regarding energy efficiency and creating a pleasant living environment for the future occupants of the lots.
A2.6 <i>Each lot is capable of accommodating a house that would meet the acceptable measures for building siting and private open space set out in the Code for the Development of Detached Houses and Display Homes.</i>	The application proposes a new code to regulate the development of detached houses within the estate. The proposed code has been drafted specifically as a code for small lot housing and it incorporates contemporary best practise planning and urban design principles for this unique form of development. The proposed code has been assessed and is consistent with the overarching policy intent of Maroochy Plan 2000. The code is

Acceptable Measure	Proposed Solution
	discussed in more detail below. Each proposed lot is capable of accommodating a house that would meet the acceptable measures of the proposed code.
A2.7 <i>Development involving lots less than 300m² has an architectural and landscape theme designed to enhance the amenity and character of the area.</i>	The proposed code outlines the parameters for a specific architectural and landscape theme that is required for houses on lots smaller than 300m ²

Overall, the proposed lot sizes and dimensions are consistent with the small lot provisions of the Code for Reconfiguring Lots.

Interface with Bradman Avenue

Bradman Avenue is one of the principal tourist routes of the region, as well as an important gateway to Maroochydore, and it is essential that the development contributes towards, and does not detract from, a high standard of visual amenity along this road. The precinct intent for Planning Area 1 – Precinct 10 – *Maroochy Riverfront*, in which the north-western part of the site is situated, states:

“This precinct is one of the most significant contributors to the identity and 'sense of place' of Maroochydore. The precinct comprises land overlooking the Maroochy River, and having frontage to the David Low Way and Bradman Avenue. The emerging built form and the adjacent estuarine environment combine to form a memorable and important 'gateway' into the Maroochydore Principal Activity Centre.

....

Future development should contribute to the creation of a distinctive urban boulevard or esplanade leading into the Regional Centre.”

The application proposes a 1:4 turfed batter slope down to Bradman Avenue as an initial interface until such time as Lot 196 (the proposed balance lot) is developed.

Given that any future development of Lot 196 other than for a detached house will require a Material Change of Use approval, conditions regarding the ultimate treatment of the interface with Bradman Avenue would be more appropriately applied at that time. However, the proposed interim solution of a 1:4 batter is considered acceptable, and it is recommended that conditions be included requiring the provision dense landscaping for the full width of the 1:4 batter to the Bradman Avenue frontage of the site. This will ensure the planning scheme's intent for Bradman Avenue to act as a distinctive urban boulevard leading into the regional centre and contribute towards the 'sense of place' of Maroochydore.

Interface with existing residential areas

The development involves the introduction of significant quantities of fill material to ensure an adequate degree of flood immunity for the development. This creates particular challenges in dealing with the significant change in ground level between the finished development site and existing adjacent residential areas. Particular reference is made to the interface of the development with existing residential properties on the southern side of Broadwater Avenue West and the existing caravan park which adjoins the site to the east.

The submitted section plans indicate that retaining walls along these interfaces will have a height of approximately 1.7 metres. The submitted sections also show 1.2 metre high pool type fencing on top of the retaining walls, with screening vegetation provided at the back of each lot adjoining the wall.

On its own, the 1.2 metre high pool fence will not provide the residents of the existing adjoining residential properties a sufficient degree of privacy from the backyards of the proposed lots along the northern and eastern boundaries of the site. To prevent problems of overlooking, conditions are recommended requiring that the landscaping proposed adjacent to these boundaries be established and maintained to provide privacy screening.

Interface with the Maroochydore Multi-Sports Complex

As a result of the required filling for flood hazard reduction, there will be a significant change in level between the proposed development and the existing sports complex (approximately 2 metres for most of the interface, but up to 3 metres towards the southern part of the boundary between the 2 sites). There are 2 ways in which the applicant can deal with this change in levels – retaining walls or batter slopes.

The applicant has provided 2 sets of plans for this interface, one showing retaining walls contained within the development site (**Attachment 2**) and the other showing batters extending over the adjoining sports complex site (**Attachment 3**). The batter slopes would encroach into the sports complex property by up to 6 metres, but clear of any existing or planned sports facilities shown on the Maroochydore Multi-Sports Complex master plan.

This report seeks council's endorsement of either the retaining wall or batter slope option.

Council's Community Sport and Facility Planning Unit (the Maroochy multi-sports complex asset manager) and council's Property and Business Branch have provided their support for the batters encroaching into the sports complex site, provided a minimum 5 metres clearance is maintained between the toe of the batter and any proposed sports fields shown on the sports complex master plan and that flooding impacts on the sports complex site are not worsened as a result of the batter.

The retaining wall option would be compliant with the planning scheme, and would maximise the developable area of the site. However, the retaining wall option would have following adverse impacts:

- It would result in generally 2 metre high walls along the full length of the boundary adjoining the sports complex, which would form an impenetrable barrier within the landscape;
- It would reduce the opportunity to achieve a dense landscaped screen between the sports complex and the subject site, thereby preventing more effective mitigation of light spill from the sports complex;
- It would prevent pedestrian movement between the sports complex and the subject site and reduce the overall permeability of the area;
- It would be visually unappealing when viewed from the sports complex site.

On the other hand, batter slopes would allow for improved integration between the development and the sports complex, and ease of access to the sports complex for occupants of the development. They would also improve pedestrian permeability throughout the area, and allow for a natural vegetation to be planted on the batters to assist with the mitigation of light spillage and noise from the sports fields (refer to **Attachment 6**).

Additional benefits to council include the potential for the slope to provide a natural raised seating area adjacent to the AFL field no. 3 proposed as part of the Maroochydore multi-sports master plan, and the ability to include a shared bicycle/walking trail in the batter design that is also part of the Maroochydore Multi Sports master plan.

Council requires that batters on council-owned land have a maximum gradient of 1:4 for maintenance purposes. The plan below illustrates the total extent of the fill batter overlaid on the sports complex master plan, to illustrate the impact on the sports complex. The batter shown on this plan is a 1:4 batter except in the far south-eastern corner where the batter is reduced to 1:2 due to lack of space. Council's landscaping specialist has advised that a small section of 1:2 batter is acceptable, provided it is densely vegetated and does not require mowing. Under this plan, the toe of the batter is setback by at least 5 metres from all existing and proposed sports fields.



Flooding impacts have been assessed and found to be no different under the retaining wall option or the batter option.

The officer recommendation is that council endorse the batter slope option, and conditions have been included in **Appendix 1** accordingly. The conditions include the requirement that the batter maintain at least 5 metres clearance from all existing and proposed sports fields, that the batter be densely planted with screening species to assist in the mitigation of light spill, and that the applicant construct the recreation trail shown on the sports complex master plan adjacent to the eastern boundary of the sports complex.

Proposed Supplementary Table of Assessment

The proposed supplementary table of assessment (refer to **Attachment 7**) would override the tables of assessment of the Maroochy Plan 2000 for development that is a Material Change of Use of Premises for a Detached House or Display Home and Building Work associated with a Detached House or Display Home. For all other forms of development, it is proposed that the assessment requirements will remain in accordance with the planning scheme in force at the time.

The proposed table of assessment makes Detached Houses and Display Homes within the estate self-assessable where:

- it is not a removal house or relocatable home;
- there is not more than 1 detached house per lot;
- building height is not more than 2 storeys and 8.5 metres;
- it is compliant with all the Acceptable Measures of the proposed Code; and
- it is sited and designed in accordance with the proposed plan of development.

The proposed table makes detached houses and display homes code assessable where:

- it is not a removal house or relocatable home;
- there is not more than 1 detached house per lot;
- building height is not more than 2 storeys and 8.5 metres; and
- it is not meeting the requirements of the proposed code or plan of development.

In all other circumstances, Detached Houses and Display Homes would be impact assessable.

The above is consistent with the Maroochy Plan 2000, except for the reference to the proposed code and plan of development, and that, under the Maroochy Plan 2000, removal houses are code assessable (not impact assessable as proposed).

Making removal houses and relocatable homes impact assessable is not consistent with council's current planning schemes or its policy position regarding housing. This would have adverse implications for affordable living and housing diversity within the estate. It is recommended that conditions be included requiring removal houses and relocatable homes to be made code assessable consistent with the level of assessment for removal houses in the Maroochy Plan 2000.

Proposed Code for Residential Development and Use

The proposed Code for Residential Development and Use (refer to **Attachment 8**) is intended to override the Maroochy Plan 2000 Code for Detached Houses and Display Homes. The proposed code has been drafted specifically as a code for small lot housing and it incorporates contemporary best practise planning and urban design principles for this unique form of development.

The proposed code has been comprehensively reviewed with regard to the current Maroochy Plan Code for Detached Houses and Display Homes, as well as other recent examples of small lot housing codes. The code does not unnecessarily vary the requirements of the Maroochy Plan 2000 and maintains its policy intent.

Notable features of the code include the following:

- the Maroochy Plan 2000 height limit of 8.5 metres and 2 storeys has been maintained;
- setbacks are generally as follows:
 - for traditional houses:
 - 4 metres from the primary street frontage;
 - 5.5 metres to garages or carport; and
 - 4 metres from the rear boundary;
 - for terrace houses:
 - 3 metres from the primary street frontage; and
 - 0.5 metre from the rear lane;
- houses must comply with the plan of development, which nominates driveway locations, boundaries where buildings can be 'built to boundary' and boundaries where they cannot, and also identifies the 'type' of lot, which dictates which specific side and rear setback requirements apply;
- side setbacks are generally consistent with QDC requirements, including built to boundary allowances;
- terrace houses must be built to boundary on both sides, except for one mid-block break to promote natural light and breezes;
- minimum 40% private open space for traditional houses and 30% for terrace houses;
- minimum 4m² deep planting zones are provided at the front and rear of all traditional houses and at the front of all terrace houses;
- screening devices or translucent glazing are required to minimise overlooking between buildings in specific circumstances;
- for terrace lots, vehicle access is only permitted from the rear laneways; and
- double garages are not permitted for traditional lots narrower than 12 metres.

The applicant has made substantial changes to the code in response to the issues raised in council's Information Request and, in its current form, the code is considered satisfactory, except for the provision regarding maximum site cover for terrace lots.

With regard to site cover, the code specifies a maximum site cover for traditional lots of 50% (consistent with the Maroochy Plan 2000), and a maximum site cover for terrace lots of 65%.

While it is noted that some terrace houses on the Sunshine Coast have higher maximum site cover (e.g. Sunshine Cove is 70%), this is not consistent with the character intent for the precinct as it is on the fringe of Maroochydore and does not allow sufficient space to enable the provision of any meaningful greenery or landscaping.

A condition is recommended that the proposed code be amended to include an additional provision for terrace housing stating that the maximum fully enclosed site cover (e.g. site cover that does not comprise a balcony, veranda or covered patio, a gazebo or similar structure or a roof overhang or sunhood) is 50%. This will provide the applicant with their proposed site cover, but ensure that any site coverage beyond 50% will comprise covered outdoor areas. This is consistent with the intent of the Maroochy Plan 2000 as it promotes outdoor living opportunities, supports passive solar design elements such as wide awnings and eaves and encourages a stronger integration with the landscape.

Overall, with the implementation of the above-mentioned change in relation to site cover for terrace houses, the proposed code is considered to be exemplary in terms of its regulation of small lot housing in accordance with contemporary best practise urban design principles.

Estate design

The proposed estate design has been assessed against the requirements of Element 1 of the Code for Reconfiguring Lots, and has been found to generally comply with the purpose and performance criteria contained therein. No cul-de-sacs are proposed within the estate, with all roads consisting of through roads. A roundabout is proposed at the Kuran Street entrance to the estate, adjacent to the proposed park. All other internal intersections are proposed to be T-intersections. A road connection is proposed to the eastern boundary of the site to facilitate a future connection when the adjoining property to the east is redeveloped.

The proposed park is located at a suitable location, being one of the principal gateways to the estate. The location of the park will not only benefit future residents of the development, but residents of the surrounding area as well.

The proposed lots are significantly smaller, and the street network comprises a significantly tighter grid than the surrounding area. However, the proposed development will integrate sensitively with the surrounding streets. There will be a green, vegetated break in the built form along Broadwater Avenue West between the existing dwellings and the proposed smaller lots as well as a change in grade of the road itself; therefore, the proposed lots will be clearly distinguished and well separated from the existing development. Likewise, the Kuran Street extension will lead directly into a roundabout upon entering the estate, with only 1 property on the eastern side gaining access from Kuran Street before the roundabout. Therefore, there will be no significant or noticeable change in streetscape character when entering the estate on Kuran Street until after the roundabout, which will form a natural transition to the higher density lots beyond. The proposed park adjacent to the roundabout will also help soften this transition.

Traffic and Transport

The applicant's traffic report advises that the proposed development is projected to generate approximately 1,800 vehicle trips per day, with around 65% of traffic entering/exiting the site via Kuran Street and 35% from the intersection of Road 1 and Bradman Avenue. Kuran Street is of a sufficient width to operate as a 'neighborhood collector' street, which is intended to carry up to 3,000 vehicles per day. The proposed increase in traffic is, therefore, consistent with the existing design capabilities and amenity constraints of this street. A condition is recommended requiring the provision of a new roundabout at the intersection of Kuran Street and Broadwater Avenue west to ensure this intersection continues to function safely with the projected increase in traffic.

During the bulk earthworks stage, the applicant advises up to 600 truck movements per day are anticipated over a period of approximately 3 months. To address amenity concerns associated with these truck movements, conditions are recommended limiting hours of construction activity to between 7am and 6pm Monday to Saturday. Queensland Government requirements also regulate noise and dust impacts associated with these truck movements. Conditions are recommended that any pavement damaged caused to council controlled roads as a result of these truck movements is rectified by the developer.

Bradman Avenue is a State-controlled road. The Department of Transport and Main Roads has required that dedicated right-turn and left-turn lanes be constructed on Bradman Avenue at its intersection with Kuran Street and at the proposed intersection with the internal road (Road 1) at the western end of the site adjacent to proposed Lot 196. The intersection with Road 1 is opposite the existing boat ramp, and access to the boat ramp will not be affected by the intersection works.

The site is serviced by regular Translink bus services (currently Routes 612 and 622) along Bradman Avenue. The Department of Transport and Main Roads has required the applicant to either re-locate or modify the existing eastbound (northern) bus stop near the bend on Bradman Avenue to allow for the adjacent intersection works and to provide a pedestrian refuge island to assist pedestrians crossing Bradman Avenue to access this bus stop and the riverside pathway. Additional conditions are recommended requiring land to be dedicated from the Bradman Avenue frontage of the site at the existing westbound (southern) bus stop to construct an indented bus bay at this location and supporting the department's requirement for a pedestrian refuge.

Open Space

The proposed park within the development is 3,550m² in size contrary to council's Desired Standard of Service for this type of park which requires 5,000m². The park is not identified as Trunk Infrastructure in council's *Adopted Infrastructure Charges Resolution (No 1) 2011* and, therefore, there is no planning scheme requirement for the park.

Notwithstanding this, council's adopted Open Space Strategy has identified a significant shortfall of local and district recreation parks in the Maroochydore locality for existing residents. Further, council's Social Policy Branch have advised that even with the implementation of the Open Space Strategy there will still be some shortfalls into the future and it is therefore important the proposed development is self-sufficient in regard to local recreation parks

The park will form a desirable community feature, given the small lot design. The park will benefit residents of the development and those of surrounding existing residences. It would be unreasonable for council to insist on a larger park given that no infrastructure credits can be offered to the applicant for provision of the park.

The park will become a council asset and will require ongoing maintenance. The park design has been amended to address a number of issues previously raised by council and is now considered to be a cost effective asset for ongoing maintenance. Council's landscaping specialist has recommended conditions regarding the provision of vehicular maintenance access to the park and the provision of additional shading over the children's play area.

Geotechnical

This application includes a component for Operational Works (Bulk Earthworks) and the applicant was requested to provide the required geotechnical reporting as part of the response to the information request. This additional geotechnical assessment has not been provided and, therefore, conditions are recommended requiring that further geotechnical investigations are undertaken prior to earthworks commencing in the areas that adjoin the existing residential properties. The applicant's geotechnical consultant has suggested that a 20 metre buffer be left clear of filling between the existing properties and any proposed bulk earthworks, so that monitoring stations can be put in place to assess the impacts of the surcharge material on the substrata. Provided this monitoring demonstrates that the filling will not have any adverse impacts on the sub strata, the buffer areas can then be filled.

Outdoor lighting - Adjacent Sports Complex

The submitted Outdoor Lighting Assessment Report advises that, where outdoor lighting is in compliance with AS4282: 1997 - Control of the Obtrusive Effects of Outdoor Lighting (i.e. does not exceed the allowable maximum luminous intensity from each luminaire or lighting fixture), the visual impact of night lighting on the future occupiers of dwellings at the common boundary with the adjoining sports complex will be within acceptable limits.

Notwithstanding the above, with the absence of a vegetated buffer between the sports complex and the subject site, future residents are likely to be impacted by perceived annoyance for lighting of the sports fields, even where this lighting falls within technically acceptable levels.

Council's environment specialist advises that a high canopy and vegetated buffer supported by a fill batter towards the sport fields would significantly break up the line of sight from dwellings to the sports fields (refer to **Attachment 6**). This would assist in creating a sense of separation from the sport complex for the residents of the development.

Stormwater Quantity and Lawful Point of Discharge

The applicant has not provided a stormwater quantity assessment but, instead, has suggested that this issue can be dealt at the Operational Works application stage.

While this situation is not ideal, council's hydrology specialist advises that, in this instance, there are potential solutions for the development to achieve lawful points of discharge from the site without requiring the current layout to be changed. As such, conditions are recommended requiring this issue to be addressed with the first application for Operational Works.

The properties on the southern side of Broadwater Avenue currently have backyards which are below the road. While the roofwater from these properties does drain to Broadwater Avenue through a special pipe system within the road verge, the backyards drain towards and into the development site through a system of open channels. There is, therefore, the potential for the development of the site to block the drainage of the yards of these properties and cause ponding.

The applicant has considered and addressed this issue by providing stormwater inlets for each property within the base of the proposed retaining wall. This issue will need to be carefully managed during construction to avoid impacting on these properties during filling of the site and construction of the retaining wall. A condition is recommended accordingly.

Loss of Caravan Park

The re-development of this site will result in the loss of a well-known, good quality caravan park from the Maroochy area. The park is currently within the Big 4 Holiday Park chain of caravan parks and is well presented, filling an important role in the tourism offerings for the area. The caravan park currently comprises around 200 sites, the majority of which are reserved for short term, holiday accommodation. As a result, the main impacts resulting from the loss of this caravan park will be on short term accommodation for tourists and it will have some (unquantified) impacts on the tourism market for the central part of the Coast. It may also have implications for demand on other parks on the Sunshine Coast, particularly during peak periods where the other parks are unable to cater for any additional demand.

While there has been some discussion with the owners about a replacement, there are no firm plans at this time. It should also be noted that the Precinct Intent for this site under Maroochy Plan 2000 has specifically envisaged the re-development of the site for residential purposes.

However, there are permanent residents within the park. The plans indicate that, out of a total of 201 sites, 79 sites are used for permanent resident sites. This is quite different to the Maroochy River Caravan Park, immediately to the east of this site, which caters substantially for permanent residents.

Nevertheless, there will be social impacts on the residents of those 79 sites, who will need to be relocated, and the relocation of these people is a matter for the park management.

CONSULTATION

IDAS Referral Agencies

The application was referred to the following IDAS referral agencies:

Concurrence

Department of Transport and Main Roads

The department is a concurrence agency for state controlled road matters, public passenger transport and railways. The department issued an amended response by letter dated 3 January 2013 stating that it requires conditions to attach to any approval for the application.

The conditions provided by the department can be summarised as follows:

- safe sight distances must be achieved at the intersection of Road 1 with Bradman Avenue, including dedication of road reserve as necessary to achieve this;
- the intersection of Road 1 with Bradman Avenue must be designed to achieve safety and efficiency for through traffic (including for bicycles) and traffic turning into and out of both the development site and the boat ramp car park opposite the site. As part of these requirements, a pedestrian refuge has been conditioned to assist pedestrians crossing Bradman Avenue;
- the intersection of Bradman Avenue and Kuran Street must be upgraded in accordance with the department's requirements, including the provision of channelised right-turn treatment and auxiliary left-turn treatment;
- no worsening of stormwater flows to Bradman Avenue;
- the development must include noise attenuation measures as recommended in the submitted Road Traffic Noise Assessment;
- the department requires the applicant to submit construction details that addresses the construction impacts on Bradman Avenue; and
- pedestrian and cycle pathways shown on the submitted plans must be constructed.

Department of State Development, Infrastructure and Planning

The department is a concurrence agency for the Section 242 Preliminary Approval Overriding the Planning Scheme component of the application. The department responded by letter dated 18 May 2012 stating that they have no requirements relating to this application.

Advice

Department of Environment and Resource Management

The department is an advice agency for acid sulfate soils and wetlands. The department responded by letter dated 25 October 2011.

With regard to acid sulfate soils, the department recommends that specific amendments be made to the submitted Acid Sulfate Soils Environmental Management Plan. The department's comments have been taken in account in council's assessment of the application and conditions are recommended accordingly.

With regard to wetlands, the department advises that council should consider the potential impacts of the proposed development on wetland values, including the water quality, natural hydrological flows and ecological functioning of the wetland. In particular, the department advises that the development should maintain the ecological values of the wetland, maintain wetland water quality, and maintain the wetland water regime. The department states a minimum 50 metre buffer should be provided to the wetland which should be revegetated with suitable native species.

The department’s comments regarding wetlands have been taken into account in the assessment of the application. The development will not impact on the vegetation or hydrological regime of the adjacent wetland, and a minimum 50 metre wide vegetated buffer is proposed between the development and the wetland (comprising a 45 metre wide drainage reserve, and 5 metre turfed road verge).

Other Referrals

Unitywater

The application was forwarded to Unitywater and their assessment forms part of this report.

Internal Referrals

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

- Development Engineer, Engineering and Environment Assessment Branch;
- Landscape Officer, Engineering and Environment Assessment Branch;
- Traffic Engineer, Engineering and Environment Assessment Branch;
- Hydrology Specialist, Engineering and Environment Assessment Branch;
- Environment Specialist, Engineering and Environment Assessment Branch;
- Urban Designer, Planning Assessment Branch;
- Community Sport and Facility Planning Unit; and
- Property and Business Branch.

Public Notification

The application was publicly notified for 30 business days in accordance with the requirements of the *Sustainable Planning Act 2009*. 42 properly made submissions and 5 not properly made submissions were received.

The following table provides a summary and assessment of the issues raised by submitters.

<p>Worsening of flooding impacts on low lying properties on Bradman Avenue, Kuran Street and Broadwater Avenue West.</p>	<p>The proposed development will not result in worsening of flooding impacts to adjoining low lying properties, most of which drain towards the Maroochy River and will continue to do so. With regard to the existing drainage of properties on the southern side of Broadwater Ave, these currently have backyards which are below the road level of Broadwater Ave and therefore drain towards and into the development site through a system of open channels. In order to cater for this drainage, the application proposes stormwater inlets for each property within the base of the proposed retaining</p>
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	wall. Conditions are also recommended to ensure this drainage is catered for during construction.
Noise, dust fumes and access difficulties for residents of Kuran Street and Broadwater Avenue West during construction due to the large increase in traffic on these streets.	Conditions are recommended limiting all haulage trucks access to the site to the Bradman Avenue site access point only. All trucks carrying fill material to the site are required by Queensland law to have their loads fully covered. The conditions of approval require dust levels to be monitored during construction and kept within standard limits. Conditions of approval also limit construction activities to between 7am and 6pm and place limits on the amount of noise that can be generated between these hours.
Increase in traffic in Kuran Street and Broadwater Avenue west as a result of the proposed development, including vehicles towing caravans and increased safety risk for pedestrian and cyclists using local streets	Kuran Street is of sufficient width to operate as a neighbourhood collector St and Broadwater Avenue as a local access street These design characteristics are consistent with the projected increase in traffic. The proposal is not for a caravan park, and the incidence of vehicles towing caravans is unlikely to be greater than for any other residential estate.
Impact on property values	This is not a material planning consideration
Increase in traffic on Bradman Avenue	Bradman Avenue is a major arterial road and the proposed development will have a negligible impact on the volume of traffic it carries.
All access to the site during construction should be limited to direct access from Bradman Avenue	Conditions are recommended limiting all haulage truck access to the site to the Bradman Avenue site access point.
The Bradman Avenue corner should be truncated	Conditions are recommended that this truncation be provided.
There should be no direct access from the Development onto Broadwater Avenue West	The proposed link from Broadwater Avenue West into the development site is supported as it will improve the overall permeability of the area.
The developer should be responsible for repairing any road damage caused by construction traffic	Conditions are recommended requiring ongoing monitoring of any damage caused to roads in the area as a result of construction traffic. The developer will also be required to rectify any damage that is caused.
Lack of on-street parking during construction due to spaces being used up by workers vehicles	A minimal number of workers will be required on-site during the bulk earthworks stage, which is the only aspect of Operational Works that has been applied for as part of this application.
Adverse impact on quiet low density character of the area	The site is zoned Mixed Housing and is intended to accommodate medium density residential development by the planning scheme.
Difficulty crossing Bradman Avenue	A new pedestrian refuge to assist pedestrian crossing Bradman Avenue is recommended to be conditioned.
Increasing the difficulty of turning right out of Kuran Street onto Bradman Avenue.	DTMR and council's traffic and transport specialist have assessed the impact of the proposed development on this intersection and advice that it will continue to function adequately with the

	additional traffic generated by the proposed development. DTMR have also conditioned upgrading of this intersection.
A green buffer (possibly with a walking track) should be provided around the perimeter of the development.	There is no requirement in the planning scheme for such a buffer and it would therefore be unreasonable to require the developer to provide one.
Source of fill material	A condition is recommended requiring the applicant to confirm the source of fill material at or prior to the pre-start meeting.
Impact on Eudlo Creek Conservation Area, including impact on the hydrological flows and velocity of water entering the Wetland and how this will impact on vulnerable species known to be found there.	Council's hydrology specialist has confirmed that filling of the site will not impact on the hydrology of the wetland, and a condition is recommended requiring minor reshaping of surface levels within the southern drainage reserve as necessary to ensure that additional flows are not inadvertently directed to the adjoining wetland.
The proposed 45m buffer to the Wetland is inadequate and should be 100m.	The Department of Environment and Resource Management's advice agency response recommends a 50m buffer to the wetland. Council's environment specialist advises that the proposed buffer is sufficient to meet the performance Criteria and purpose of the Code for Waterways and Wetlands.
Unitywater's proposed expansion of the Fisherman's Road sewerage treatment plant may have an adverse impact on the amenity of residents of the development.	The site is zoned for medium density residential development and Unitywater have not raised this as an issue.
Properties must be located a minimum 30m from the sewerage pump station	The plans have been amended such that no new lot is proposed within 30m of the existing sewerage pump station.
Insufficient justification for the proposal to override the provisions of the Landscape and Built form precinct intent.	The proposal is considered to comply with the Landscape and Built form provisions of the precinct intent, as discussed above.
Loss of the pocket of bushland and the habitat it provides to the rear of 211, 313 and 215 Broadwater Avenue West (the north-western corner of the subject site).	This vegetation is not identified as remnant regional ecosystem or high value regrowth vegetation and therefore is not afforded any protection by the planning scheme. Given the amount of fill required as part of the development, it would not be viable to retain these trees.

ASSESSMENT AGAINST THE DRAFT SUNSHINE COAST PLANNING SCHEME

The subject site is located within the Maroochydore/Kuluin Local Plan of the draft Sunshine Coast Planning Scheme and is located in the following 3 zones:

- Lot 6 - Limited Development (Constrained Land);
- Lot 5 - Community Facilities Zone (Tourist Park); and
- Remainder - Medium Density Residential.

The application would trigger impact assessment under the draft planning scheme, and would be affected by the following Overlays:

- Acid Sulfate Soils;
- Airport Environs;
- Biodiversity, Waterways and Wetlands;
- Biting Midges and Mosquitoes;
- Bushfire Hazard;
- Flood Hazard;
- Height of Buildings and Structures; and
- Regional Infrastructure.

The proposed development is not consistent with the draft planning scheme. The following key matters are noted:

1. under the draft new planning scheme zoning, the existing caravan park is included in a community facilities (tourist park) zone, the vacant land to the rear is included in the Limited Development (Constrained Land) zone, and the handful of small lots with frontage to Bradman Avenue and Broadwater Avenue West are included in the Medium Density Residential Zone. The draft new planning scheme clearly intends for the existing caravan park use to be protected and does not envisage any further development of the vacant land to the rear;
2. small lot subdivision is not supported in either of the 2 zones that make up the majority of the subject site under the draft new planning scheme. The Reconfiguration of Lot Code does not specify a minimum lot size for the Community Facilities Zone and for the Limited Development Zone states that no new lots are to be created;
3. no specific mention is made of the draft new planning scheme's intent for the site in the Maroochy/Kuluin Local Plan area Code.

While the draft new scheme can be taken into consideration in the assessment of this application under the Coty Principle, it cannot be given significant weight as it is still some way off gazettal and commencement.

The land has been zoned for Medium Density Residential Development since 2000 and, therefore, there has been a reasonable expectation that the land would eventually be developed for residential purposes for the last 12 years.

CONCLUSION

As detailed throughout this report, the proposed development is, for the most part, consistent with the Maroochy Plan 2000 precinct provisions and can, subject to conditions, suitably comply with all Maroochy Plan land use, works and special management area codes.

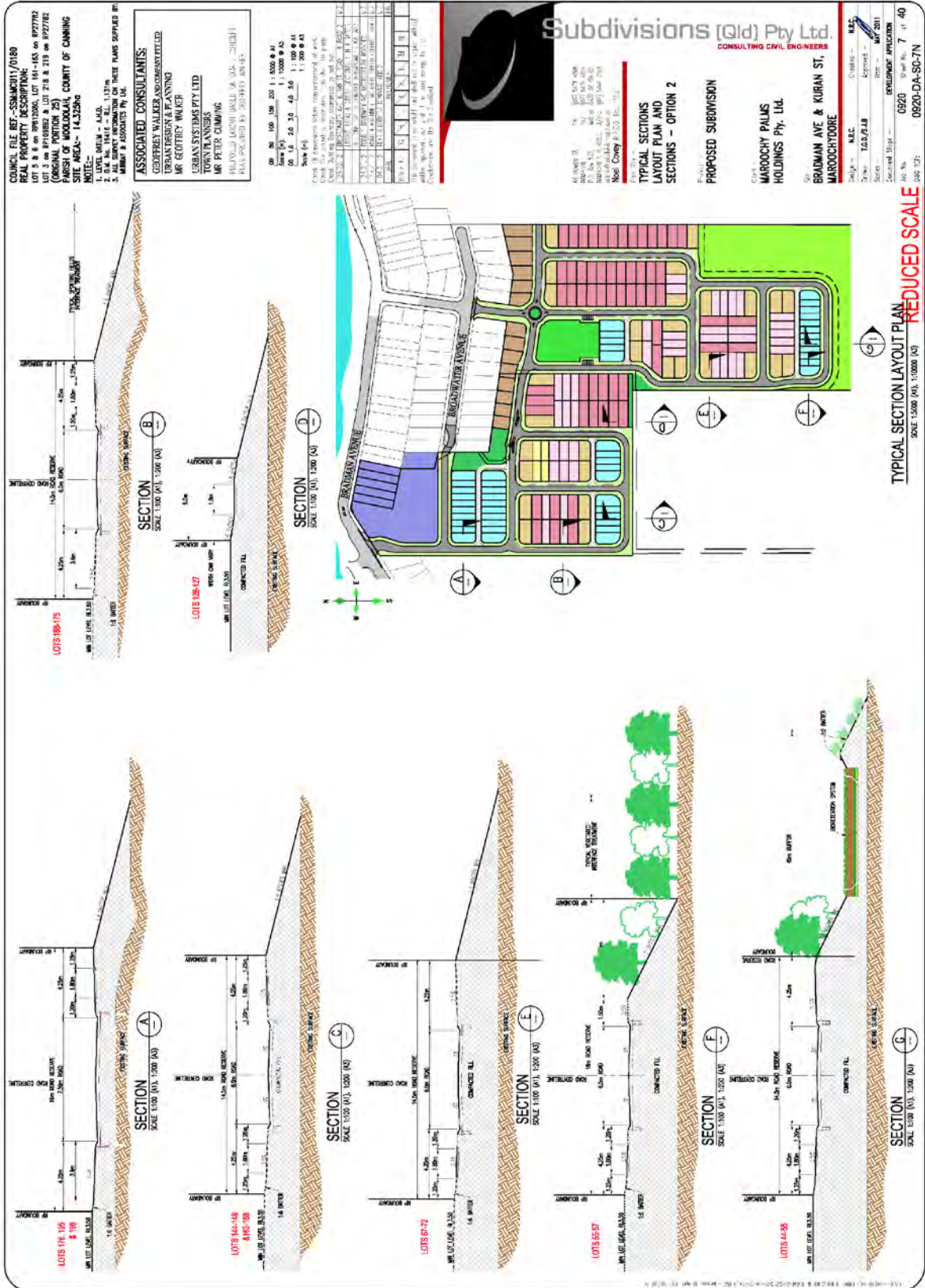
Overall, the proposed development is in keeping with the precinct intent to create a new medium density residential community to cater for a range of lifestyle and affordability needs.

The proposal has effectively dealt with site constraints including flooding, and proximity to a wetland. In relation to the flooding constraints and the consequent requirement for fill, the resulting interface and amenity impacts have also been satisfactorily addressed.

The development makes appropriate use of the site's urban land zoning in a manner that is sensitive to its environmental setting. Further, at a broader, more regional level, the

proposed development would contribute to the consolidation of urban areas by increasing densities in an appropriate manner and thereby alleviating pressures on further urban expansion as a result of population growth.

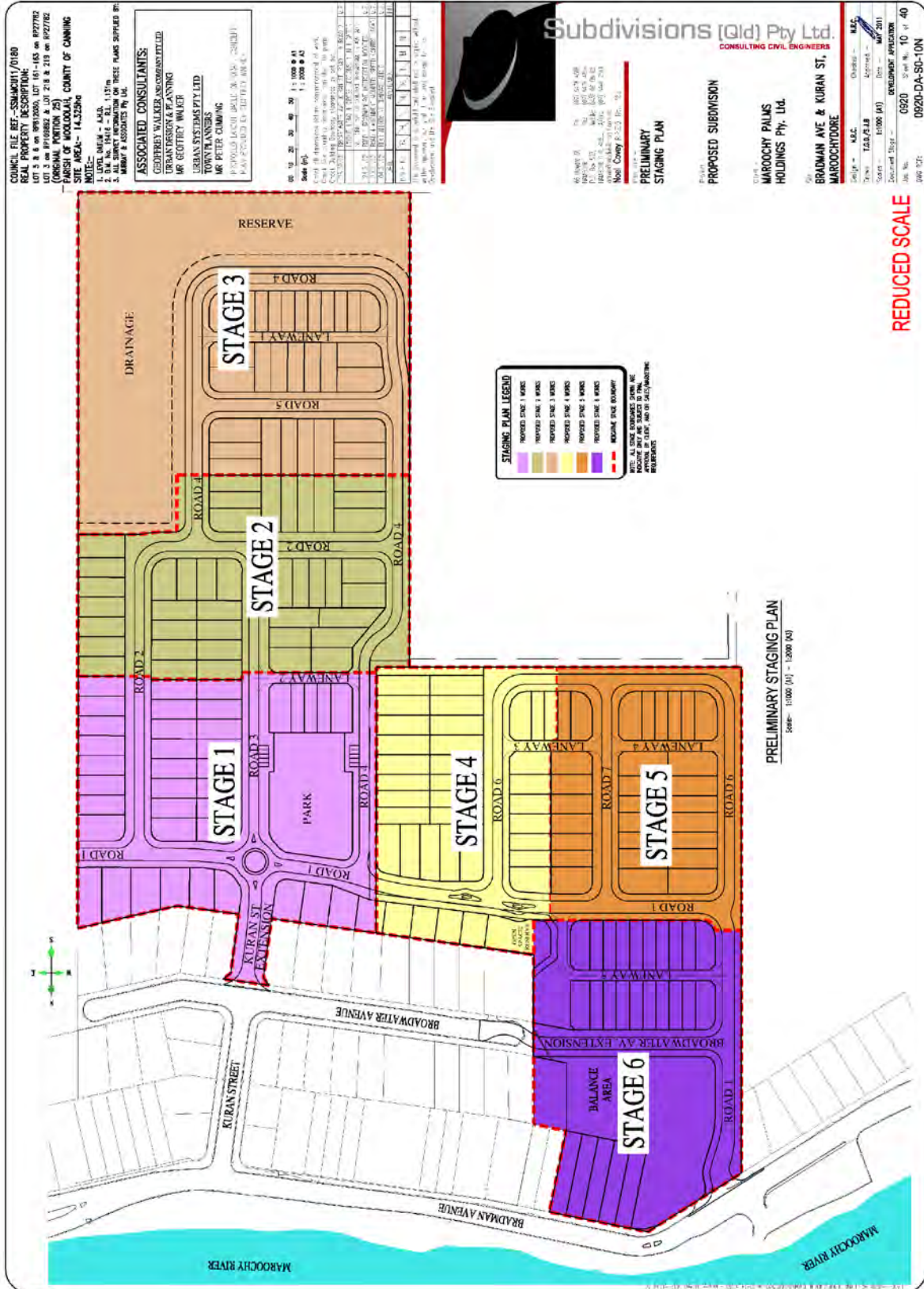
The proposal is recommended for approval subject to conditions as contained herein.



Item 7.1.1

Development Application for Preliminary Approval for Detached Houses and Operational Works (Excavation and Filling) at 223 Broadwater Avenue West and 319 Bradman Avenue, Maroochydore

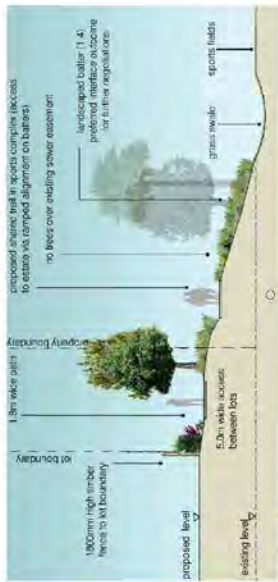
Attachment 4 Staging Plan



Item 7.1.1 Development Application for Preliminary Approval for Detached Houses and
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Attachment 5 Detailed Plan of Park

sheet 2 sections - option of planted batters with multi-sport complex boundary



section D
planted batter solution with sports complex (southern boundary)
1:100



section E
retaining wall solution with sports complex (western boundary)
1:100



section F
1 in 2 embankment slope with sports complex (existing vegetation interface)
1:100



section A
possible planted batter solution to address level difference in street frontage (interim solution)
1:100



section B
planted batter solution with sports complex (north western boundary)
1:100



section C
planted batter solution with sports complex (south western boundary)
1:100

Maroochy Palms, Maroochydore
Schematic Design for Development Approval



Item 7.1.1 Development Application for Preliminary Approval for Detached Houses and Development Permits for Reconfiguring a Lot (8 Lots into 196 Lots) and Operational Works (Excavation and Filling) at 223 Broadwater Avenue West and 319 Bradman Avenue, Maroochydore

Attachment 7 Referenced Document - Supplementary Table of Assessment



APPENDIX 1

SUPPLEMENTARY TABLE OF ASSESSMENT FOR THE MAROOCHY PALMS INTEGRATED RESIDENTIAL COMMUNITY¹

Purpose	Column 1 Circumstances under which material change of use or building work is self assessable	Column 2 Circumstances under which material change of use or building work is code assessable	Column 3 Circumstances under which material change of use or building work is impact assessable	Column 4 Applicable Codes
Either of the following: • Detached House ² • Display Home (where in the form of a detached house)	Where: (a) not a removal house or relocatable home; and (b) no more than one Detached House per lot; and (c) building height is not more than 2 storeys and 8.5 metres; and (d) compliant with all the Acceptable Measures applicable to Traditional Houses and Terrace Houses in the applicable Codes in Column 4; and (e) sited and designed in accordance with the Maroochy Palms Integrated Residential Community Plan of Development.	Where: (a) not a removal house or relocatable home; and (b) no more than one Detached House per lot; and (c) building height is not more than 2 storeys and 8.5 metres; and (d) not meeting the requirements of (d) or (e) in Column 1.	Where not meeting the requirements of Columns 1 or 2.	Code for Residential Development and Use for the Maroochy Palms Integrated Residential Community.
For all other uses	As per the requirements of the Planning Scheme at the time of lodgement			

¹ As identified in the Maroochy Palms Integrated Residential Community Plan of Development

² Including "Traditional House" and "Terrace House" as defined in the Code for Residential Development and Use for the Maroochy Palms Integrated Residential Community.

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Attachment 8 Referenced Document - Code for Residential Development and Use

**CODE FOR RESIDENTIAL DEVELOPMENT AND USE
MAROOCHY PALMS INTEGRATED RESIDENTIAL COMMUNITY
APRIL 2012**

1. Code for the Development and use of Traditional Houses, Terrace Houses and Display Homes

PURPOSE

The purpose of this code is to facilitate the development of an attractive, integrated mix of affordable housing of contemporary sub-tropical design on the Maroochy Palms site. The code addresses the following key design points:

- Lot areas and dimensions
- Gross floor area and site coverage
- Building height
- Building Setbacks
- Open Space and Landscaping
- Car Parking

Notes:

1. This Code includes the following:
 - ❖ TABLE 1 – SUMMARY DEVELOPMENT PARAMETERS - MAROOCHY PALMS INTEGRATED RESIDENTIAL COMMUNITY
 - ❖ FIGURE 1 – MAROOCHY PALMS INTEGRATED RESIDENTIAL COMMUNITY DEVELOPMENT PLAN OF DEVELOPMENT (NO. 0920-DA-SO-2N)
 - ❖ APPENDIX 1 – DWELLING DESIGN EXAMPLES WHICH MEET ACCEPTABLE MEASURES

2. This Code follows the format and, in many cases, the content of the Maroochy Plan 2000 *Codes for Residential Development and Use, 4.1 Code for the Development of Detached Houses and Display Homes*.

Unless otherwise stated, the Performance Criteria and Acceptable Measures shown below are *variations to that Code*. For simplicity and to avoid confusion, where the provisions of the *Maroochy Plan 2000 Codes for Residential Development and Use, 4.1 Code for the Development of Detached Houses and Display Homes* are not varied by this Code, the provisions are referred to, but not listed in this Code.

3. All terms used in this Code have the same meaning as those in the Maroochy Plan 2000 unless specifically defined otherwise.
4. In this Code a "Traditional House" and a "Terrace House" mean as follows:
 - "Traditional House" means a Detached House as defined in the Maroochy Plan 2000 but excludes "Terrace House" as defined below.
 - "Terrace House" is a dwelling located on a Terrace Lot in the Plan of Development and is usually a built to boundary dwelling.

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Attachment 8 Referenced Document - Code for Residential Development and Use

(1) Element: Height and Siting of Buildings and Structures¹

Purpose

To ensure that the height, siting and design of Dwellings and Display Homes achieve an acceptable level of privacy, daylight, casual surveillance and amenity for residents of the premises and the adjoining premises.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Buildings and structures maintain the amenity of adjacent land and dwellings having regard to:</p> <p>(a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; and (e) building massing and scale as seen from neighbouring premises.</p>	<p>A1.1 Buildings and structures:</p> <p>(a) are no higher than 2 storeys or 8.5 metres; (b) have a maximum site coverage of 50% for a Traditional House and 65% for a Terrace House; and (c) a maximum plot ratio of 1.0.</p> <p>A1.2 Building setbacks, including garages and carports are in accord with the setbacks prescribed in Table 1, including the following minimums:</p> <p>(a) For Traditional Houses: (i) 4.0 metres from the primary street frontage; (ii) 5.5 metres to garage or carport; and (iii) 4.0 metres from the rear boundary. (b) For Terrace Houses: (i) 3.0 metres from the primary street frontage; and (ii) 0.5 metres to the rear lane.</p> <p>A1.3 Side boundary setbacks and nominated side boundary setbacks are in accordance with Table 1.</p> <p>A1.4 All buildings have eaves of a minimum width of 600mm along the street elevation and at least one habitable room window or glazed transparent door with a direct outlook to the street.</p> <p>A1.5 Development must comply with the Plan of Development as shown in Figure 1.</p>
<p>P2 Buildings and structures are sited to contribute positively to the streetscape, maximise community safety, and maintain the amenity of adjacent land and dwellings by having regard to:</p> <p>(a) building character and appearance; (b) casual surveillance; (c) an adequate area for</p>	<p>A2.1 Buildings and other structures are new and are of contemporary sub-tropical design. Examples which meet the Acceptable Measures in this Code are contained in APPENDIX 1.</p> <p>A2.2 Private open space must comprise no less than 40% of the lot area for Traditional Houses and 30% of the lot area for Terrace Houses. Private open space can include patios, verandahs, ground floor decks and clothes drying areas.</p>

¹ This Section replaces Section (1) *Element: Height and Siting of Buildings and Structures* and Section (4) *Small Lot Housing (on lots less than 600m²)* of the *Maroochy Planning Scheme Codes for Residential Development and Use, 4.1 Code for the Development of Detached Houses and Display Homes*.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
landscaping at the front of the lot; (d) maintaining privacy; and (e) identification of street address.	<p>A2.3 At least one private open space area shall have a minimum size of 30m² for Terrace Houses and Traditional Houses, with a minimum dimension of 4.0 metres.</p> <p>A2.4 Deep planting areas for small to medium sized trees are to be located at the front of all lots and the front and rear of all Traditional House lots and have a minimum area of 4.0m².</p> <p>A2.5 Landscaping for visual or recreational amenity must be provided between street or laneway boundaries and building facades where setbacks allow sufficient space, excluding driveways, pedestrian pathways and hardstand areas used for refuse bins.</p> <p>A2.6 Boundary fences must be no higher than:</p> <ul style="list-style-type: none"> (a) 1.2 metres above finished ground level on the front boundary; (b) 1.0 metres above finished ground level on corner allotments; (c) 1.2 metres above finished ground level on side boundaries to the front of the dwelling setback; and (d) 1.8 metres above finished ground level elsewhere. <p>A2.7 Laneway fences must be recessed and provide for pedestrian access and hardstand area for refuse collection so that bins are able to contained within the property boundary.</p> <p>A2.8 The location and design of windows and balconies and the use of screening devices must minimise direct overlooking between buildings within 2.0 metres of an adjacent dwelling at ground level and within 8 metres of an adjacent dwelling above ground level, with:</p> <ul style="list-style-type: none"> (a) sill heights of 1.7 metres above floor level; or (b) fixed obscure glazing in the portion of a window below 1.7 metres above floor level; or (c) fixed external screens constructed to present a translucent surface to the interior of the window to a minimum of 1.7 metres above floor level, but constructed to permit the transmission of sunlight to the subject window; or (d) ground storey windows or glazed openings are screened by translucent fencing to a minimum height of 1.8 metres above ground level. <p>A2.9 Screening from floor level to a height of 1.7 metres must be provided to balconies, terraces, decks, or roof decks where a direct view is available into windows of habitable rooms, balconies, terraces and decks of an adjacent dwelling.</p> <p>A2.10 All screening devices:</p> <ul style="list-style-type: none"> (a) are to be offset a minimum of 0.2 metres from the face of

Item 7.1.1 Development Application for Preliminary Approval for Detached Houses and Development Permits for Reconfiguring a Lot (8 Lots into 196 Lots) and Operational Works (Excavation and Filling) at 223 Broadwater Avenue West and 319 Bradman Avenue, Maroochydore

Attachment 8 Referenced Document - Code for Residential Development and Use

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
	<p>any window;</p> <p>(b) are permanently fixed and durable;</p> <p>(c) may be hinged or otherwise attached to facilitate emergency egress only, and</p> <p>(d) consist of translucent panels or perforated or slotted panels or fixed louvers that have a maximum opening of 25% with a maximum opening dimension of 50mm.</p> <p>A2.11 Mechanical equipment associated with air conditioning, swimming pools, spa pools and the like must not be located adjacent to courtyards and windows and doors of habitable rooms on adjoining properties.</p> <p>A2.12 Inaccessible building gaps, where formed between buildings, are to be sealed against the entry of vermin as part of new building work.</p> <p>A2.13 Gated pedestrian access shall be provided from both street and laneway frontages.</p> <p>A2.14 House numbers and letterboxes must be located on the street/park frontages and not access laneways.</p>
<p>P3 Building design facilitates options to reduce energy usage.</p>	<p>A3.1 The primary outdoor recreational area and the primary internal living area must be oriented within 30 degrees east and 20 degrees west of true north.</p> <p>A3.2 Clothes drying areas must be oriented to provide cross-ventilation or two hours of sunshine either side of noon from September to March inclusive, with a minimum 7.5 lineal metres of clothes hanging space.</p> <p>Refer to Table 1.</p>

(2) Element: Excavation and Filling (whether building works or operational works).

The provisions of this Element in the *Codes for Residential Development and Use, 4.1 Code for the Development of Detached Houses and Display Homes* **apply**.

(3) Element: Dwelling Density

The provisions of this Element in the *Codes for Residential Development and Use, 4.1 Code for the Development of Detached Houses and Display Homes* **apply**.

(4) Element: Small Lot Housing (on lots less than 600m²)

The provisions of this element in the *Codes for Residential Development and Use, 4.1 Code for the Development of Detached Houses and Display Homes* are **replaced by Element (1) of this Code**.

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Attachment 8 Referenced Document - Code for Residential Development and Use

(5) Element: Annexed Units²

PURPOSE

To ensure that annexed units are consistent with the character of the locality, and do not detract from the amenity of the neighbourhood.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Annexed units remain ancillary to Traditional Houses and Terraces, provide an acceptable level of amenity for their occupants, the occupants of the house on the same site and the occupants of adjoining houses.	<p>A1.1 The annexed unit does not have separate title to the Traditional House and complies with the setbacks in Table 1.</p> <p>A1.2 Annexed units (loft dwellings) may be constructed above car parking spaces on corner terrace allotments or terrace allotments with a depth greater than 25m with laneway frontages, provided that the setbacks comply with Table 1.</p> <p>A1.3 Annexed units on terrace lots must incorporate: (a) clearly defined and convenient access from ground level; (b) windows that overlook the adjacent street or lane; (c) a balcony of a minimum area of 5.0m² and a minimum of 1.5m deep; and (d) a separate and conveniently accessible car parking space.</p> <p>A1.4 Annexed units must be designed to retain open space and landscaping minimum standards set down in Table 1.</p>
P2 An annexed unit is small scale and ancillary to the Traditional House.	<p>A2.1 Annexed units contain no more than: (a) one bedroom, and (b) a total area of 45m².</p> <p>A2.2 Total site cover for a Traditional House and annexed unit is not more than 50%, or, for a terrace house and annexed unit, not more than 65%.</p>
P3 The location of the annexed unit is consistent with the character of the Traditional	A3.1 The annexed unit is located within, under or attached to the Traditional House, or, above the laneway garage of a terrace lot.

² This Section replaces Section (5) *Element: Annexed Units* of the *Maroochy Planning Scheme Codes for Residential Development and Use, 4.1 Code for the Development of Traditional Houses and Display Homes*.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
House.	A3.2 The annexed unit is consistent with the character of the detached or terrace house.

(6) Element: Protection and Management of Waterways, Wetlands and Fish Habitat Areas

The provisions of this Element in the *Codes for Residential Development and Use, 4.1 Code for the Development of Detached Houses and Display Homes* apply.

(7) Element: Special Requirements in relation to Acid Sulfate Soils Areas

The provisions of this Element in the *Codes for Residential Development and Use, 4.1 Code for the Development of Detached Houses and Display Homes* apply.

(8) Element: Special Requirements in relation to Steep or Unstable land

The provisions of this Element in the Maroochy Plan 2000 Codes for Residential Development are **not applicable** to the land.

(9) Element: Flooding

The provisions of this Element in the *Codes for Residential Development and Use, 4.1 Code for the Development of Detached Houses and Display Homes* apply.

(10) Element: Removal Houses

Removal houses are **precluded from the site** under Element (1).

(11) Element: Private Tennis Courts

The provisions of this Element in the *Codes for Residential Development and Use, 4.1 Code for the Development of Detached Houses and Display Homes* apply.

(12) Vehicle Parking and Access

PURPOSE

To provide sufficient, safe and convenient access to dwellings and provide adequate on-site parking.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Access to dwellings is designed and constructed:	A1.1 Crossovers and access are in accord with the applicable Council standards.
(a) to accommodate public utility services and drainage systems and creates an attractive environment for pedestrians;	A1.2 All driveways are to taper to a single width cross-over except where there is rear lane access.
and	A1.3 Cross-over locations are generally in accordance with the

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(b) so that driveways are safe for drivers and pedestrians.	<p>Plan of Development in Figure 1.</p> <p>A1.4 Vehicle access for Terrace lots is permitted from the rear lane only.</p>
<p>P2 Adequate car parking must be provided on-site (and on-street in the case of a Display Home) to allow visitors and residents to conveniently and safely park.</p>	<p>A2.1 Two on site car parks are provided for each dwelling and one car park for annexed dwellings.</p> <p>A2.2 Double garages are not permitted on lots with a width of less than 12 metres (except Terrace lots). Such lots must have provision for tandem parking.</p> <p>A2.3 For Terrace Lots, double garages are permitted with access from rear lane only.</p> <p>A2.4 One additional car space must be provided onsite if an Annexed Unit is located on the lot.</p> <p>A2.5 For Display Homes two car parks on-site and two on-street car parking spaces are available directly adjoining the premises.</p> <p>Refer Table 1.</p>

(13) Element: Waste Management

PURPOSE

To ensure that waste management maintains amenity of the dwelling and adjoining dwellings.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P1 Dwellings must provide adequate areas for the storage of waste and recyclable items, in appropriate containers, which are convenient to use, minimise movement of containers for servicing and are of minimal impact to the amenity of users, occupiers and neighbours of the premises.</p>	<p>A1.1 A level, hardstand area must be provided on the site for waste and recycle containers, and must be visually screened by fence or landscaping from adjoining dwellings.</p> <p>A1.2 Storage areas must not be located adjacent to living areas of adjoining dwellings.</p>

(14) Element: Water Supply for Bushfire Emergency

The provisions of this Element in the *Codes for Residential Development and Use, 4.1 Code for the Development of Detached Houses and Display Home* are **not relevant** to the site.

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(15) Element: Special Requirements for Houses in the Blackall Range Planning Area

The provisions of this Element in the *Codes for Residential Development and Use, 4.1 Code for the Development of Detached Houses and Display Home* are **not relevant** to the site.

(16) Element: Special Requirements for Houses in the Water Resource Catchment Special Management Area

The provisions of this Element in the *Codes for Residential Development and Use, 4.1 Code for the Development of Detached Houses and Display Home* are **not relevant** to the site.

(17) Element: Special Requirements for Houses in the Vicinity of the Airport

The provisions of this Element in the *Codes for Residential Development and Use, 4.1 Code for the Development of Detached Houses and Display Home* are **not relevant** to the site.

ALLOTMENT TYPES	Northern Courtyard	Courtyard	Premium Villa	Villa	Cottage	Terrace 25m deep	Terrace 29 - 30m deep
Minimum area (sqm)	300	350	324	300	250	200 - 250	230 - 260
Min. width & depth (m) <i>Street frontages may be smaller</i>	15 x 19	14 x 25	12 x 27	10 x 30	10 x 25	8 x 25	10 x 25
GROSS FLOOR AREA and SITE COVERAGE							
Maximum Plot Ratio and Site Coverage	1.0 and 50%	1.0 and 50%	1.0 and 50%	1.0 and 50%	1.0 and 50%	1.0 and 65%	1.0 and 65%
BUILDING HEIGHT							
Maximum building height (storeys and metres)	Two storeys up to maximum 8.5m above ground level						
BUILDING SETBACKS from Lot Boundaries	Buildings to be setback from boundaries by minimum distances below. Eaves, privacy and sun/shelter screens may extend into setback areas						
Primary street frontage (m)	4.0 to Dwelling and 5.5 to Garage or Carport						
Dwelling and Garage or Carport	4.0 to Dwelling. No vehicular access.						
Secondary street frontage (m)	1.5						
Dwelling and Garage or Carport	1.5						
Side boundary with another allotment (m)	Not applicable						
Nominated side boundary (m)	Build to boundary up to 50% of boundary length - but not exceeding 15.0m total and 3.3m in height. Where not built to boundary building is to be setback by minimum distance (m) shown below						
Ground Floor	1.5	1.8	1.2	1.2	1.2	Build to boundary to 18m total or setback 1.2m min. No building to be longer than 11m	Build to boundary to 21m total or setback 1.2m min. No building to be longer than 15m
First Floor	2.0	3.0	1.8	1.8	1.8	Same as above except for Lots 49 and 50 - dwellings to be setback 1.2m minimum	Same as above except for Lots 181, 182, 190 & 191 - dwellings to be setback 1.2m minimum
Boundary opposite Nominated Boundary (m)	Setback minimum	Building to be setback min. distance shown below. Building setback shall also incorporate courtyard min. 4m deep from boundary and min. 4m wide					
Ground Floor	1.5	1.8 (1.5 corner lots)	1.2	1.2	1.2		
First Floor	2.0	3.0 (1.8 corner lots)	1.8	1.8	1.8		
Side boundary to access lane (m)							
Dwelling and Garage or Carport	Not applicable	Dwelling 1.2 Garage 0.5	Not applicable		Not applicable		
Rear boundary to access lane (m)							
Dwelling, Loft Dwelling and Garage or Carport	2.0 to Dwelling or 0.5 if Loft Dwelling. Loft Dwellings (corner lots only) to have balcony min. 5sqm and 1.5m min deep. Garage/Carport setback 0.5						
Rear boundary with another allotment (m)	4.0 to Dwelling. Garage or carport may abut rear boundary if vehicular access is from side street						
Public open space (m)	Not applicable						
Front, Rear or Side Boundary	Not applicable	1.8 to side	1.5 to side	Not applicable	Not applicable	4.0 to front and rear	Not applicable
OPEN SPACE and LANDSCAPING							
Minimum private usable open space (sqm)	30sqm with minimum dimension of 4m in any direction						
Minimum landscaped space (inc. private space)	40%						
Minimum 'deep planting' areas	One in front garden and one in rear garden each min of 4sqm. Tree species to be appropriate relative to soils, climate and proximity to buildings/walls						
CAR PARKING	Refer Plan indicating location of cross-overs: Access from rear lane only - refer Plan						
On-site - minimum car parking spaces required	2 per dwelling. Double garage/carport allowed on lots minimum of 12m wide provided driveway lepers to a single crossover. Tandem parking only on lots less than 12m wide						

TABLE 1 – DEVELOPMENT PARAMETERS SUMMARY - MAROOCHY PALMS INTEGRATED RESIDENTIAL COMMUNITY

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7.1.2 DEVELOPMENT APPLICATION FOR RECONFIGURATION OF A LOT (1 INTO 2 LOTS) AT 35 KONDALILLA FALLS ROAD, FLAXTON

File No: REC12/0090

Author/Presenter: Development Planner
Regional Strategy & Planning Department
Principal Development Planner
Regional Strategy & Planning Department

Appendices: App A - Conditions of Approval (OM Pg 59)

Attachments: Att 1 - Proposal Plan (OM Pg 64)
Att 2 - Site Context Plan (OM Pg 65)

<http://pdonline.sunshinecoast.qld.gov.au/MasterView/Modules/Applicationmaster/default.aspx?page=wrapper&key=1231071>

SUMMARY SHEET	
APPLICATION DETAILS	
Applicant:	Innovative Planning Solutions Pty Ltd
Proposal	Reconfiguring a Lot (1 into 2)
Properly Made Date:	5 October 2012
Information Request Date:	N/A
Information Response Received Date:	N/A
Decision Due Date	8 February 2013
Number of Submissions:	Nil
PROPERTY DETAILS	
Division:	5
Property Address:	35 Kondalilla Falls Road, Flaxton
RP Description:	Lot 58 RP141642
Land Area:	5602m ²
Existing Use of Land:	Dwelling House & Shed
STATUTORY DETAILS	
SEQR Designation:	Rural Living Area
Planning Scheme	Maroochy Plan 2000 (24 October 2011)
Strategic Plan Designation:	Rural or Valued Habitat Agricultural Protection
Planning Area:	19 - Blackall Range
Planning Precinct :	8 – Flaxton South Rural Residential (Sustainable Rural Residential)
Assessment Type:	Impact Assessment

PURPOSE

The purpose of this report is to seek council's determination of an application for reconfiguring a lot (1 into 2). The application is before council as the application involves a staff member.

EXECUTIVE SUMMARY

The application requests approval to reconfigure the existing lot into 2 new lots of 2,345 m² and 3,257 m² at 35 Kondalilla Falls Road, Flaxton.

The application seeks one concession to the provisions of the planning scheme, being minimum lot size, where the acceptable measures typically require a minimum lot size of 6,000 m², and an average lot size of 8,000 m².

The proposal can comply with the planning area, precinct intent and the relevant codes relating to minimum lot size by complying with the associated Performance Criteria given:

- the proposed lot sizes are consistent with the lots located immediately to the east regarding both lot size and frontage, which directly correlate to establishing the existing character of the locality;
- vegetation within the Cynthia Hunt Drive Bushland Conservation Reserve and creek is preserved through the imposition of suitable building envelopes; and
- the subject site can provide services for an additional dwelling.

Given this, the application is recommended for approval.

OFFICER RECOMMENDATION

That Council APPROVE WITH CONDITIONS Application No. REC12/0090 and grant a Development Permit for Reconfiguring a Lot (1 into 2) situated at 35 Kondalilla Falls Road, Flaxton, in accordance with Appendix A.

FINANCE AND RESOURCING

If council were to approve this development, the applicant would be required to pay infrastructure charges for trunk infrastructure.

Council's Infrastructure Policy Branch has provided the following estimate of the infrastructure charges required by this development (which excludes infrastructure charges to Unitywater):

Allocation of adopted infrastructure charge to trunk infrastructure networks	Calculated Charge	Offset/Rebate or other	Amount Payable
Transport	\$4,860	\$0.00	\$4,860
Public Parks & Land for Community Facilities	\$8,100	\$0.00	\$8,100
Stormwater (applicable to Residential development)	\$3,240	\$0.00	\$3,240
TOTAL =	\$16,200	\$0.00	\$16,200

PROPOSAL

The application seeks approval to subdivide the existing lot into 2 lots with lot sizes of 2,345 m² and 3,257 m². The frontage of the proposed lots is proposed at 42.7 metres and 48.2 metres respectively.

Proposed Lot 1 will maintain the existing house and will become a regular shaped lot. Proposed Lot 2 will maintain the existing shed and will be an irregular shaped lot due to maintaining the narrow and steep walking track access handle down to Cynthia Hunt Drive Bushland Conservation Reserve and creek.

The site is not connected to town water or sewer. While proposed Lot 1 will maintain the existing septic system, both lots propose areas of 1,000 m² of gently sloping land that can be used for effluent disposal. Rainwater collection is proposed for water supply.

No new access is proposed from Kondalilla Falls Road as the existing lot has 2 existing crossovers, which will be maintained for each proposed lot. The existing streetscape consisting of trees and shrubs along the street front shall be maintained.

SITE DETAILS

Background/Site History

There is no background or site history information applicable to this application.

Site Description

The location of the subject site is shown on the image below:



The site is within the Blackall Range in Flaxton.

The site is irregular in shape with a 91 metre frontage to Kondalilla Falls Road. The lot has an access handle to the Cynthia Hunt Drive Bushland Conservation Reserve and creek. This access handle is only for foot access and does not provide for vehicle access.

The site slopes steadily from south to north towards the Cynthia Hunt Drive Bushland Conservation Reserve and creek.

The site currently consists of a house with an outdoor laundry in the south-east corner and a large shed in the south-west corner. The site is well vegetated with an open centralised lawn area.

Surrounding Land Uses

The subject lot is located in the Sustainable Rural Residential Precinct. The land directly across the road to the south is located in the Local Centre Precinct, which has not been established. Land to the west is located in the General Rural Lands Precinct. Further to the west is the Kondalilla National Park.

All other surrounding land uses are rural residential with predominantly small rural residential lots bordering to the east of the site ranging in size from 1,000 m² to 2,000 m². The applicant has provided a plan showing the site within the context of the surrounding lot sizes, as per Attachment 2.

ASSESSMENT

Framework for Assessment

Instruments for Statutory Assessment

Under the Sustainable Planning Act 2009, the application must be assessed against each of the following statutory planning instruments to the extent they are relevant to the development:

- State Planning Policies;
- the South East Queensland Regional Plan;
- State Planning Regulatory Provisions;
- any Structure Plan or Master Plan in place for declared areas;
- any Preliminary Approval Overriding the Planning Scheme for the land;
- the Planning Scheme for the local government area; and
- any Temporary Local Planning Instrument in place for the local government area.

Of these, the statutory planning instruments relevant to this application are discussed in the sections that follow.

Statutory Instruments – State and Other

State Planning Policies

The following State Planning Policies are applicable to this application:

- State Planning Policy 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide;

State Planning Policy 1/03 has been deemed by the Minister for Local Government and Planning as being appropriately reflected in council's planning scheme and, therefore, does not warrant a separate assessment.

South East Queensland Regional Plan

The site is located within the Rural Living Area of the South East Queensland Regional Plan. The proposal is for subdivision within the Rural Living Area. The proposed development is consistent with the regional land use intent, regional policies and desired regional outcomes for the Rural Living Area.

State Planning Regulatory Provisions

For the purpose of the Sustainable Planning Act 2009, the regulatory provisions contained within the South East Queensland Regional Plan are defined as State Planning Regulatory Provisions. There are no State Planning Regulatory Provisions applicable to this application.

Statutory Instruments – Planning Scheme

The applicable planning scheme for the application is the Maroochy Plan 2000 (24 October 2011). The following sections relate to the provisions of the Planning Scheme.

Strategic Provisions

The subject lot includes 2 strategic designations:

- Agricultural Protection in the southern section of the site; and
- Rural or Valued Habitat in the northern portion of the site.

The principal intention of the 'Agricultural Protection' designation is to retain the designated land for agricultural purposes and consequently protect the future viability of agriculture in that area.

The area of land designated for 'Agricultural Protection' is small and is no more than 2,000 m² in area. This area of land is not large enough to undertake significant agricultural pursuits. Therefore, the proposal does not diminish potential agriculture activities.

The principal intention of the 'Rural of Valued Habitat' designation is for the retention of land in its present situation.

Similar to the above scenario, the small lot size provides limited opportunity for rural/farming activities. The proposed subdivision provides the ability to maintain and improve its existing natural habitat with further plantings in this area.

As there is no need for tree/vegetation clearing on site given the existing building footprints are maintained, the proposal complies with the strategic designations of the land.

Local Area Provisions

The subject lot is located in the Blackall Range Local Planning Area. The Blackall Range Planning Area Code generally requires that development be sensitive to the natural environment and achieve sustainable outcomes. Within the specific local area of Flaxton, the key precinct intent is for the Rural Residential amenity to be maintained.

The lot is located in the Sustainable Rural Residential Precinct, which seeks to preserve the existing character of the area.

The Planning Area and Precinct Intent states that any development within the precinct should:

- maintain the rural residential character;
- protect vegetated areas from development;
- ensure adequate treatment of sewage; and
- minimise conflict between residential and rural activities.

The proposal complies with the above statements given:

- the proposed lot sizes are consistent with the lots located immediately to the east regarding both lot size and frontage, which directly correlate to establishing the existing character of the locality;
- the proposed subdivision is not intended to remove vegetation as part of the application. Building envelopes are conditioned as part of the approval to ensure vegetation is protected;
- the subject site already caters for sewage treatment for one dwelling, and there is sufficient room to cater for another on site system to treat effluent; and
- adjacent uses are not likely to be used for rural activities which require a buffer to be provided.

Land Use and Works Provisions

The following codes which regulate land use and design are applicable to this application:

- Reconfiguring Lots;
- Transport, Traffic and Parking;

- Operational Works; and
- Integrated Water Management

The application has been assessed against each of the above applicable codes and found to be compliant with, or can be conditioned to comply with, each. The pertinent issues arising out of assessment against the codes are discussed below.

Reconfiguring a Lot Code

The minimum lot size nominated for the site, under the Acceptable Measures of the planning scheme, is 6,000 m² with an average lot size of 8,000 m². The proposal does not achieve the minimum lot size, with the proposed lots being 2,345 m² and 3,257 m².

The associated performance criteria require that lot size and dimensions:

- are consistent with the desired character of the area;
- suit the environmental and physical qualities of the site; and
- enable a suitable dwelling site with services.

The subdivision complies with the above statements, given that:

- the lot size and frontage dimensions are consistent with the existing character of the area;
- vegetation within the Cynthia Hunt Drive Bushland Conservation Reserve and creek is preserved through the positioning of suitable building envelopes; and
- building envelopes are located allowing for a dwelling and associated services.

Given the above, the proposal complies with the broader intent for this planning area and precinct.

Overlay Provisions

The following Special Management Areas are applicable to this application:

- Waterways and Wetlands;
- Steep and Unstable Land; and
- Bushfire Prone Areas.

The application has been assessed against each of the applicable Special Management Areas and was found to be compliant with, or can be conditioned to comply with, each. No pertinent issues arose out of assessment against these codes.

Other Matters for Consideration

Draft Sunshine Coast Planning Scheme

The application has been concurrently assessed against the provisions of the new Sunshine Coast Planning Scheme, which has recently completed public notification.

The subject site is located within the Blackall Range Planning Area, within the Rural Residential zone. The proposed development would become Code Assessable, notwithstanding the variation to the minimum lot size.

The new planning scheme identifies a minimum lot size of 2 hectares. While the proposal does not strictly comply with this aspect, similar performance criteria are applicable, and the development would comply.

Traffic and Transport

The proposed additional lot is located within an established road network which provides an existing concrete footpath and bikeway network along Flaxton Drive.

Flaxton is also serviced by a bus link which operates between Landsborough/Maleny, along the range through Montville, Flaxton and Mapleton and back down the range to Nambour. Both ends of this bus route at Landsborough and Nambour offer intrastate train services and also provide further bus links to the coast.

CONSULTATION

IDAS Referral Agencies

There are no IDAS referral agencies applicable to this application.

Other Referrals

The application was forwarded to Unitywater and their assessment forms part of this report.

Internal Referrals

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

- Development Engineer, Engineering and Environment Assessment Branch

Public Notification

The application was publicly notified for 15 days in accordance with the requirements of the *Sustainable Planning Act 2009*. No submissions were received.

CONCLUSION

The proposed reconfiguration of a lot (1 into 2 lots) has been assessed against the relevant state and planning scheme provisions.

The main area of inconsistency with the planning scheme relates to minimum lot size.

Although the proposal does not specifically meet the minimum lot size designated in the acceptable measure, the proposal meets the planning area and precinct intent under the Blackall Range Planning Area and Sustainable Rural Residential Precinct respectively given:

- the proposed lot sizes are consistent with the lots located immediately to the east regarding both lot size and frontage, which directly correlate to establishing the existing character of the locality;
- vegetation within the Cynthia Hunt Drive Bushland Conservation Reserve and creek is preserved through the positioning of suitable building envelopes; and
- the subject site can provide services for an additional dwelling.

Accordingly, the development is recommended for approval.

1. APPLICATION DETAILS

Application No:	REC12/0090
Street Address:	35 Kondalilla Falls Road FLAXTON
Real Property Description:	Lot 58 RP141642
Planning Scheme:	Maroochy Plan 2000 (24 October 2011)

2. DECISION DETAILS

The following type of approval has been issued:

- Development Permit for Reconfiguration of a Lot (1 into 2)

3. RELEVANT PERIOD OF APPROVAL

The relevant period for this development approval is 4 years starting the day that this development approval takes effect.

4. ASSESSMENT MANAGER CONDITIONS**PLANNING****When Conditions Must Be Complied With**

1. Unless otherwise stated, all works required by the conditions of this Decision Notice must be completed prior to submission of the subdivision plan to Council for compliance assessment.

Approved Plans

2. Development authorised by this approval must be undertaken generally in accordance with the Approved Plans listed within this Decision Notice.

Plan of Development

3. All future dwellings on the approved lots must be sited and constructed in accordance with the approved building envelopes and dwelling controls (i.e. the "Plan of Development") shown on the Approved Plans. A copy of the approved Plan of Development must be included in the contract of sale for the approved lots, together with a clause which requires future dwellings to be constructed in accordance with it.

ENGINEERING**Stormwater Drainage**

4. Stormwater runoff from the development must be disposed of on-site without causing scour or damage to the subject site or any adjoining property.

Electricity and Telecommunication Services

5. A connection to reticulated electricity and telecommunication services must be provided to each lot in accordance with the standards and requirements of the relevant service provider.
6. Certification must be submitted to Council from all relevant service providers which certifies that the development has met the requirements of this Decision Notice and all applicable legislation at the time of construction.

Damage to Services and Assets

7. Any damage caused to existing services and assets above or below the ground must be repaired:
- where the damage would cause a hazard to pedestrian or vehicle safety, immediately; or
 - where otherwise, upon completion of the works associated with the development.
- Any repair work which proposes to alter the alignment or level of existing services and assets must first be referred to the relevant service authority for approval.

5. REFERRAL AGENCIES

Not Applicable.

6. APPROVED PLANS**Plans Requiring Amendments**

Plan No.	Rev.	Plan Name	Date
Drawing No. DA-02	-	<i>Proposed Lot Reconfiguration Plan, drawn by 'S C' and prepared for Innovative Planning Solutions</i>	15 September 2012
Amendments Required:		1. Provide an amended plan showing a Building Envelope on both lots showing all proposed buildings and sewage disposal areas.	

7. REFERENCED DOCUMENTS

Not Applicable.

8. ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

Infrastructure Charges

1. This Development Permit may trigger an “Adopted Infrastructure Charge Notice” (if applicable) to be issued in accordance with Council’s *“Adopted Infrastructure Charges Resolution”* under the State Planning Regulatory Provision (Adopted Charges) and the *Sustainable Planning Act 2009*.

Equitable Access and Facilities

2. The plans for the proposed building work have NOT been assessed for compliance with the requirements of the Building Code of Australia – Part D3 as they relate to people with disabilities. Your attention is also directed to the fact that in addition to the requirements of the Building Code of Australia – Part D3 as they relate to people with disabilities, one or both of the following may impact on the proposed building work:
 - (a) the *Disability Discrimination Act 1992* (Commonwealth); and
 - (b) *Anti-Discrimination Act 1991* (Queensland).

Sunshine Coast Regional Council recommends that the following matters be considered to address equitable access and facilities in the building:

- (a) the building and environs should be designed to meet the requirements of the Human Rights and Equal Opportunity Commission “Advisory Notes on Access to Premises” and AS 1428.2;
- (b) applicants should be aware that a “Disability Standard on Access to premises” is currently being developed and most likely will impose changes on the Building Code of Australia; and
- (c) any services and facilities in the building complex should allow independent, dignified and equitable use of the services and facilities for all people.

Aboriginal Cultural Heritage Act 2003

3. There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003*.

The *ACH Act* establishes a cultural heritage duty of care which provides that: “A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage.” It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land and Resources Tribunal, and the Minister administering the Act can also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage.

You should contact the Cultural Heritage Co-ordination Unit on 07 3239 3647 to discuss any obligations under the *ACH Act*.

Resubmission of Amended Plans Required

4. The conditions of this Decision Notice require resubmission of plans to Council with amendments. Please address the amended plans to Council's Planning Assessment Branch with the Reference No. REC12/0090. To avoid delays and assessment issues with the Building Works application, it is recommended the plans be resubmitted prior to lodgement of any Building Works application.

9. PROPERTY NOTES

REC12/0090 – POD PACKAGE – Plan of Development

The following notation applies to approved lots 1 and 2:

To ensure the amenity of this lot and its neighbours is maintained, all building work must be sited and constructed in accordance with the approved Plan of Development applying to the lot (refer to Council Approval REC12/0090). The private certifier must satisfy itself that the proposed building work complies with both the planning scheme and the approved Plan of Development.

10. PRELIMINARY APPROVAL OVERRIDING PLANNING SCHEME

Not Applicable.

11. FURTHER DEVELOPMENT PERMITS REQUIRED

Not Applicable

12. SELF ASSESSABLE CODES

Code for Detached Houses and Display Homes

13. SUBMISSIONS

Not Applicable.

14. REASONS / GROUNDS FOR APPROVAL DESPITE CONFLICT WITH SCHEME

Not Applicable.

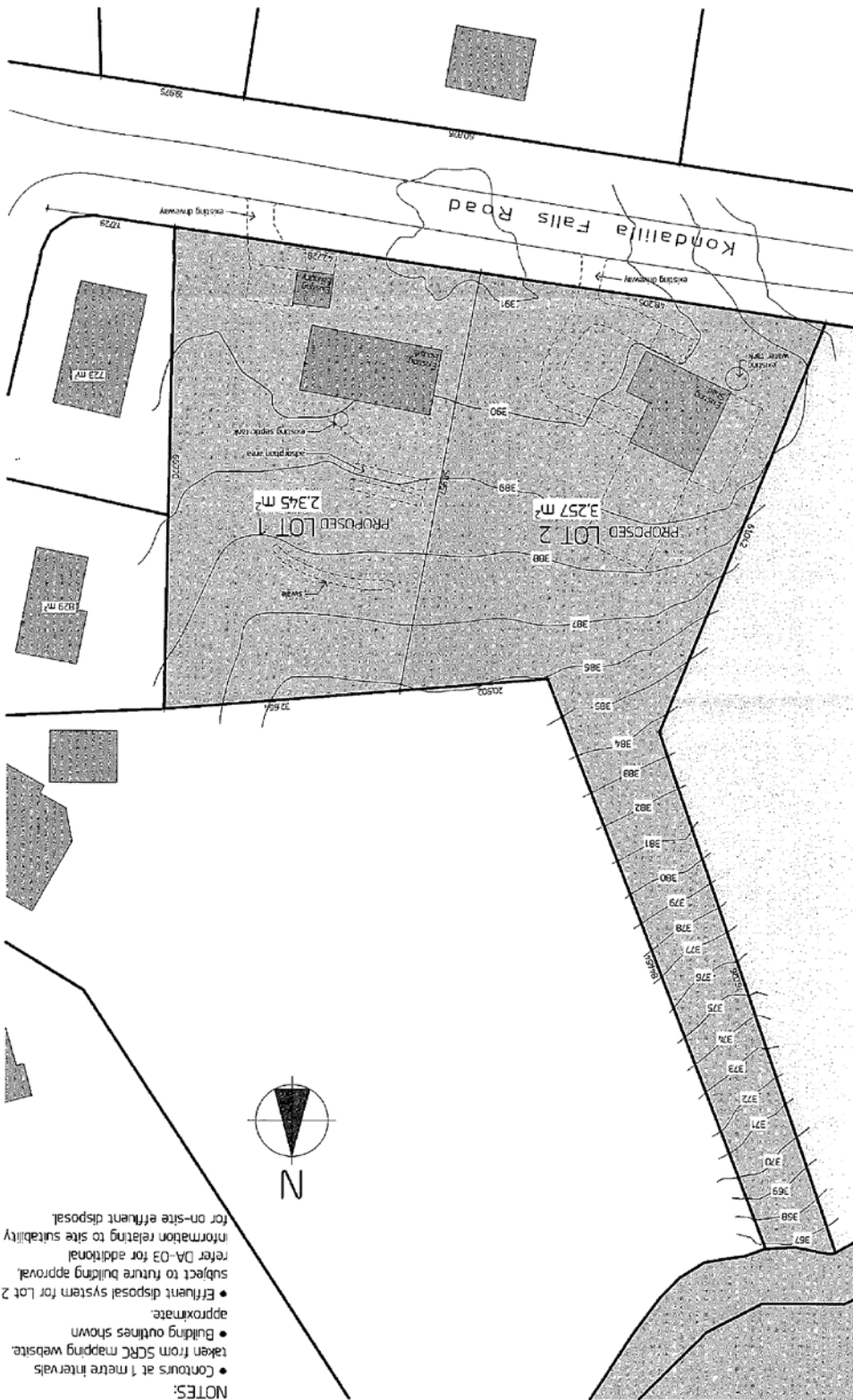
15. RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Sustainable Planning Act 2009* is attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to Council about the conditions contained within the development approval. If Council agrees or agrees in part with the representations, a “negotiated decision notice” will be issued. Only one “negotiated decision notice” may be given. Taking this step will defer your appeal period, which will commence again from the start the day after you receive a “negotiated decision notice”.

16. OTHER DETAILS

If you wish to obtain more information about Council’s decision, electronic copies are available on line at www.sunshinecoast.qld.gov.au or at Council Offices.



NOTES:
 ● Contours at 1 metre intervals taken from SCRC mapping website.
 ● Building outlines shown approximate.
 ● Effluent disposal system for Lot 2 subject to future building approval, refer DA-O3 for additional information relating to site suitability for on-site effluent disposal.

Proposed Lot Reconfiguration Plan	DWG No. DA-02
	Scale 1:500
Date 15 Sept. 2012	Drawn by: S C

Proposed Sub-division (1 into 2 Lots) at 35-39 Kondalilla Falls Road, Flaxton
 Lot 58 RP141642



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7.2 FINANCE AND BUSINESS

7.2.1 NOVEMBER 2012 FINANCIAL PERFORMANCE REPORT

File No:	Financial Reports
Author:	Acting Financial Services Manager Finance & Business Department
Appendices:	App A - November 2012 Financial Performance Report (OM Pg 71)

PURPOSE

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

EXECUTIVE SUMMARY

The monthly financial performance report provides council with a summary of performance against budget at the end of each month. The key items reported on are the performance against budget in relation to the operating result and in terms of delivering the capital program.

The report also identifies minor budget adjustments that have occurred during the month to allow work to continue in a responsive manner. More significant budget reviews are carried out during the year.

The operational results at 30 November 2012 show a positive variance of \$3.83 million compared to the forecast position. This operating result is a key financial performance measure and ongoing surpluses will be critical.

The 30 November 2012 operating surplus variation is made up of higher than expected revenue of \$2.85 million (1.5%) and lower than anticipated operating expenses of \$977,000 (0.6%). Further detail is provided in the proposal section of this report.

At 30 November 2012, \$53.9 million (28.3%) of council's \$190.8 million 2012/2013 Capital Works Program was financially expended.

During November 2012, the 2012/2013 Operating and Capital Budgets were adjusted to accommodate reallocations between budget categories or line items. Details are set out in **Appendix A**.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "November 2012 Financial Performance Report"; and**
- (b) approve the budget amendments for operating and associated reserve transfers as outlined in the November 2012 Financial Performance Reports (Appendix A).**

FINANCE AND RESOURCING

This report incorporates reallocations within the 2012/2013 operating budgets. There has been no change to the contribution to council as a result of these reallocations.

CORPORATE PLAN

Corporate Plan Theme: *Great governance*

Emerging Priority: 8.1 - Ethical, accountable and transparent decision-making

Strategy: 8.1.2 - Ensure legislative compliance and awareness

Corporate Plan Theme: *Great governance*

Emerging Priority: 8.3 - Strong financial management

Strategy: 8.3.1 - Develop long term financial plans and indicators to achieve optimum use of resources and alignment to strategic priorities

Corporate Plan Theme: *Great governance*

Emerging Priority: 8.3 - Strong financial management

Strategy: 8.3.2 - Ensure council's financial performance is well managed and leads to a strong financial position

CONSULTATION

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

Internal Consultation

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

External Consultation

No external consultation is required for this report.

Community Engagement

No community engagement is required for this report.

PROPOSAL

Council's financial results at 30 November 2012 show the organisation with a \$3.83 million higher than forecasted operating position against the full year budget.

The 30 November 2012 operating surplus variation is made up of higher than expected revenue of \$2.85 million and lower than anticipated operating expenses of \$977,000.

The operating revenue favourable variance of \$2.85 million (1.5%) is due to interest revenue of \$1.13 million, other revenue of \$1.09 million, operating grants and subsidies of \$372,000, net rates and utility charges \$164,000 (gross rates and utility charges are less than profiled by \$209,000 - this is offset by higher than profiled interest from rates and utility charges of \$190,000 and lower than profiled discounts and pensioner remissions of \$183,000) and fees and charges of \$158,000.

Year-end forecasts for gross rates and utility charges, interest revenue and other revenue have been adjusted in Budget Review 2.

The operating expense favourable variance of \$977,000 (0.6%) largely relates to lower than budgeted expenditure on materials & services of \$2.42 million, offset by higher than budgeted employee costs of \$1.03 million and other expenses of \$432,000.

The employee costs budget contains a savings target (VAST) of \$4.46 million. This target was allocated to each department during October 2012 and profiled across the remaining months of the financial year. As at November, the year to date amount of this target is \$498,000 which accounts for approximately half of the \$1.03 million unfavourable employee budget variance. However, \$1.10 million has been forecast to be applied to the target resulting from reductions in materials and services budgets of conferences, consultancies and contract services. This \$1.10 million saving forms part of the November 2012 Monthly Budget Amendments proposed to go to council's January 2013 Ordinary Meeting.

Within the materials and services variance, there is \$350,000 that relates to election costs being lower than anticipated, which was identified in Budget Review 2 proposed to council's December 2012 Ordinary meeting. The remaining variances are generally within Infrastructure Services Department, of \$1.75 million, and Regional Strategy and Planning Department, of \$784,000.

Within Infrastructure Services Department, the materials and services favourable variance of \$1.75 million relates to Environmental Operations Branch (largely Natural Areas), Parks and Gardens (mainly Arborist Services) and Civil Works Services.

The Regional Strategy and Planning materials and services variance of \$784,000 is due to lower than planned spending on levy projects, legal expenses associated with DA appeals below budget and delays in some core projects. Unspent levy allocations will be transferred to reserve.

At 30 November 2012, \$53.9 million (28.3%) of council's \$190.8 million 2012/13 Capital Works Program was financially expended. On a year to date basis, capital expenditure is \$866,000 (1.6%) ahead of budget. At a capital program level, there are no specific variances to highlight to council.

During November 2012, the 2012/2013 Operating, Capital and Reserve Transfer Budgets were adjusted to accommodate reallocations between budget categories or line items. Details are set out in **Appendix A**.

Legal

On budget amendments, this report ensures that council complies with its legislative obligations under Section 148 and 149 of the *Local Government (Finance, Plans and Reporting) Regulation 2010*, along with council's legislative obligations to amend its budget in accordance with Section 99 and 100 of the *Local Government (Finance, Plans and Reporting) Regulation 2010*.

Policy

No policy implications are associated with this report.

Risk

There were three risks identified in a previous financial report to council which remain current.

In June 2012 the Federal Government pre-paid over half of the 2012/2013 Financial Assistance Grant. In the past, one quarter of the grant has been pre-paid and the adopted budget anticipated this practice to continue.

Advice has now been published and the shortfall is \$3.2 million in the current budget. The prepayment for 2012/2013 in June 2012 resulted in an operating surplus for the 2011/2012 period.

Secondly, the expected full year growth in rateable properties is less than forecast being 0.9% against a forecast of 1.5%. This approximately equates to lower revenue than budgeted of \$1.5 million. This budget was reduced by \$1 million at Budget Review 2 and will be further analysed after the January 2013 rate run.

Thirdly, the budget assumes the achievement of a \$4.46 million savings target. Currently, \$1.78 million or 40% of the target has been achieved leaving a balance to achieve of \$2.68 million. There are a number of reviews and initiatives underway to achieve the balance of this target.

Previous Council Resolution

On 27 June 2012, council adopted the 2012/2013 budget.

On 20 September 2012, council amended the 2012/2013 budget as a result of July 2012 Monthly report and Budget Review 1 relating to 2011/2012 carryover requests.

On 18 October 2012, council amended the 2012/2013 budget as a result of August 2012 Monthly report.

On 13 December 2012, council amended the 2012/2013 budget as a result of October 2012 Monthly report.

Related Documentation

There is no related documentation for this report.

Critical Dates

There are no critical dates that relate to this report.

Implementation

If the recommendations are adopted by council, the budget will be amended to reflect the adjustments included in the report.



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Capital Budget Adjustments	10
Capital Expenditure - Expenditure Variations of \$50,000	14

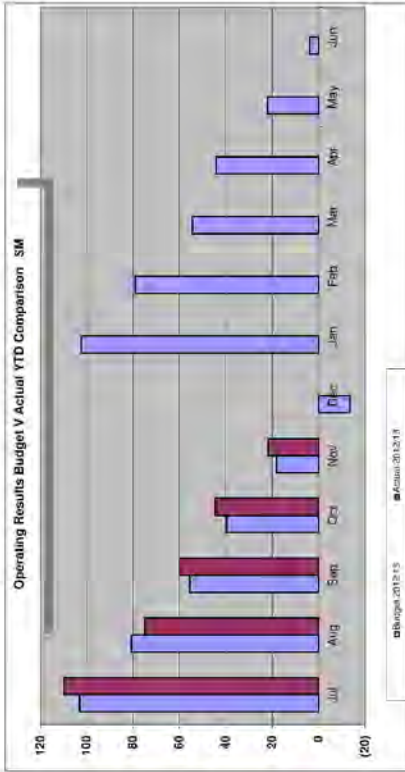
Summary Operating Statement

30 November 2012

SUMMARY OPERATING STATEMENT

For the Period Ending 30 November 2012

	Annual Original Budget \$000s	Annual Current Budget \$000s	YTD Current Budget \$000s	YTD Actuals \$000s	Variance \$000s	Variance %	Annual Forecast Budget \$000s
Operating Revenue	425,130	424,369	186,044	188,901	2,857	1.5%	425,683
Less Operating Expenses	330,003	333,615	132,009	131,083	(926)	(0.7%)	334,930
Less Interest Expense	14,261	14,261	5,863	5,806	47	(0.8%)	14,261
Less Depreciation	72,496	72,570	30,134	30,134	(0)	0.0%	72,496
Operating Surplus/(Deficit)	7,680	3,942	18,047	21,878	3,831	4.7%	4,995
Transfer from Reserves	7,973	12,950	12,950	12,950	0	0.0%	12,971
Transfer to Reserves	(2,876)	(2,876)	(2,876)	(2,876)	0	0.0%	(3,078)
Operating Contribution/(Shortfall)	12,778	14,017	28,122	31,953	3,831	13.6%	14,889



Operating Net Result

Council's financial results at 30 November 2012 shows the organisation with a \$3.83 million higher than forecasted operating position against the year to date budget.

This operating surplus variation is partly made up of higher than profited revenue of \$2.85 million and lower than profited operating expenses of \$926,000.

Operating Revenue

The favourable revenue variance of \$2.85 million is largely the result of a number of items being higher than profited. These include interest revenue of \$1.13 million, other revenue of \$1.09 million, operating grants and subsidies of \$372,000, net rates and utility charges \$164,000 (gross rates and utility charges are less than profited by \$209,000 - this is offset by higher than profited interest from rates and utility charges of \$190,000 and lower than profited discounts and pensioner remissions of \$183,000) and fees and charges of \$158,000. Year end forecasts for gross rates and utility charges, interest revenue and other revenue have been adjusted in Budget Review 2.

Operating Expenses

The favourable variance in operating expenses of \$926,000 is due to lower than profited materials and services of \$2.42 million offset by higher than profited employee costs of \$1.03 million and other expenses of \$432,000. The employee costs budget contains a savings target (VAST) of \$4.46 million. This target was allocated to each department during October 2012 and profited across the remaining months of the financial year. As at November 2012, the year to date amount of this target is \$499,000 which accounts for half of the \$1.03 million unfavourable employee budget variance. However, \$1.10 million has been forecast to be applied to the target resulting from reductions in materials and services budgets of conferences, consultancies and contract services. This \$1.10 million saving forms part of the November 2012 Monthly Budget adjustments proposed to go to council's January 2013 Ordinary Meeting.

Within the materials and services variance, there is \$350,000 that relates to election costs being lower than anticipated, which is identified in Budget Review 2 proposed to council's December 2012 Ordinary meeting. The remaining variances are generally within Infrastructure Services Department, of \$1.75 million, and Regional Strategy and Planning Department, of \$784,000.

0

30 November 2012

Operating Revenue

Operating Revenue

As at 30 November 2012 operating revenues are favourable to budget by \$2.85 million or 1.5%.

The favourable revenue variance of \$2.85 million is largely the result of a number of items being higher than profiled. These include interest revenue of \$1.09 million, other revenue of \$1.13 million, operating grants and subsidies of \$372,000, net rates and utility charges \$164,000 (gross rates and utility charges are less than profiled by \$209,000 - this is offset by higher than profiled interest from rates and utility charges of \$190,000 and lower than profiled discounts and pensioner remissions of \$183,000) and fees and charges of \$158,000.

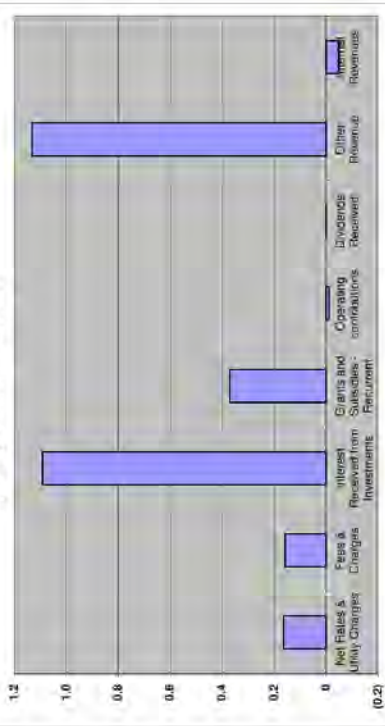
Year end forecasts for gross rates and utility charges, interest revenue and other revenue have been adjusted in Budget Review 2.

Risk: There remains a risk on:

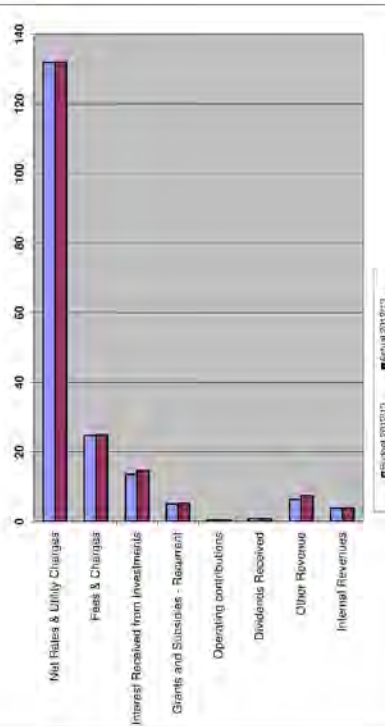
1. **General Rates** - lower than anticipated growth of rateable properties of 0.9% against forecast of 1.5%. This approximately equates to lower revenue than budgeted of \$1.5 million. This budget was reduced by \$1.0 million at Budget Review 2 and will be monitored after the January 2013 rate run.
2. **Federal Assistance Grant** - during 2011/12 more than one half of the grant was paid early into June 2012. This prepayment has created a budget impact of \$3.2 million in the current 2012/13 budget.

There are no other operating revenue issues to report.

Operating Revenue Variances - \$M

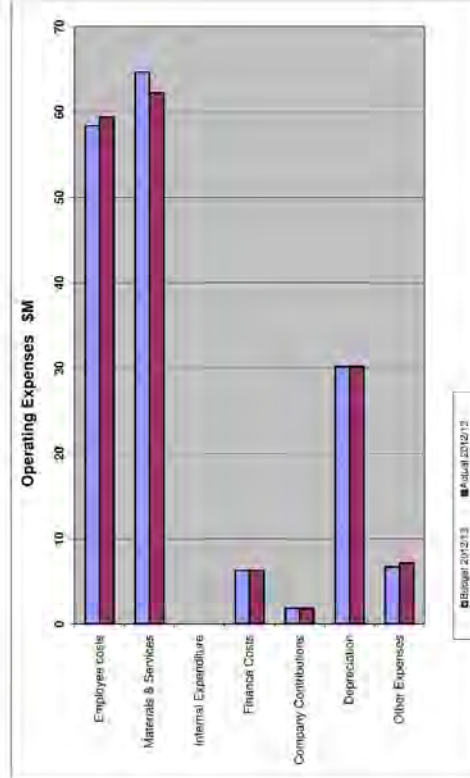
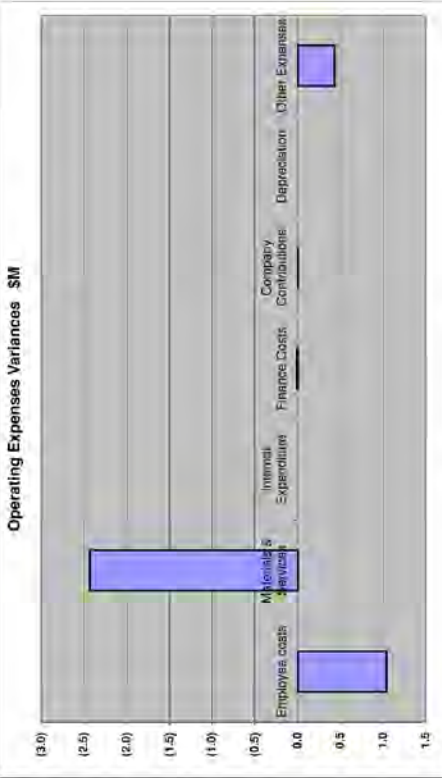


Operating Revenue - \$M



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30 November 2012



Operating Expenses

The favourable variance in operating expenses of \$926,000 is due to lower than profiled materials and services of \$2.42 million, offset by higher than profiled employee costs of \$1.03 million and other expenses of \$432,000.

The employee costs budget contains a savings target (VAST) of \$4.46 million. This target was allocated to each department during October 2012 and profiled across the remaining months of the financial year. As at November, the year to date amount of this target is \$498,000 which accounts for approximately half of the \$1.03 million unfavourable employee budget variance. However, \$1.10 million has been forecast to be applied to the target resulting from reductions in materials and services budgets of conferences, consultancies and contract services. This \$1.10 million saving forms part of the November 2012 Monthly Budget Amendments proposed to go to council's January 2013 Ordinary Meeting.

Within the materials and services variance, there is \$350,000 that relates to election costs being lower than anticipated, which is identified in Budget Review 2 proposed to council's December 2012 Ordinary meeting. The remaining variances are generally within Infrastructure Services department, of \$1.75 million, and Regional Strategy and Planning Department, of \$784,000.

Risk:

The budget includes the achievement of the \$4.46 million savings target.

Current Status

Target \$4.46 million;
 Achieved to Date \$1.35 million (30%);
 Balance to Achieve \$3.11 million

There are a number of reviews and initiatives that are underway to achieve the balance of this target.

There are no other operating expenditure issues to report.

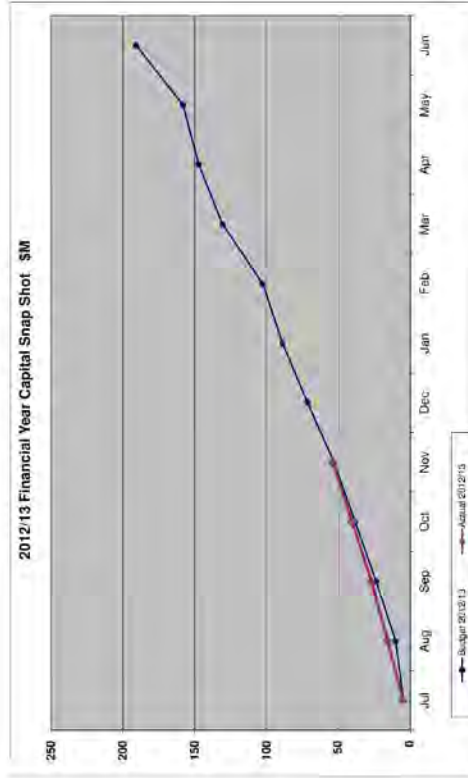
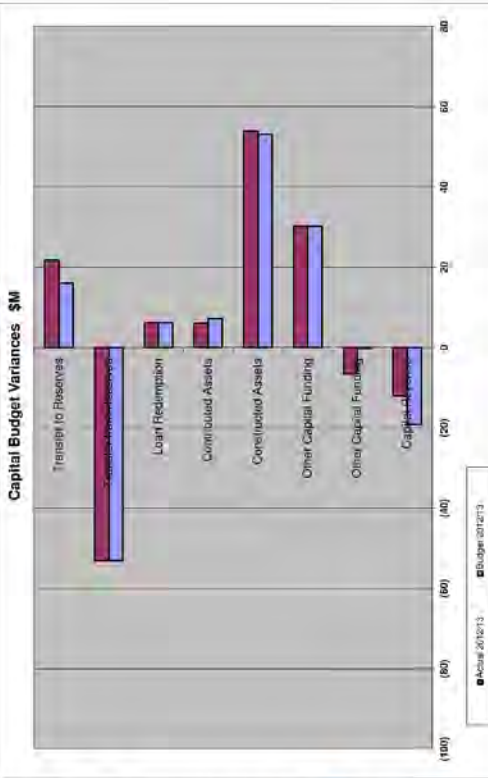
30 November 2012

SUMMARY CAPITAL STATEMENT
 For the Period Ending 30 November 2012

	Annual Original Budget \$000s	Annual Current Budget \$000s	YTD Current Budget \$000s	YTD Actuals \$000s	Variance \$000s	Variance %	Annual Forecast Budget \$000s
Operating Contribution / (Shortfall)	12,778	14,017	28,122	31,953	3,831	13.6%	14,389
Capital Revenue	51,182	62,514	19,199	12,075	(7,124)	(37.1%)	62,770
Other Capital Funding	117,646	118,557	30,406	36,698	6,293	20.7%	124,359
Less Constructed Assets	145,770	190,752	53,050	53,915	866	1.6%	197,113
Less Contributed Assets	28,500	28,500	7,125	6,052	(1,073)	(15.1%)	28,500
Less Loan Redemptions	13,023	13,023	6,187	6,188	1	0.0%	13,023
Net Capital Result	(5,687)	(37,187)	11,365	14,571	3,206	28.2%	(38,618)
Transfer from Reserves	21,658	53,158	53,149	53,149	0	0.0%	58,458
Transfer to Reserves	(15,971)	(15,971)	(15,971)	(21,774)	(5,803)	36.3%	(21,840)
Balance	0	(0)	48,543	45,946	(2,597)	(5.3%)	(0)

Capital Net Result

Council's capital result at 30 November 2012, shows the organisation with a \$3.2 million better than anticipated result, although revenues are below budget by \$631,000.
 In relation to capital expenditure, at the end of the month, \$53.9 million of council's \$190.8 million 2012/13 Capital Works Program was financially expended.
 The unfavourable variance in Capital Revenue of \$7.124 million relates to Infrastructure Charges being \$2.6 million less than profiled and timing of Capital Grants & Subsidies.
 The favourable variance for Other Capital Funding of \$6.3 million predominantly relates to a parcel of land sold during August 2012, totalling \$5.8 million, that has been transferred to the Strategic Land Reserve. The budget will be adjusted through the monthly financial performance report, anticipated to be reported at December 2012 Ordinary Meeting



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30 November 2012

Capital Works Program

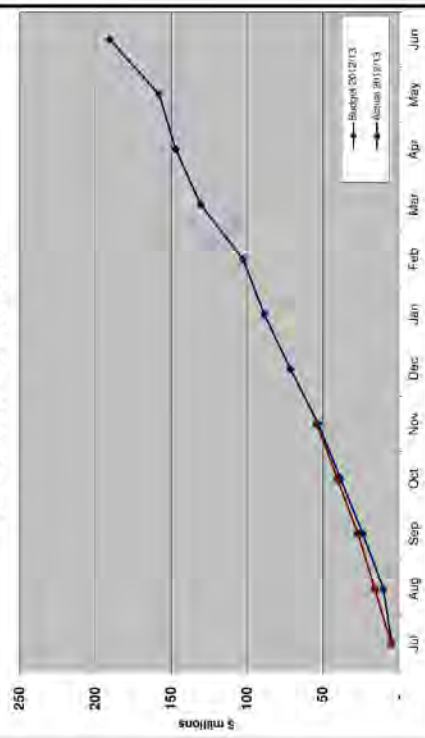
Capital Expenditure

At 30 November 2012, \$53.9 million or 28.3% of council's \$190.8 million 2012/13 Capital Works Program was financially expended.

On a YTD basis, capital expenditure is \$866,000 ahead of budget or 1.6% variance.

Program	Original Budget \$'000s	Current Budget \$'000s	Year to Date Actual \$'000s	% of Annual Budget Spent
Buildings and Facilities	9,609	11,314	2,353	20.8%
Coast and Canals	1,218	1,564	830	53.0%
Divisional Allocations	3,145	3,722	659	17.7%
Environmental Assets	290	424	195	46.0%
Fleet	2,000	2,000	164	8.2%
Parks and Gardens	9,644	11,219	4,570	40.7%
Stormwater	4,526	4,769	915	19.2%
Transportation	53,987	66,469	23,920	36.0%
Information Technology	4,566	5,794	2,777	47.9%
Strategic Land & Comm Properties	31,674	49,493	7,814	15.8%
Sunshine Coast Airport	7,705	12,298	2,372	24.2%
Aerodromes	0	46	44	96.1%
SC Holiday Parks	1,565	2,894	873	30.2%
Quarries	655	1,924	947	49.2%
Waste	15,186	16,823	4,882	29.0%
TOTAL	145,770	190,752	53,915	28.3%

Total 2012-13 Capital Works Program



0

Monthly Budget Amendments - Operating							30-November-2012	
Reference	Department	Branch	Unit	Operation/Job number & Name	Description	Income & Expense Stmt Line	Amount Dr/(Cr) \$'000	
EO0501	Executive Office	Executive Office	Executive Office	O.85001 Executive Office	Leases - Motor Vehicles	Other Expenses	(6)	
EO0501	Executive Office	Executive Office	Marketing & Communication Strategy	O.29005 Marketing & Communication Strategy	Advertising	Materials & Services	6	
EO0502	Executive Office	Executive Office	Marketing & Communication Strategy	O.29005 Marketing & Communication Strategy	Wages Establishment	Employee Costs	(25)	
EO0502	Executive Office	Executive Office	Marketing & Communication Strategy	O.29005 Marketing & Communication Strategy	Advertising	Materials & Services	25	
EO0503	Executive Office	Executive Office	Partnerships & Engagement	O.85004 Sustainability and Innovation	Wages Non Establishment	Employee Costs	(25)	
EO0504	Executive Office	Executive Office	Partnerships & Engagement	O.57981 - SIC Evaluation Plan Implementation	Contract Services	Materials & Services	(43)	
CS0501	Community Services	Library & Gallery Services	Br Mgt Library & Gallery Services	O.35405 Br Mgt Library & Gallery Services	Employee Costs	Materials & Services	(180)	
IS0501	Infrastructure Services	Library & Gallery Services	Learning & Heritage Services	O.37105 Heritage Levy	Contract Services	Materials & Services	180	
IS0501	Infrastructure Services	Environmental Operations	BM Environmental Operations	O.17010 BM Environmental Operations	Fees and Charges	Other Revenue	6	
IS0501	Infrastructure Services	Environmental Operations	BM Environmental Operations	O.17010 BM Environmental Operations	Fees and Charges	Other Revenue	6	
IS0501	Infrastructure Services	Environmental Operations	BM Environmental Operations	O.17010 BM Environmental Operations	Fees and Charges	Other Revenue	6	
IS0501	Infrastructure Services	Environmental Operations	Pest Management	O.17054 - Pest Plant Program North	Contract Services	Materials & Services	(6)	
IS0501	Infrastructure Services	Environmental Operations	Pest Management	O.17057 - Pest Plant Program Central	Contract Services	Materials & Services	(6)	
IS0501	Infrastructure Services	Environmental Operations	Pest Management	O.17060 - Pest Plant Program South	Contract Services	Materials & Services	(6)	
IS0502	Infrastructure Services	Building and Facility Services	Maintenance Services	O.11200 Workspace Accommodation Maintenance Budget	Misc Revenue	Other Revenue	1	
IS0502	Infrastructure Services	Building and Facility Services	Maintenance Services	O.11200 Workspace Accommodation Maintenance Budget	Contract Services	Materials & Services	(1)	
IS0503	Infrastructure Services	Environmental Operations	BM Environmental Operations	O.17010 BM Environmental Operations	Materials	Materials & Services	(13)	
CS0502	Community Services	Community Development	Community Planning & Strategy	O.37732 Healthy Communities Initiatives	Operating Grants & Subsidies	Operating Grants & Subsidies	50	
CS0502	Community Services	Community Development	Community Planning & Strategy	O.37732 Healthy Communities Initiatives	Contract Services	Materials & Services	(50)	
CS0503	Community Services	Community Response	Response Services	O.37152 Unit Mgt Response Services	Misc - Employee Cost Recoveries	Other Revenue	(38)	
CS0503	Community Services	Community Response	Response Services	O.37152 Unit Mgt Response Services	Employee Costs	Employee Costs	36	
IS0504	Infrastructure Services	Environmental Operations	Natural Areas	O.16966 Sippy Downs Town Ct REC090127	Operating Grants & Subsidies	Operating Grants & Subsidies	67	
IS0504	Infrastructure Services	Environmental Operations	Natural Areas	O.16966 Sippy Downs Town Ct REC090127	Contract Services	Materials & Services	(67)	
CS0504	Community Services	Community Development	Visitor Information Service	37217 - Unit Mgt Visitor Information Services	Employee Costs	Employee Costs	(94.5)	
CS0504	Community Services	Community Development	Visitor Information Service	37056 - Glasshouse VIC	Sales - Promotional Goods	Other Revenue	19	
CS0504	Community Services	Community Development	Visitor Information Service	37218 - Booking System	Commission Received	Other Revenue	120	
CS0504	Community Services	Community Development	Visitor Information Service	37692 - Visitor Info Serv - Tourism Levy Offset	Contract Services	Materials & Services	806	
IS0504	Infrastructure Services	Parks & Garden	Parks Operations Management	O.13812 - The Sound Park - Improvements	Contract Services	Materials & Services	28	
IS0504	Infrastructure Services	Parks & Garden	Parks Operations Management	O.13812 - The Sound Park - Improvements	Licensing and Permits	Fees & Charges	(28)	
IS0505	Infrastructure Services	Parks & Garden	Parks Operations Management	O.13999 - Contract Management	Contract Services	Materials & Services	47	
IS0505	Infrastructure Services	Parks & Garden	Parks Operations Management	O.13999 - Contract Management	Recoverable Works	Other Revenue	(47)	
SC0501	Infrastructure Services	Parks & Garden	Parks Operations Management	O.13850 - Parks Maroochydore	Contract Services	Materials & Services	3	
SC0501	Community Services	Various	Various	Various	Conferences	Materials & Services	(54)	
SC0501	Community Services	Various	Various	Various	Conferences	Materials & Services	(15)	
SC0501	Regional Strategy & Planning	Various	Various	Various	Conferences	Materials & Services	(70)	

Monthly Budget Amendments - Operating							30-November-2012
Reference	Department	Branch	Unit	Operation/Job number & Name	Description	Income & Expense Stmt Line	Amount Dr/(Cr) \$000
SCC0501	Finance & Business	Various	Various	Various	Conferences	Materials & Services	(49)
SCC0501	Executive Office	Various	Various	Various	Conferences	Materials & Services	(6)
SCC0501	Business Review	Various	Various	Various	Conferences	Materials & Services	(6)
SCC0501	Community Services	Various	Various	Various	Consultancies	Materials & Services	(50)
SCC0501	Regional Strategy & Planning	Various	Various	Various	Consultancies	Materials & Services	(50)
SCC0501	Finance & Business	Various	Various	Various	Consultancies	Materials & Services	(10)
SCC0501	Infrastructure Services	Various	Various	Various	Contract Services	Materials & Services	(300)
SCC0501	Community Services	Various	Various	Various	Contract Services	Materials & Services	(300)
SCC0501	Finance & Business	Various	Various	Various	Contract Services	Materials & Services	(100)
SCC0501	Infrastructure Services	Various	Various	Various	Contract Services	Materials & Services	(100)
SCC0501	Community Services	Various	Various	Various	Contract Services	Materials & Services	(100)
SCC0501	Regional Strategy & Planning	Various	Various	Various	Contract Services	Materials & Services	(100)
SCC0501	Finance & Business	Various	Various	Various	Contract Services	Materials & Services	(100)
SCC0501	Executive Office	Various	Various	Various	Contract Services	Materials & Services	(100)
SCC0501	Business Review	Various	Various	Various	Contract Services	Materials & Services	(100)
Total Increase / (Decrease) to Operating Program for Period							(48)

0

Monthly Budget Amendments - Capital

30-November-2012

PROGRAM	SUB-PROGRAM	JOB NUMBER	JOB NUMBER DESCRIPTION	Amount \$'000
PROGRAM REALLOCATIONS				
Buildings and Facilities	Community Facilities	B0405	Neisler Park - Refurb Amenity Block	(90)
Buildings and Facilities	Community Facilities	B0404	Coles car park Public Toilet	(10)
Buildings and Facilities	Community Facilities	B0402	Alexander Parade Pub Amenity Replacement	(350)
Buildings and Facilities	Community Facilities	B0510	Alexandra Pde Surf Club-new toilet block	450
Parks and Gardens	PIP Trails - Parks	B0906	Tripcony Holiday Park Easement Link	(53)
Parks and Gardens	PIP Recreation Parks	A6449	Golden Bch Foreshore Path - Leach Park	42
Parks and Gardens	PIP Recreation Parks	A9328	Tripcony Caravan Park Easement Link	11
Parks and Gardens	Recreation Park and Landscape Amenity	A6446	Pilot Station Pk Landscape Design/Const	117
Transportation	Pedestrian & Cyclist Enabling Facilities	B0790	Bicentenary Lane Maleny Path to Maple S	50
Coast and Canals	Coast, Canals and Waterways	B0798	Noosa Beach - pipeline & Monitoring	(9)
Coast and Canals	Coast, Canals and Waterways	B0809	Noosa Parade - Renew Rock Revetment Wall	(41)
Parks and Gardens	Beach Accesses & Dunal Areas Development	B0878	Emerg Regional Beach Access Asset Renew	50
Buildings and Facilities	Community Facilities	A9202	Community Facilities WOR	(43)
Buildings and Facilities	Community Facilities	B1375	Coolum Civic Centre - Stage 1 Refurb Works	8
Buildings and Facilities	Community Facilities	B1376	Lake Kawana Community Centre - Extend Hall Roof	5
Buildings and Facilities	Community Facilities	B1377	Maleny Showgrounds - Rehabilitate Secretaries Toilet	6
Buildings and Facilities	Community Facilities	B1378	Nambour Showgrounds - Replace Roof Apex Building	2
Buildings and Facilities	Community Facilities	B1379	Nambour Showgrounds - Replace Roof Main Pavilion	2
Buildings and Facilities	Community Facilities	B1380	Sippy Downs Animal Pound - Future Round Facility	3
Buildings and Facilities	Community Facilities	B1383	Yandina Community Centre - Install Ritek Custom Panel Roof	3
Buildings and Facilities	Community Facilities	B1384	Yandina Cricket Clubhouse - Replace Leaking Roof	3
Buildings and Facilities	Community Facilities	B1450	Buderim Lions Park Public Amenities - Design Phase	2
Buildings and Facilities	Community Facilities	B1451	Peachester Town Park Public Amenities - Design Phase	2
Buildings and Facilities	Community Facilities	B1452	Mooloolah Sports Ground Public Amenities - Design Phase	2
Buildings and Facilities	Community Facilities	B1453	Koala Park Public Amenities - Design Phase	2
Buildings and Facilities	Community Facilities	B1454	Cilentto Park Public Amenities - Design Phase	2
Buildings and Facilities	Community Facilities	B1455	Bradman Ave Foreshore Public Amenities - Design Phase	2
Buildings and Facilities	Corporate Buildings	A9273	WOR Corporate Buildings	(18)
Buildings and Facilities	Corporate Buildings	B1382	Tewantin Administration Building	18
Buildings and Facilities	Community Facilities	B0908	WOR Emergent Works on Comm. Facilities	(5)
Buildings and Facilities	Community Facilities	B1464	Bicentennial Community Centre	5
Buildings and Facilities	Corporate Buildings	A9273	WOR Corporate Buildings	(9)
Buildings and Facilities	Corporate Buildings	A9272	Nambour Precinct Pan & Design AC/WSA Rehab	17
Buildings and Facilities	Community Facilities	B0762	Nambour Showgrounds	(1)
Buildings and Facilities	Community Facilities	B0359	Nmbr Showgrounds - Weatherproof/Shade	1
Buildings and Facilities	Community Facilities	B0450	Kandanya Pk dulong - Replace Toilet Block	85

Monthly Budget Amendments - Capital **30-November-2012**

PROGRAM	SUB-PROGRAM	JOB NUMBER	JOB NUMBER DESCRIPTION	Amount \$'000
Buildings and Facilities	Corporate Buildings	B1465	WOR Depot Strategy	10
Buildings and Facilities	Corporate Buildings	B1436	Caloundra Depot - Admin Building Air conditioner Upgrade	45
Buildings and Facilities	Corporate Buildings	A9987	Wises Road Depot Emergency Generator	165
Buildings and Facilities	Corporate Buildings	B0551	Nambour Depot - Install Generator	(1)
Buildings and Facilities	Corporate Buildings	B1282	Noosaville Depot - Decom Fuel	1
Parks and Gardens	Recreational Sports Facilities	B0753	Meridan Fields Master Plan Implemented	15
Parks and Gardens	Beach Accesses & Dunal Areas Development	B0878	Emerg Regional Beach Access Asset Renew	50
Stormwater	Stormwater Management	A9429	Regional Culvert Rehab	(60)
Transportation	Gravel Road Network	A8810	WOR Gravel Resheet Program	(553)
Transportation	Gravel Road Network	B1477	Lone Hand Rd Gravel Resheeting	15
Transportation	Gravel Road Network	B1478	Grassfree Rd Gravel Resheeting	13
Transportation	Gravel Road Network	B1479	Ball Rd Gravel Resheeting	13
Transportation	Gravel Road Network	B1480	Solar Rd Gravel Resheeting	40
Transportation	Gravel Road Network	B1481	Zgrajewski Rd Gravel Resheeting	40
Transportation	Gravel Road Network	B1482	Doonan Bridge Rd Gravel Resheeting	80
Transportation	Gravel Road Network	B1483	Beeburum/Woodford Rd Gravel Resheeting	94
Transportation	Gravel Road Network	B1484	Glass House/Woodford Rd Gravel Resheeting	58
Transportation	Gravel Road Network	B1486	Skyring Ck Rd Gravel Resheeting	22
Transportation	Gravel Road Network	B1487	Andersons Rd Gravel Resheeting	22
Transportation	Gravel Road Network	B1488	Uhlmanns Rd Gravel Resheeting	12
Transportation	Gravel Road Network	B1489	Old Noosa Rd Gravel Resheeting	20
Transportation	Gravel Road Network	B1490	Tablelands Rd Gravel Resheeting	20
Transportation	Gravel Road Network	B1491	Brewers Rd Gravel Resheeting	15
Transportation	Gravel Road Network	B1492	Kimmond Ck Rd Gravel Resheeting	32
Transportation	Gravel Road Network	B1493	Timbeerwah Rd Gravel Resheeting	20
Transportation	Gravel Road Network	B1494	Cooroy Mt Rd Gravel Resheeting	20
Transportation	Gravel Road Network	B1495	Kildeys Rd Gravel Resheeting	17
Buildings and Facilities	Community Facilities	B0399	Charles Clarke Park Returb Amenity Block	(6)
Buildings and Facilities	Community Facilities	A7821	Village Green Toilet Block Returb	1
Buildings and Facilities	Community Facilities	A9840	Montville Mapleton Rd Public Toilet	7
Buildings and Facilities	Community Facilities	B0360	Maroochydyore Library - Replace AC Unit 2	(6)
Buildings and Facilities	Community Facilities	B0361	Maroochydyore Library - Replace AC Unit 4	(6)
Buildings and Facilities	Community Facilities	A6258	Kin Kin Sport & Rec Upgrade Toilet	16
Buildings and Facilities	Community Facilities	B0366	The Events Centre - Replace Front Awning/Shade Sails	(15)
Buildings and Facilities	Community Facilities	B0365	Events Centre - Rehab to Control Room	15
Transportation	Sealed Road Network	B0838	Balance of funding to be distributed	(143)
Parks and Gardens	Recreation Park and Landscape Amenity	A9386	Maroochy River Slg Design & Implement	50
Parks and Gardens	PIP - Trails Parks	B0906	Tripcony Holiday Park Easement Link	50
Parks and Gardens	Recreation Park and Landscape Amenity	B0755	Mooloolaba Spit staged implementation	43

Monthly Budget Amendments - Capital 30-November-2012

PROGRAM	SUB-PROGRAM	JOB NUMBER	JOB NUMBER DESCRIPTION	Amount \$'000
Parks and Gardens	PIP Recreation Parks	A9377	WOR Retrofit Parks infrastructure	(3)
Parks and Gardens	Recreation Park and Landscape Amenity	A7748	Water Sustainability Initiatives Study	(9)
Parks and Gardens	Recreation Park and Landscape Amenity	B0508	Regional Local Laws - signage	(6)
Parks and Gardens	Recreational Sports Facilities	A9389	WOR Implement Sporting & Recreation	(11)
Parks and Gardens	Recreation Park and Landscape Amenity	A9339	Community Job Plan (CJP) upgrade	(1)
Parks and Gardens	Recreation Park and Landscape Amenity	A6494	WOR Review Parks & Gardens Infrastructure	30
Buildings and Facilities	Community Facilities	B0384	Caloundra Aquatic Centre - Replace Pool Vacs (25m & 50m)	(40)
Buildings and Facilities	Community Facilities	B0388	Cotton Tree Aquatic Centre - Replace 25m Pool Blanket	(18)
Buildings and Facilities	Community Facilities	A7863	Tewantin Wading Pool - Site Remediation	58
Buildings and Facilities	Community Facilities	B1507	The Events Centre - Entrance	6
Buildings and Facilities	Community Facilities	A9202	WOR Community Facilities	(2)
Parks and Gardens	Recreation Park and Landscape Amenity	B0755	Mooloolaba Spit staged implementation	(3)
Buildings and Facilities	Corporate Buildings	B0934	Bulk Emulsion Storage Tank	(10)
Buildings and Facilities	Corporate Buildings	B1508	Nmbr Depot Alter Workshop Service Flamp	10
Buildings and Facilities	Corporate Buildings	B1526	Spearhead Energy Projects	130
			<i>Sub-Total</i>	<i>617</i>
REVENUE				
Parks and Gardens	Recreational Sports	B0753	Meridan Fields Master Plan implemented	(15)
Strategic Land and Commercial Properties	Biodiversity Offset Land	B0747	Land Acquisition for biodiversity offset	(67)
			<i>Sub-Total</i>	<i>(81)</i>
COUNCILLOR REALLOCATIONS				
Divisional Allocations	Local Pathways	A0862	11/12 Local Pathway Network - Div 10	(19)
Parks & Gardens	PIP Recreation Parks	B0804	Quota Park Nambour Staged Implementation	19
Divisional Allocations	Local Pathways	D1048	12/13 Local Pathways Network - Div 10	(41)
Parks & Gardens	PIP Recreation Parks	B0804	Quota Park Nambour Staged Implementation	41
Divisional Allocations	Minor Emergent Works	A0818	11/12 Councilor Emerg Capital - Div 5	(50)
Divisional Allocations	Minor Emergent Works	A0722	11/12 Councilor Minor OP Works - Div 9	(5)
Divisional Allocations	Minor Emergent Works	B1462	Repaint Coolium VIC	5
Divisional Allocations	Local Parks	D1002	12/13 Councilor Minor OP Works - Div 2	(4)
Divisional Allocations	Local Parks	D1028	12/13 Local Parks Allocations - Div 2	(4)
Divisional Allocations	Local Parks	B1468	Met Caloundra Surf Club Landscape	4
Divisional Allocations	Minor Emergent Works	B1469	Caloundra Road Car park Design	5
Divisional Allocations	Local Parks	B1470	Peregian Village Park 2 Water Bubblers	15
Divisional Allocations	Local Parks	B1471	Russell Family Park Pathway	50
Divisional Allocations	Local Parks	B1472	Isaac Moore Park - Park Structure	61

Monthly Budget Amendments - Capital **30-November-2012**

PROGRAM	SUB-PROGRAM	JOB NUMBER	JOB NUMBER DESCRIPTION	Amount \$'000
Divisional Allocations	Local Parks	B1473	Noel Burns Park Landscape Works	15
Divisional Allocations	Local Parks	B1474	Diddilbah Community Pk Landscape Work	5
Divisional Allocations	Local Pathways	B1475	Oak Street Footpath	25
Divisional Allocations	Local Pathways	B1476	David Low Way Footpath Bridge	60
Divisional Allocations	Minor Emergent Works	D1014	12/13 Councilor Emerg Capital - Div 1	(5)
Divisional Allocations	Local Parks	D1029	12/13 Local Parks Allocations - Div 3	(15)
Divisional Allocations	Local Parks	D1031	12/13 Local Parks Allocations - Div 5	(50)
Divisional Allocations	Local Parks	D1033	12/13 Local Parks Allocations - Div 7	(5)
Divisional Allocations	Local Parks	D1036	12/13 Local Parks Allocations - Div 10	(61)
Divisional Allocations	Local Parks	D1037	12/13 Local Parks Allocations - Div 11	(15)
Divisional Allocations	Local Pathways	D1046	12/13 Local Pathways Network - Div 8	(60)
Divisional Allocations	Local Pathways	D1050	12/13 Local Pathways Network - Div 12	(25)
			<i>Sub-Total</i>	(54)
RESERVE TRANSFERS				
		0000793	Capital Parked Project A6446 - Pilot Station	(117)
		0000786	Capital Parked Project B0450 - Karyana Park Dulong	(85)
		0000771	Capital Parked Project A9276 - Roys Road Depot Stage 4	(220)
		0000344	Land Acquisition - Biodiversity	67
		0000617	Spearhead Energy	(130)
			<i>Sub-Total</i>	(485)
ADMINISTRATIVE CORRECTIONS				
Buildings and Facilities	Community Facilities	B0408	Happy Valley Amenity Block	(400)
Buildings and Facilities	Community Facilities	B0509	Bulcock Bch Esplanade-new toilet block	400
			<i>Sub-Total</i>	0
TRANSFERS TO OR FROM OPERATING				
Parks and Gardens	Recreation Park	A6494	WOR Review Parks Gardens Infrastruct	13
Parks and Gardens	Recreation Park	A6494	WOR Review Parks Gardens Infrastruct	25
		B1507		45
Strategic Land and Commercial Properties	Biodiversity Offset Land	B0747	Land Acquisition for biodiversity offset	(67)
Strategic Land and Commercial Properties	Biodiversity Offset Land	B0747	Land Acquisition for biodiversity offset	67
			<i>Sub-Total</i>	83
Total Increase (Decrease) to Capital Program for Period				80

0

Capital Projects Expense with a Budget Variation > \$50,000					30-November-2012	
Program	Sub-Program	Account Description	Current Budget Full Year \$'000	Actual YTD \$'000	Variance \$'000	Comments
Buildings and Facilities	Community Facilities	A7663 - Tewantin Wading Pool - Site Remediation	0	60	60	60 This project was initially approved for the 2010/11 FY and continued into the 2011/12 FY due to ongoing problems with the surface to the spray park that ultimately resulted in an improved surface being installed, and as a consequence resulted in an over-expenditure which will be addressed through the unders/overs balancing process at budget review.
Transportation	Sealed Road Network	A8923 - Cooharaba Rd Landslide	0	101	101	101 Works required as a result of early 2012 weather events. A proportion of this will be claimed under the NDRRA grant scheme, with required balance of funding to be adjusted at next budget review.
Transportation	Sealed Road Network	A9121 - Commissioners Flat Rd Inundation	0	164	164	164 Repairs in response to the early 2012 flood event. A proportion of this will be claimed under the NDRRA grant scheme, with required balance of funding to be adjusted at next budget review.
Strategic Land and Commercial Properties	PIP Social Land	B1403 - Land Acq - 26 William Street	0	2,377	2,377	Purchase of land at Moffat Beach which is being funded from both Open Space developer contributions and Strategic Land reserves. These funds have been drawn down as part of this months Capital Adjustments.
Transportation	Gravel Road Network	B1483 - Beerburum Woodford Rd Gravel Resurfacing	0	104	104	104 Additional costs incurred for which funds have been reallocated as part of this months Capital Adjustments.
Transportation	Gravel Road Network	B1494 - Glass House/Woodford Rd Gravel Resurfacing	0	71	71	71 Additional costs incurred for which funds have been reallocated as part of this months Capital Adjustments.
Transportation	Reseals and Rehabilitation	B0021 - FURNESS DRIVE 1532_103	13	289	255	Pavement and subgrade saturated during construction which required reworking and placement of additional pavement gravel prior to sealing. Balance of funding to be adjusted at next budget review.
Transportation	Public Transport Infrastructure	A9688 - Edwin Ct, Landsborough	15	94	80	80 Additional works undertaken. Additional bus stop and shelter installed. Funds to be balanced at next budget review.
Buildings and Facilities	Community Facilities	B0348 - Noosa Leisure Centre	35	89	54	54 During the project works a number of potentially dangerous fire safety deficiencies were discovered and rectified. Funding for the shortfall will occur through the unders/overs balancing process at budget review.
Quarries	Quarries	B0563 - Quarry Development	44	101	57	57 Additional costs incurred for which funds have been drawn down from Reserves as part of this months Capital Adjustments.
Coast and Canals	Coast, Canals and Waterways	A6537 - Haul Road Install Rock Reveinment Wall	51	274	223	223 Additional costs have been incurred which will be funded from Reserves in December.
Transportation	Sealed Road Network	A9164 - Mons Road Widening	75	131	56	56 Additional construction works were carried out due to safety. Funds to be balanced at next budget review.
Coast and Canals	Coast, Canals and Waterways	A7989 - Commaal Ck Design & Construct Rock Wall	78	241	163	163 Project at practical completion, awaiting final charging of day labour to financially complete. Sufficient funds are held in reserves to cover cost to completion and will be drawn down in October accounts.
Quarries	Quarries	A9756 - Pugmill Radial Stacker	79	134	55	55 Additional costs incurred for which funds have been drawn down from Reserves as part of this months Capital Adjustments.
Buildings and Facilities	Corporate Buildings	A9741 - National Pk/Rd Nambour/Depot-demolish shed	102	179	76	76 This project was combined with another project at the Nambour Depot due to the complexity and proximity of the projects. The over-expenditure was primarily due to latent site conditions that required remediation due to their potential environmental impact if left unattended. This project is funded from the Whole of Region Depot allocation and the shortfall will be addressed in October accounts.
Parks and Gardens	PIP Recreation Parks	A8908 - Buderim Central Pk-staged installation	107	205	97	97 Additional costs incurred for which funds have been reallocated as part of this months Capital Adjustments.
Transportation	Reseals and Rehabilitation	B1211 - Espinade Bulcock Beach c/dra Upgrade	160	216	56	56 Additional area of 2000sqm to complete works. Funding will be sourced from within existing resal program.
Transportation	Gravel Road Network	A8903 - Wilson Rd (likey-Gravel Rd Seal)	175	306	131	131 Additional expenditure was required to realign the temporary diversion track that was put in for the construction of a major water main valve pit. Moving the road back onto the correct alignment at this location significantly improved the safety of the road at this location. Project account to be balanced during next budget review.
Transportation	Sealed Road Network	A8053 - North Maleny Rd Maleny Intersect Upgrade	196	446	250	250 Funds from this project were utilised on a different project which had been last tracked, and will be transferred back to balance both projects in October accounts.
Transportation	Sealed Road Network	B0448 - Durham Cr - Road Slip	429	483	54	54 Works required as a result of 2011 weather events. A proportion of this will be claimed under the NDRRA grant scheme, with required balance of funding to be adjusted at next budget review.
Strategic Land and Commercial Properties	Strategic Land, Economic Development & Innovation	A9938 - MCP Driveway / Parking Paltemore House	623	768	145	145 Additional costs incurred for which funds have been reallocated as part of this months Capital Adjustments.
Parks and Gardens	PIP Sports Facilities	B0691 - Girraween Sports Complex Stage 4	799	895	96	96 Amendments to design resulted in additional costs. Funding to be sourced from IS capital works program to offset additional costs.

7.2.2 INVESTMENT PERFORMANCE REPORT DECEMBER 2012

File No: Investment and Loans
Author: Finance Planning & Performance Manager
Finance & Business Department

PURPOSE

The purpose of this report is to inform council of the performance of the investment portfolio for the period ended 31 December 2012 in accordance with the requirements of the Investment Policy.

EXECUTIVE SUMMARY

All investment parameters remain within guidelines established under the investment Policy, and the portfolio has out-performed industry benchmarks and the original Council budget forecast for the period.

With two reductions in the official cash rate by the Reserve Bank of Australia when they met in October and December, the current level of 3.00% is at the lowest since the global financial crisis in 2008. As a result, the overall yield on investments is down when compared with the same period last year, with economists tipping further reductions in coming months.

The focus has been on ensuring sufficient cash is available to meet operating requirements, and in general terms this has seen a net reduction in cash available for investment, but with the cash flow following similar patterns to previous years.

OFFICER RECOMMENDATION

That Council receive and note the report titled “Investment Performance Report December 2012”.

FINANCE AND RESOURCING

The return on invested funds for the 2012/2013 financial year is \$6,784,820 compared to the revised year-to-date forecast of \$6,053,000. The favourable return prompted a revision to the full year forecast, increasing the budget from \$10,290,000 to \$10,790,000. With the potential for further reductions in the interest rates it is anticipated that the surplus will diminish over the next six months as average returns diminish.

Total funds invested as at 31 December 2012 were \$218,029,653, with the corresponding balance in December 2011 being \$239,192,187.

CORPORATE PLAN

Corporate Plan Theme: *Great governance*
Emerging Priority: 8.1 - Ethical, accountable and transparent decision-making
Strategy: 8.1.2 - Ensure legislative compliance and awareness

Corporate Plan Theme: **Great governance**
Emerging Priority: 8.2 - Effective business management
Strategy: 8.2.1 - Develop indicators and measure the performance of council and the success in achieving its vision

Corporate Plan Theme: **Great governance**
Emerging Priority: 8.1 - Ethical, accountable and transparent decision-making
Strategy: 8.1.2 - Ensure legislative compliance and awareness

CONSULTATION

Internal Consultation

The draft report has been distributed to members of the Investment Oversight Committee for review.

External Consultation

Queensland Treasury Corporation has been consulted for information relating to economic forecasts and statistical benchmarking data used in the compilation of this report.

Community Engagement

There has been no community engagement in the compilation of this report.

PROPOSAL

Council's year-to-date investment performance has exceeded both the original budget forecasts and industry benchmarks, primarily as a result of having secured term deposits at higher rates before the reduction of interest rates by the market and the Reserve Bank of Australia.

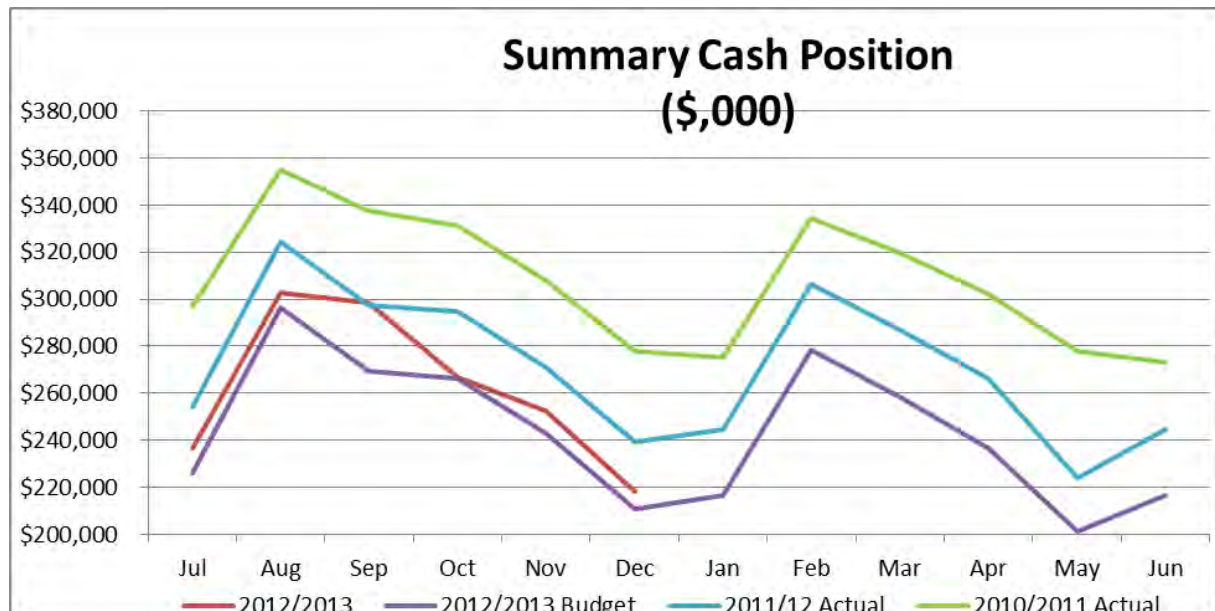
As with previous months, the primary strategy has been the preservation of capital and to ensure sufficient funds are available to meet cash flow requirements.

The following Table provides a comparison of council's overall performance (YTD) against the previous years, and is calculated by dividing total interest revenue against the average daily cash balance for the full period.

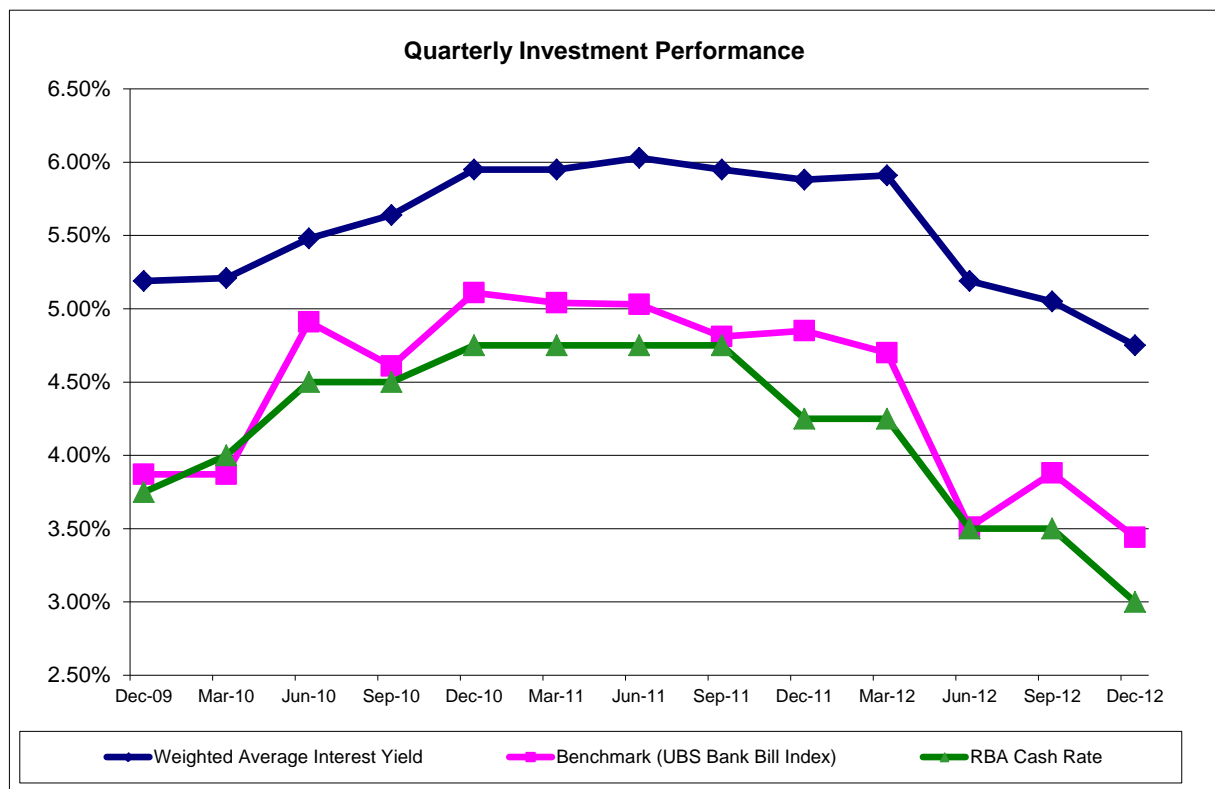
Investment Performance	2012/13	2011/12	2010/11
Average Daily Cash Balance	\$ 264,436,939	\$ 273,795,318	\$ 306,962,543
Total Interest Yield	\$ 6,784,820	\$ 15,991,705	\$ 18,043,729
SCRC Average Annual Interest Rate	5.09%	5.84%	5.88%
Average UBS Bank Bill Index	3.52%	4.68%	4.98%
SCRC Average Margin Above Benchmark	1.57%	1.16%	0.90%

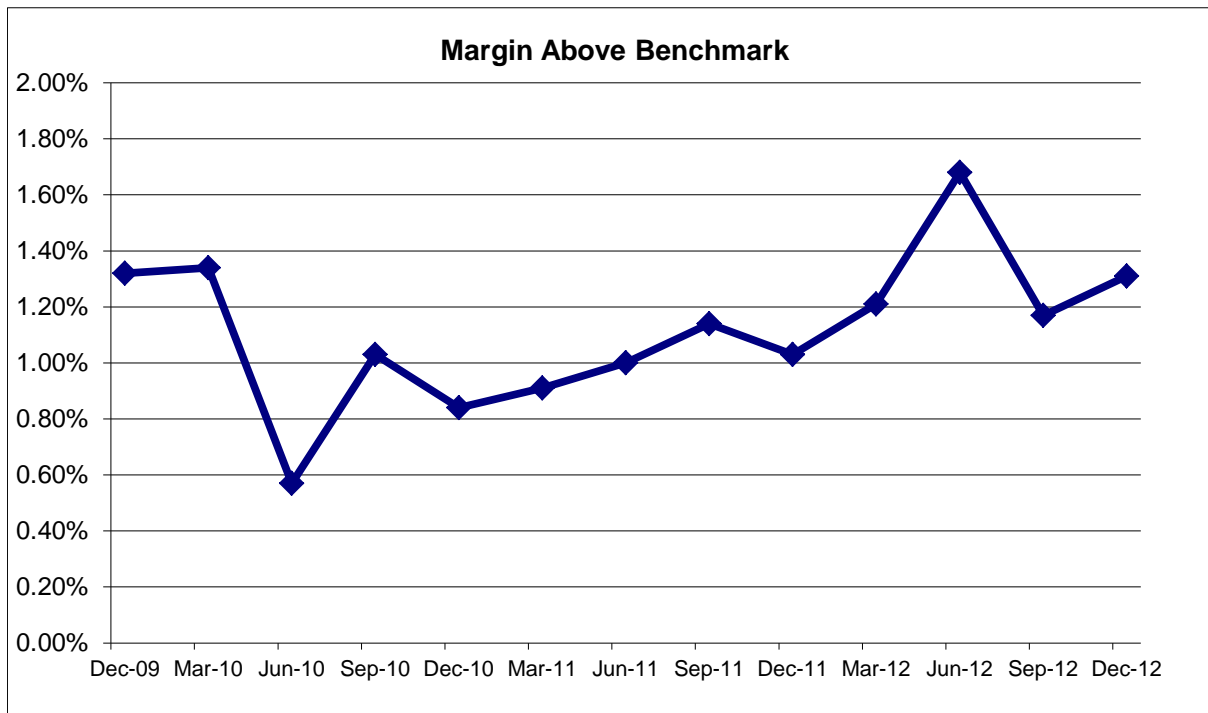
All investment parameters remain within thresholds established in council's Investment Policy.

The graph below shows the actual funds available for investment against the original budget, as compared with previous years. The progressive draw-down of cash has corresponded with the investment in community infrastructure as outlined in the adopted budget, however it highlights the need for council to generate an operating surplus sufficient to ensure working capital remains adequate to meet ongoing needs.



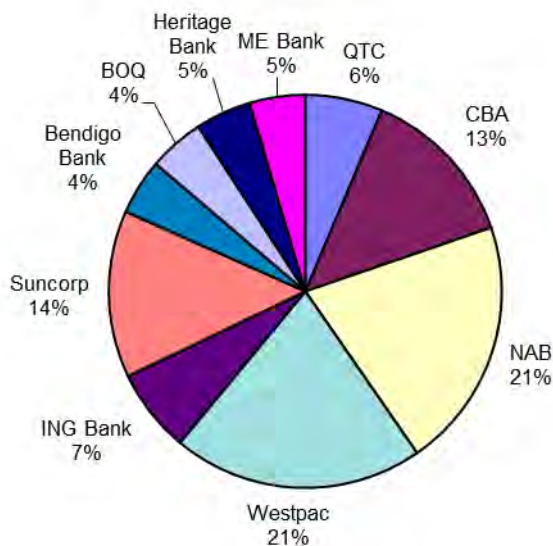
Investment performance against the market is determined by comparing actual results against recognised benchmarks. The margins above benchmark rates are shown in the following graphs using published rates at the close of the reporting period. It should be noted that these rates fluctuate daily and the conditions that applied at the time of the original investment decision may be vastly different to the current position as at month end.





The benchmark used to measure the performance of cash funds is the UBS Bank Bill Index, whereas the Bank Bill Swap Rate (BBSW) is applied against term deposits. As can be seen in the above graphs, movements in the benchmark affect the margin achieved, and the downward trend in the average portfolio return reflects the movement in the market and the official cash rate.

Council's conservative position in the market sees a portfolio with diversity between individual counter-parties and between different risk rating categories, As at 31 December 2012, cash funds invested were \$218,029,653, with the balance between counter-parties shown in the following chart.



Legal

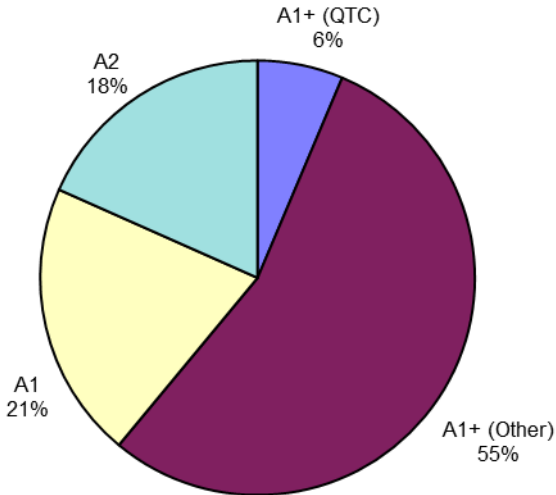
Funds are invested in accordance with the provisions of the *Statutory Bodies Financial Arrangements Act 1982* and the associated *Statutory Bodies Financial Arrangements Regulation 2007*, and the *Local Government Act 2009*.

Policy

Council’s Investment Policy is adopted as part of the budget process and provides guidance for investment decisions throughout the year.

Risk

The Investment Policy contains clear guidelines for the diversification of risk and capital protection. The following graph shows the current diversification of council’s investment portfolio by credit risk category.



With increasing stability in the local market, there has been a move back to lower rated agencies in the last quarter.

Previous Council Resolution

There are no previous council resolutions that relate to this report.

Related Documentation

There is no related documentation for this report.

Critical Dates

There are no critical dates that relate to this report.

Implementation

There are no implementation details to include in this report.

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7.2.3 COUNCILLOR REMUNERATION

File No:	Statutory Meetings
Author:	Manager Council Services and Business Integration Finance & Business Department
Appendices:	App A - Remuneration Schedule Government Gazette No.100 (OM Pg 99)

PURPOSE

The purpose of this report is to comply with council's statutory obligation under sections 41 and 42 of the *Local Government (Operations) Regulation 2010* (LGOR) wherein council is obliged to make a resolution to authorise the payment of remuneration and superannuation to councillors. The report also informs council of the changes in how the local Government Remuneration and Discipline Tribunal will decide councillor remuneration in the future in accordance with the new *Local Government Regulation 2012*.

EXECUTIVE SUMMARY

Established under the *Local Government Act 2009*, the Local Government Remuneration and Discipline Tribunal (the Tribunal) is an independent entity whose members are appointed by Governor in Council.

In accordance with the *Local Government (Operations) Regulation 2010*, the Tribunal was, by 1 December 2012, required to review the categories of local government to which each Council belongs, as well as determine the remuneration that may be paid to the Mayor, Deputy Mayor and Councillors for each category.

The Tribunal's remuneration schedule was published in the Queensland Government Gazette on 14 December. In its 2012 Report, the Tribunal decided:

- Not to change the existing 10 categories of local governments and determined that Sunshine Coast Council shall remain a category 8 Council;
- To continue to adopt a cautious approach in setting remuneration levels for Local Government elected representatives;
- To continue to set remuneration levels for Councillors based on percentages of the annual base salary payable to a member of the Queensland Legislative Assembly (reference rate). The reference rate was increased by 2.5% from \$137,149 to \$140,578 on and from 1 January 2013.

A copy of the gazetted remuneration schedule is attached for consideration to this report (Appendix A).

Under the *Local Government (Operations) Regulation 2010* a local government (excluding Brisbane City Council) is required to adopt the remuneration schedule within 90 days of its gazettal.

The new *Local Government Regulation 2012* which took effect from 14 December 2012 has made a number of changes in the processes of the Tribunal in deciding the remuneration that is payable to councillors, including: that Council is no longer required to adopt by resolution the remuneration schedule prepared by the Tribunal; the timing of the review of categories of councils and councillor remuneration; and linking future increases in councillor

remuneration directly to the remuneration paid to a State Member under the *Parliament of Queensland Act 2001* (Sections 109 and 110).

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Councillor Remuneration”;
- (b) in accordance with section 42 of the *Local Government (Operations) Regulation 2010* :
 - (i) consider the remuneration schedule for Councillors as set by the state Government appointed Local Government Remuneration and Discipline Tribunal for a Category 8 Council and that, accordingly, the following payments be authorised in accordance with the determination in the remuneration schedule set by the Tribunal:
 - (1) the Mayor be remunerated at 140% of the salary payable to a member of the Queensland Legislative Assembly;
 - (2) the Deputy Mayor be remunerated at 97% of the salary payable to a member of the Queensland Legislative Assembly; and
 - (3) each Councillor be remunerated at 85% of the salary payable to a member of the Queensland Legislative Assembly;
 - (ii) note that the purpose of the remuneration is to cover:
 - (1) the cost of attendance (excluding expenses) at Council Business (as defined in the Councillors’ Expenses Reimbursements and Provision of Facilities Policy);
 - (2) the cost of attendance and expenses at any non-Council Business as part of the role of Councillor; and
 - (iii) note the remuneration be payable per annum in accordance with the gazetted remuneration schedule from 1 January 2013; and
- (c) in accordance with section 226 of the *Local Government Act 2009*, authorise the payment of superannuation contributions for Councillors of up to 12% on the condition that Councillors:
 - (i) contribute 50% of the payment amount, as nominated above, from their salaries, that is, Councillors will contribute up to 6% of their salary and Council will contribute up to 12% to a nominated superannuation fund;
 - (ii) make contributions through a salary sacrifice arrangement under section 226 of the *Local Government Act 2009* by way of formal request to Council; and
 - (iii) nominate the preferred superannuation fund and, where no nomination has occurred, the superannuation payments be made to LG Super.

FINANCE AND RESOURCING

The recommendations presented in this report will see an increase in the total remuneration amount paid to councillors. For the 2012 calendar year the total payments were \$1,620,558.

The recommendations in this report would see that increase to \$1,647,571. This represents an increase of \$27,013.

It is noted that the amalgamation loading which was paid to councillors (including the Mayor and Deputy Mayor) from 1 January 2012 ceased with the conclusion of the local government election on 11 May 2012.

The Tribunal has determined the remuneration levels contained within the below schedule as applicable to Sunshine Coast Council as a Category 8 council:

	Mayor	Deputy Mayor	Councillor
Category 8 remuneration (% of reference rate of \$140,578)	140%	97%	85%
Remuneration (pa)	\$196,809	\$136,361	\$119,491
Superannuation contribution	50% of payment amount	50% of payment amount	50% of payment amount

CORPORATE PLAN

Corporate Plan Theme: *Great governance*

Emerging Priority: 8.1 - Ethical, accountable and transparent decision-making

Strategy: 8.1.2 - Ensure legislative compliance and awareness

CONSULTATION

Internal Consultation

- Executive Office
- Finance and Business Department
- Councillor C Thompson, Finance and Water Portfolio Chair

External Consultation

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

Community Engagement

Community engagement was undertaken by the Local Government Remuneration and Discipline Tribunal in reviewing the remuneration levels prior to publishing the 2012 report. Submissions from community members, individual councils and the Local Government Association of Queensland were considered.

PROPOSAL

The Local Government Remuneration and Discipline Tribunal 2012 Report received gazettal on 14 December 2012. During 2012, the Tribunal conducted a review of Local Government categories and the allocation of councils. The Tribunal recommended that no changes be made to the ten existing categories and that the Sunshine Coast Council remain a Category 8 Council.

Within its report, the Tribunal determined that Councillor remuneration will continue to be related to the annual base salary of Members of the Queensland Legislative Assembly (reference rate). A 2.5% increase in the reference rate was applied in 2012 and has similarly

been applied to the remuneration for Mayors, Deputy Mayors and Councillors from 1 January 2013. As such, the reference rate has increased from \$137,149 to \$140,578 per annum.

The Tribunal considered the following facts and circumstances in making its determination:

- The decision by the Federal remuneration tribunal to increase the salary levels of federal parliamentarians by 3% from 1 July 2012;
- CPI increases over the previous 12 months as well as projected CPI movement in the forthcoming 12 month period;
- The general wages policy of the Queensland Government;
- Anecdotal reports about the financial pressures being experienced by many councils; and
- Community expectations, as represented in submissions made to the Tribunal.

The remuneration schedule (expressed as a percentage of the reference rate as well as the monetary value per annum) determined for Sunshine Coast Council (as a Category 8 Council) is attached to this report and is summarised below:

- Mayor 140% \$196,809
- Deputy Mayor 97% \$136,361
- Councillor 85% \$119,491

In relation to an 'Amalgamation Loading' which was paid to councillors in the previous term of Council, this loading ceased at the conclusion of the 2012 local government elections on 11 May 2012.

Legal

The remuneration schedule which applies to Queensland local government councillors from 1 January 2013 was published in the Queensland Government Gazette on 14 December 2012, in accordance with section 42 of the *Local Government (Operations) Regulation 2010 (LGOR)*. Under this section each Council (excluding Brisbane City Council) is required to make an annual resolution to adopt the remuneration schedule prepared by the Tribunal within 90 days of the Schedule's gazettal (s 42(5)).

The new *Local Government Regulation 2012* (the Regulation) which supersedes the LGOR also came into effect on 14 December 2012. The new Regulation alters the councillor remuneration determination process and removes the requirement for councils to adopt the Tribunal's remuneration schedule. The Department of Local Government, in the Local Government Bulletin 01/13 has advised that as the schedule was determined and gazetted under the provisions of the LGOR that, as per the notification required in the gazette, councils should adopt the remuneration schedule as part the requirements of Section 42(5) of the LGOR by 13 March 2013 and that in the future changes to councillor remuneration will not require adoption by councils.

A major change is that in the future the Tribunal will review the categories of local governments and the remuneration payable to a councillor, mayor and deputy mayor of a local government in each category at least once during each local government term by 1 December of the year before the year in which the next quadrennial election is to be held. Any change in remuneration will be payable from 1 July of the election year to which the Tribunal's decision relates (Sections 233 & 244). The new Regulation also directly links the remuneration payable to a councillor to a member of the Queensland Legislative Assembly. , If the salary of state members is varied under the *Parliament of Queensland Act 2001*, the remuneration payable to a councillor is varied by the same percentage (S 245).

Both the LGOR (S 41) and the new Regulation (S 244) specify that the remuneration cannot include any amount for expenses to be paid or facilities provided to a councillor of a local government under its expenses reimbursement policy. Any contribution a local government may make for a councillor to a voluntary superannuation scheme for councillors established or taken part in by the local government under the *Local Government Act 2009* (the Act) is also precluded.

Under the Act, Council may take part in a superannuation scheme for its councillors and make payments from its operating fund to the superannuation scheme as a contribution for its councillors (S 226). Sunshine Coast Council has previously resolved to authorise the payment of superannuation contributions for councillors with Sunshine Coast councillors contributing their proportion of superannuation via a salary sacrifice arrangement.

The conditions relating to the superannuation arrangement are:

- Councillors contribute up to 50% from their salaries towards a superannuation payment of 12%;
- Contributions are made through salary sacrifice arrangements under section 226 of the *Local Government Act 2009* by way of a formal request to Council; and
- Councillors nominate the preferred superannuation fund and where no nomination occurs the superannuation payments are made to LG Super.

Policy

The Local Government Remuneration and Discipline Tribunal is precluded from determining any amount for expenses to be paid or facilities to be provided to a councillor of a local government. The *Local Government Regulation 2012* provides that a local government must adopt an Expenses and Provision of Facilities Policy that complies with the requirements under the Regulation (S 250). Council adopted the Councillors' Expenses Reimbursement and Provision of facilities Policy on 28 June 2012 and therefore the matter of expenses and facilities is not included in the subject of this report.

In the event that Council wishes to vary the remuneration that a Councillor may be paid, the LGOR, in section 43, requires Council to make a submission to the Tribunal for consideration (the new Regulation contains a similar provision). Such submission must present a case with proper reasoning as to why deviance from the schedule is necessary and the 'exceptional circumstances' that surround the submission.

Previous Council Resolution

Ordinary Meeting 31 January 2012

(PSC) ITEM 4.1.3 Annual Resolution to Authorise Councillor Payments

Council Resolution (OM12/06)

That Council:

- (a) *receive and note the report titled "Annual Resolution to Authorise Councillor Payments";*
- (b) *in accordance with section 42 of the Local Government (Operations) Regulation 2010:*
 - (i) *consider the remuneration schedule for Councillors as set by the State Government appointed Local Government Remuneration and Discipline Tribunal for a Category 8 Council and that, accordingly, the following payments be*

authorised in accordance with the determination in the remuneration schedule set by the Tribunal:

- (1) the Mayor be remunerated at 140% of the salary payable to a Member of the Queensland Legislative Assembly;*
 - (2) the Deputy Mayor be remunerated at 97% of the salary payable to a Member of the Queensland Legislative Assembly;*
 - (3) each Councillor be remunerated at 85% of the salary payable to a Member of the Queensland Legislative Assembly; and*
- (ii) note that the amalgamation loading is payable to the Mayor, Deputy Mayor and each Councillor from 1 January 2012 until the conclusion of the 2012 Local Government elections;*
- (iii) note that the purpose of the remuneration is to cover:*
- (1) the cost of attendance (excluding expenses) at Council Business (as defined in the Guidelines of Council's Reimbursement of Expenses and Provision of Facilities for Mayor and Councillors); and*
 - (2) the cost of attendance and expenses at any non-Council Business as part of the role of Councillor; and*
- (iv) note the remuneration be payable per annum in accordance with the remuneration schedule from 1 January 2012; and*
- (c) in accordance with section 226 of the Local Government Act 2009, authorise the payment of superannuation contributions for Councillors of up to 12% on the condition that Councillors:*
- (i) contribute 50% of the payment amount, as nominated above, from their salaries, that is, Councillors will contribute up to 6% of their salary and Council will contribute up to 12% to a nominated superannuation fund;*
 - (ii) make contributions through a salary sacrifice arrangement under section 226 of the Local Government Act 2009 by way of formal request to Council; and*
 - (iii) nominate the preferred superannuation fund and, where no nomination has occurred, the superannuation payments be made to LG Super.*

Related Documentation

The 2012 Report of the Local Government Remuneration and Discipline Tribunal – accessible at <http://www.dlg.qld.gov.au/resources/report/local-government/full-report-2012.pdf>

The Queensland Government Gazette Volume 361, 14 December 2012, No. 100 – accessible at <http://www.bookshop.qld.gov.au/documents/14.12.12Combined.pdf>

Critical Dates

The resolution to authorize Councillor remuneration payments must be made within 90 days of the gazettal of the Tribunal determination. The gazettal was made on 14 December 2012 and therefore the resolution needs to be made by 13 March 2013.

Implementation

Payment of Councillor remuneration rates will be adjusted in accordance with council's resolution and backdated to be effective from 1 January 2013. Current superannuation arrangements are in place for all councillors.

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REMUNERATION SCHEDULE

As required by section 42 of the Regulation the Tribunal has prepared a remuneration schedule for the 2013 calendar year. The relevant remuneration levels have been calculated using a reference rate of \$140,578, which is the 2012 determination reference rate of \$137,149 plus 2.5%.

Arrangements have been made for the publishing of the remuneration schedule in the Queensland Government Gazette and for this Report to be printed and presented to the Minister for Local Government.

The Regulation requires Local Governments to adopt the remuneration schedule by resolution within 90 days of its gazettal and for the Minister to table the remuneration schedule in the Queensland Legislative Assembly.

Remuneration schedule (to apply from 1 January 2013)

Category	Local Governments assigned to categories	Remuneration determined (Reference rate of \$140,578)		
		(see Notes 1, 2 and 3)	(%)	(\$ pa)
Special Category	Aurukun Shire Council	Mayor	65	\$91,376
	Cherbourg Aboriginal Shire Council	Deputy Mayor	37.5	\$52,717
	Cook Shire Council	Councillor	32.5	\$45,688
	Doomadgee Aboriginal Shire Council			
	Hope Vale Aboriginal Shire Council			
	Kowanyama Aboriginal Shire Council			
	Lockhart River Aboriginal Shire Council			
	Mapoon Aboriginal Shire Council			
	Mornington Shire Council			
	Napranum Aboriginal Shire Council			
	Northern Peninsula Area Regional Council			
	Palm Island Aboriginal Shire Council			
	Pompuraaw Aboriginal Shire Council			
	Torres Shire Council			
	Torres Strait Island Regional Council			
	Woorabinda Aboriginal Shire Council			
Wujal Wujal Aboriginal Shire Council				
Yarrabah Aboriginal Shire Council				
Category 1	Barcoo Shire Council	Mayor	52.5	\$73,803
	Blackall-Tambo Regional Council	Deputy Mayor	22.5	\$31,630
	Boulia Shire Council	Councillor	16	\$22,492
	Bulloo Shire Council			
	Burke Shire Council			
	Croydon Shire Council			
	Diamantina Shire Council			
	Etheridge Shire Council			
	Flinders Shire Council			
	McKinlay Shire Council			
	Paroo Shire Council			
	Quilpie Shire Council			
	Richmond Shire Council			
	Winton Shire Council			
Category 2	Balonne Shire Council	Mayor	52.5	\$73,803
	Barcaldine Regional Council	Deputy Mayor	27.5	\$38,659
	Carpentaria Shire Council	Councillor	22.5	\$31,630
	Cloncurry Shire Council			
	Longreach Regional Council			
	Murweh Shire Council			

14 December 2012]

QUEENSLAND GOVERNMENT GAZETTE No. 100

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Remuneration schedule (to apply 1 January 2013) (continued)

Category	Local Governments assigned to categories	Remuneration determined (Reference rate of \$140,578)		
		(see Notes 1, 2 and 3)	(%)	(\$ pa)
Category 3	Banana Shire Council	Mayor	65	\$91,376
	Burdekin Shire Council	Deputy Mayor	37.5	\$52,717
	Charters Towers Regional Council	Councillor	32.5	\$45,688
	Goondiwindi Regional Council			
	Hinchinbrook Shire Council			
	Maranoa Regional Council			
	North Burnett Regional Council			
Category 4	Cassowary Coast Regional Council	Mayor	80	\$112,462
	Central Highlands Regional Council	Deputy Mayor	50	\$70,289
	Gympie Regional Council	Councillor	42.5	\$59,746
	Isaac Regional Council			
	Lockyer Valley Regional Council			
	Mount Isa City Council			
	Scenic Rim Regional Council			
	Somerset Regional Council			
	South Burnett Regional Council			
	Southern Downs Regional Council			
	Tablelands Regional Council			
	Whitsunday Regional Council			
	Category 5	Bundaberg Regional Council	Mayor	95
Fraser Coast Regional Council		Deputy Mayor	62.5	\$87,861
Gladstone Regional Council		Councillor	55	\$77,318
Western Downs Regional Council				
Category 6	Cairns Regional Council	Mayor	110	\$154,636
	Mackay Regional Council	Deputy Mayor	75	\$105,434
	Redland City Council	Councillor	65	\$91,376
	Rockhampton Regional Council			
	Toowoomba Regional Council			
	Townsville City Council			
Category 7	Ipswich City Council	Mayor	125	\$175,723
	Logan City Council	Deputy Mayor	85	\$119,491
		Councillor	75	\$105,434
Category 8	Moreton Bay Regional Council	Mayor	140	\$196,809
	Sunshine Coast Regional Council	Deputy Mayor	97	\$136,361
		Councillor	85	\$119,491
Category 9	Gold Coast City Council	Mayor	155	\$217,896
		Deputy Mayor	107.5	\$151,121
		Councillor	92.5	\$130,035

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QUEENSLAND GOVERNMENT GAZETTE No. 100

[14 December 2012

Notes to the remuneration schedule

- Note 1 The reference rate of \$140,578 is a rate determined by the Tribunal and is related to, but not dependent on, the annual base salary payable to Members of the Queensland Legislative Assembly.
- Note 2 The monetary amounts shown are per annum figures. If an elected representative only serves for part of a calendar year they are only entitled to a pro-rata payment to reflect the portion of the year served.
- Note 3 Mayors, Deputy Mayors or Councillors over 75 years of age may qualify for additional remuneration in lieu of contributions foregone because of taxation laws which prevent Local Governments from making voluntary superannuation contributions for councillors over that age. Local Governments may make submissions to the Tribunal for approval to vary the remuneration of any councillors over 75 to reflect the level of voluntary superannuation contributions which would otherwise have been paid.
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7.3 INFRASTRUCTURE SERVICES

7.3.1 NAMBOUR DISTRICT SKATE PARK, SITE SELECTION

File No: 21380, ECM 31 January 2013

Author: Team Leader Landscape and Urban Design (North)
Infrastructure Services Department

Attachments: Att 1 - Existing Nambour Skate Park, Elder Street and Site photos (OM Pg 109)
Att 2 - Proposed Nambour District Skate Park, Mathew Street and Concept Plan (OM Pg 111)
Att 3 - Nambour District Skate Park Site Evaluation Criteria and Site Options Evaluation (OM Pg 113)
Att 4 - Existing & Future Off Street Car Parking and Nambour CBD Parking Survey Comparison (OM Pg 115)

PURPOSE

The purpose of this report is to seek council endorsement of the proposal to develop the Nambour District Skate Facility as part of the Youth Activity Precinct on vacant land adjacent to Quota Park in Nambour.

EXECUTIVE SUMMARY

The existing Nambour Skate Park is located at Petrie Park on Elder Street, adjacent to the Nambour Aquatic Centre and is approximately 1640m² in size (refer attachment 1). The existing facility is in poor condition and has become a potential liability at the end of its asset life cycle. The skate park is under-utilised by the community, is in an area with low levels of activity and has poor natural surveillance and negative perceptions of safety. In 2009 the community approached council with a petition, voicing concerns about safety and the deteriorating condition of the existing skate park. Repair works to address safety concerns and prolong the asset life were undertaken in early 2010.

The Sunshine Coast Skate and BMX Plan 2011-2020 identifies the Nambour Skate Park as a 'Major District Skate and BMX Facility', which requires an upgrade and possible relocation as a short term action. Due to the embellishments required and the difficulty of mitigating constraints at the existing site, the plan proposed a review of alternative open spaces for the relocation of the facility (refer attachment 3).

In early 2012 council sought advice from the Sunshine Coast Urban Design Advisory Panel (UDAP) regarding the most suitable location for the Nambour District Skate Park. The recommendation was to relocate the skate park to a more active location; for example adjacent to Quota Park.

It is proposed to develop the Nambour District Skate Park as a component of a Youth Activity Precinct (YAP) at Quota Park in central Nambour. The proposed site is located on the corner of Ann and Mathew Streets. It is approximately 1800m², is highly visible, with good natural surveillance, is constantly activated and contains a range of complimentary Youth Service providers and land uses (refer attachment 2). The proposed concept will form one stage in the implementation of the Nambour Central Park Open Space Master Plan (NCPOSM). Most importantly the concept will expand the recreation functions and amenity of Quota Park to form a district attractor for the town, which will contribute to the urban renewal and revitalisation of inner Nambour. (refer attachment 2).

Council purchased the land adjacent Quota Park in 1992 with the long term vision that “the land could be used as part of a botanical gardens development potentially stretching from Petrie Park through to Quota Park” (*Report from Shire Chairman to General Meeting on Acquisition of Land for Council Purposes – 28th April 1992*) Since the purchase of the land the site has been utilised as informal on grade all-day car park. It accommodates approximately 39 cars on a daily basis during general business hours.

A review of the 2009 *Nambour Parking Study* was undertaken in 2012. The review and associated parking count highlighted little changes in supply and demand since 2009. The review did not take into account the new Coles or Aldi developments, which will aid in addressing Nambour’s current and future parking demands. In addition, the project team are proposing a number of solutions to increase all-day parking within Central Nambour (refer attachment 4).

Following community engagement the results indicate the majority of the community favour the Mathew Street site. While there is support for locating the facility at the Mathew Street site, issues of all-day car parking loss and attraction of anti-social activity into the town centre remain the underlying concerns. Equally, the community are concerned with personal safety, theft and truancy at the Elder Street site due to the poor visibility and current levels of anti-social behaviour.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Nambour District Skate Park, Site Selection”;
- (b) endorse the selected site for the development of a District Level Skate Facility and Youth Activity Precinct at Mathew Street adjacent to Quota Park in Nambour, subject to future funding consideration through the annual budget process; and
- (c) endorse the staged implementation of the following low cost parking management actions:
 - (i) initiate discussions regarding onsite student parking at Nambour State High School;
 - (ii) promote underutilised 2 hour parking areas;
 - (iii) manage time limits on high volume 2 hour parking areas in the CBD; and
 - (iv) provide additional formalised car parking at the Apex or Petrie Park investigation areas.

FINANCE AND RESOURCING

The following budgets are allocated in the Capital Works Program for development of the Nambour District Skate Park:

Funds in Reserves	\$ 72,250.00
2012/2013 Approved Parks Capital Works Program	\$165,000.00
2013/2014 Endorsed Parks Capital Works Program	\$150,000.00
Nambour District Skate Park Total Budget	\$387,250.00

2014/2015 Endorsed Transportation Capital Works Program for
car parking within Nambour's CBD \$165,000.00

The existing 2014/2015 Endorse Transportation Program (\$165,000.00) to formalise car parking in Central Nambour should be retained to ensure that the objective to provide additional long-stay parking is achieved.

Parking Cost Projections

Estimate of costs for development of long term car parking in proposed location(s):
\$175,000.00

(39 Car Parking Bays and associated infrastructure at \$4,500.00/car park bay =
\$175,000.00).

The development of the skate park and associated car parking at the Mathew Street Site will require funding consideration during the final Quarter of 2012/2013. Funding will be sought from the existing 2013/14 Endorsed TES Budget, Divisional (10) funding and the allocation of funds from the Nambour Central Park Open Space Master Plan (NCPOSM).

Once the site is confirmed development of the Nambour District Skate Facility will be implemented as a single phase of works and will progress based on the following program:

1. Concept design development and community design workshops (January 2013 to February 2013);
2. Detailed design, construction documentation and tender (March 2013 to May 2013);
3. Construction June 2013 to September 2013

Future phases of the Nambour Youth Activity Precinct (YAP) are proposed to be delivered as part of the Nambour Central Park Master Plan implementation.

CORPORATE PLAN

Corporate Plan Theme: *Health & Wellbeing*

Emerging Priority: 4.1 - Safe and healthy communities

Strategy: 4.1.3 - Adopt and encourage 'crime prevention through environmental design' principles in the design of public and private spaces

Corporate Plan Theme: *Social Cohesion*

Emerging Priority: 5.3 - A sense of identity and belonging

Strategy: 5.3.1 - Support community programs and infrastructure that encourage interaction, contribute to place making and a sense of community

Corporate Plan Theme: *Managing Growth*

Emerging Priority: 7.3 - Well designed and beautiful places

Strategy: 7.3.4 - Develop and implement master plans for centres and towns to preserve and enhance their character

CONSULTATION

Internal Consultation

- Division 10 Councillor
- Relevant Council Departments

Internal consultation involved reviewing council planning and policy documents, establishment of a working group, significant internal workshops as well as various internal stakeholder meetings. The process highlighted strong support in favour of the YAP being located adjacent Quota Park. Councillor Rogerson of Division 10 acknowledges the benefits of developing the facility at the proposed Mathew Street site, whilst acknowledging and being respectful of the views expressed by various interest groups within the community.

External Consultation

In addition to the engagement activities, the project team met with the Urban Design Advisory Panel and a number of specialty skate park planning, design and construction consultants. The outcome of these meetings provided the project team additional direction toward making the most appropriate recommendation for the location of the YAP. The Advisory Panel indicated their support for the Corner of Ann and Mathew Street based on key urban design and open space design principles. The panel advised that the YAP would provide the greatest long term benefits to the community by being integrated into and expanding on the recreation infrastructure of Quota Park. The feedback council received from industry professionals indicated that the Ann and Mathew Street site option was the most preferable location.

Community Engagement

Community engagement closed in late September. Three independent processes of engagement were conducted; Project Beyond Limits, Youth Engagement and the broader Community Engagement. The results from each engagement are captured in individual reports.

Based on the combined results of the consultation process the community are supportive of the suggested improvements and favour the Mathew Street site for the development of the Nambour District Skate Park and broader YAP.

The retention of free All-day Car Parking was a primary concern with the location adjacent to Quota Park (i.e.: Business owners and staff utilising currently available parking). Concerns raised from the youth community engagement included safety and a loss of ownership.

PROPOSAL

Project scope

Relocate the existing Nambour Skate Park and develop a major district level skate facility as defined in council's Skate and BMX Plan 2011-2020 with funding approved and endorsed by council. Provide for a high number of users, multiple skate styles as well as other community uses.

Overview

Council intends to develop the Nambour District Skate Park as a component of the Nambour Youth Activity Precinct (YAP) to improve the recreation functions and opportunities available in Quota Park and along the Petrie Creek corridor. The Nambour YAP will create a multi-purpose public recreation area for young people, as well as for the wider community. This will provide the whole of the local community with accessible recreation infrastructure in the heart of Nambour's CBD.

Opportunities and Challenges

For council to achieve the best outcome for the community, the opportunities and challenges associated with the development of each site must be clearly understood. A detailed list of the opportunities and challenges can be viewed in the Community Engagement Report.

Parking

The 2012 review of the *Nambour Parking Study* (2009) suggests little change has occurred in the supply and demand of Nambour's parking (refer attachment 4). Analysis of the parking survey data indicates that there is seasonal parking demand from Nambour State High School students in Area 12, which contributes to high demand for all-day parking in this area. The survey data also reveals that there is underutilised 2 hour parking in Nambour CBD, this equates to a 10% residual capacity or approximately 15 parking bays in each area (total 45) (refer attachment 4). Additionally, the following advice was provided by the Principal Strategic Transport Planners of Regional Strategy and Planning:

"A review of parking survey data from 2009 and 2012 shows there is car parking capacity still available within the Nambour Core. Acknowledging that there are pressure points, the car parking issue is around convenience and moreover management. Given the parking surveys, the proposed Youth Activity Precinct on the corner of Ann and Mathew Street, is not an issue surrounding available parking within the Nambour Core, rather about the urban form.

Parking could be made more efficient within the Nambour Core with the implementation of management techniques to better utilise the existing infrastructure. It should be noted that this does not always necessitate priced (paid) parking. Improved parking management of existing spaces could help with Nambour's economic stability and long term growth."

Given the findings and analysis of the 2012 review, council should consider ratifying the following solutions to aid in addressing the issue of parking in Nambour:

- Due to the seasonal demand by school students in Area 12, the Sunshine Coast Council should initiate discussions with the school authorities to seek an onsite solution. (i.e provide onsite parking to accommodate the seasonal demand from students toward the end of each calendar year);
- Promote the use of currently underutilised 2 hour parking within the town centre for use as long stay parking;
- Manage the time limit on selected sections of 2 hour on-street parking within the CBD which experience high turnover to maximise parking opportunities (refer attachment 4); and
- Increase the supply of public parking by providing additional parking at one of the proposed investigation areas (i.e. Apex Park & Petrie Park) (refer attachment 4).

Legal

Once an appropriate site is selected the YAP Concept Plan will be designed and implemented in accordance with Australian Design and Construction Standards and Council's procurement policies. Relevant permits will be sought from the State Department of Environment and Resource Management (DERM) in liaison with Council's environmental operations area.

Policy

The proposal for the Nambour District Skate Park is in accordance with council strategic plans such as the Sunshine Coast Council Open Space Strategy 2011, the Sunshine Coast Council Youth Strategy 2010-2015, the Sunshine Coast Skate and BMX Plan 2011-2020 and the Maroochy Plan 2000.

Risk

- Council's risk exposure is considered to be reduced with the construction of the facility at this site by embracing CPTED (Crime Prevention Through Environmental Design) principles.
- Public awareness is required of the alternate car parking arrangements being proposed.

Previous Council Resolution

There are no previous Council resolutions that relate to this report.

Related Documentation

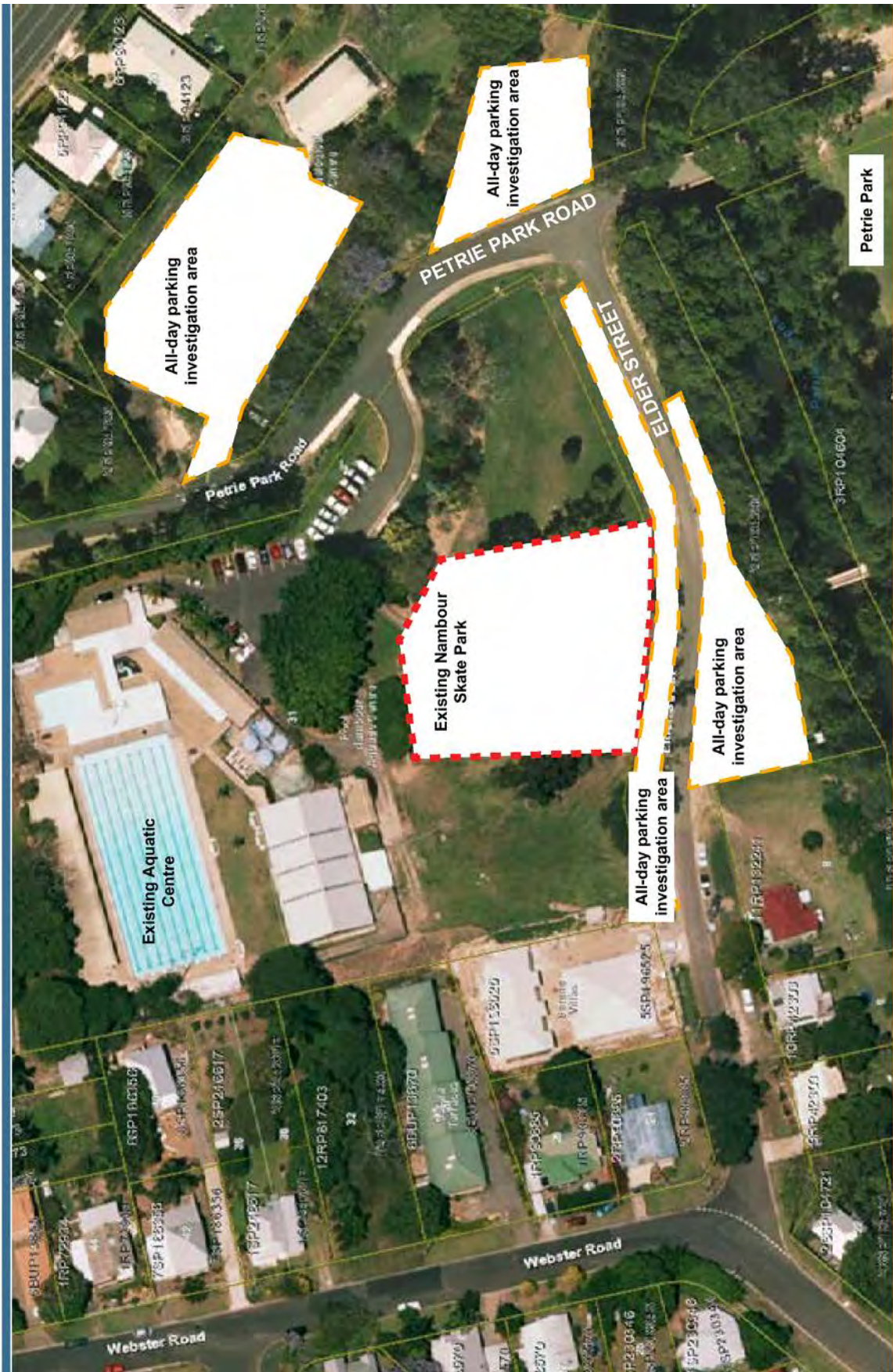
Refer to attached community engagement reports.

Critical Dates

It is intended to commence construction of the Nambour District Skate Facility in June 2013. It is important that Council endorse the proposed site, in order to provide certainty and direction to progress with the next phases of project delivery including community design workshops and the concept plan finalisation to ensure that construction takes place within the projected time frame.

Implementation

The project is currently at a hold point to ensure that council has had the opportunity to consider the proposal to develop the Nambour District Skate Facility at the Mathew Street site adjacent to Quota Park in Nambour.



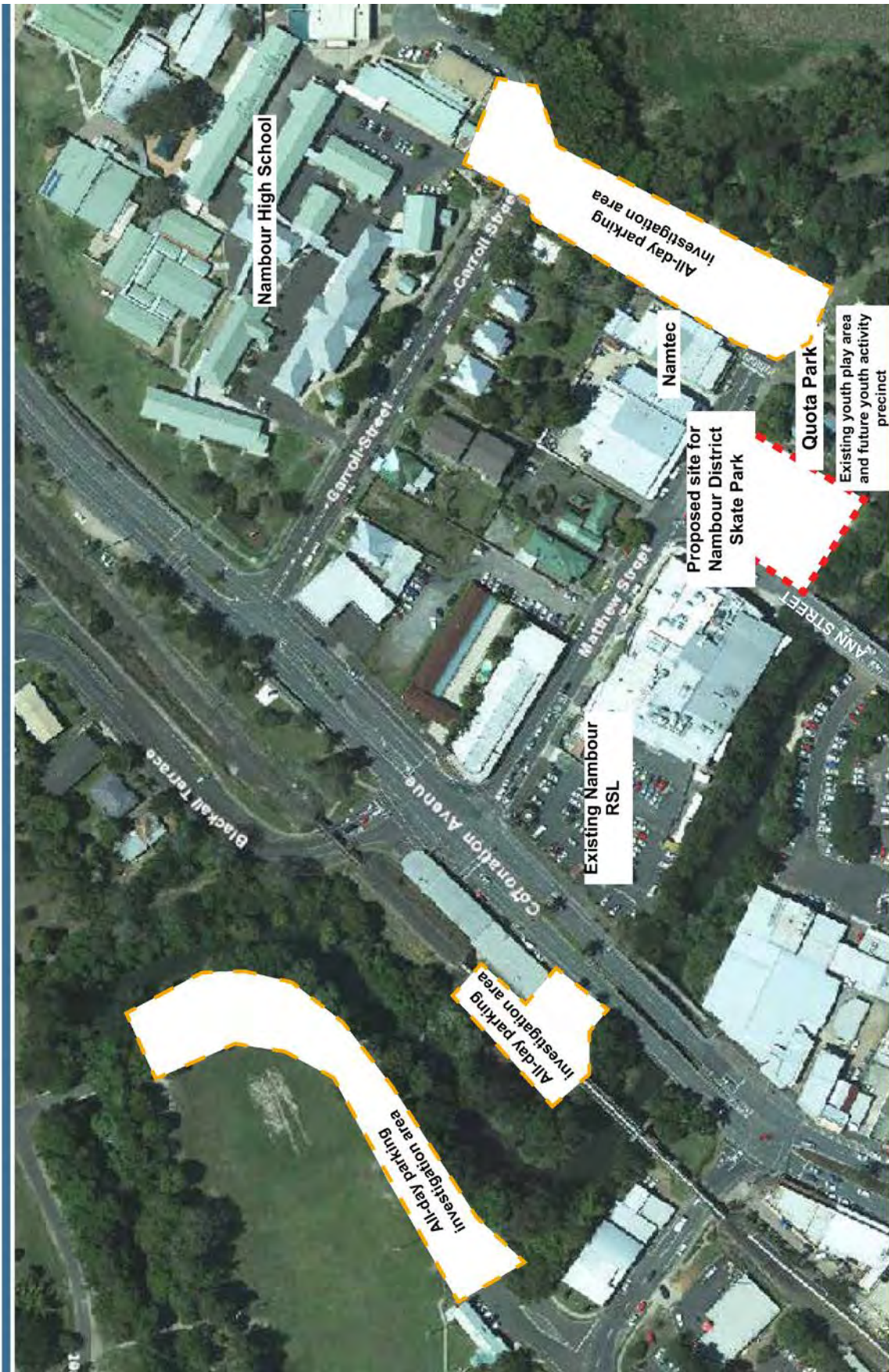
Date: Nov 2012
Project No. 9184

EXISTING NAMBOUR SKATE PARK SITE, ELDER STREET, NAMBOUR



Date: Nov 2012
Project No. 9184

EXISTING NAMBOUR SKATE PARK, SITE PHOTOS



Date: Nov 2012
Project No. 9184

PROPOSED NAMBOUR DISTRICT SKATE PARK, MATHEW STREET, NAMBOUR



Date: Nov 2012
Project No. 9184

NAMBOUR DISTRICT SKATE PARK CONCEPT PLAN

**Skate & BMX Site Selection Criterion Checklist
 Nambour - Major District Skate Facility**

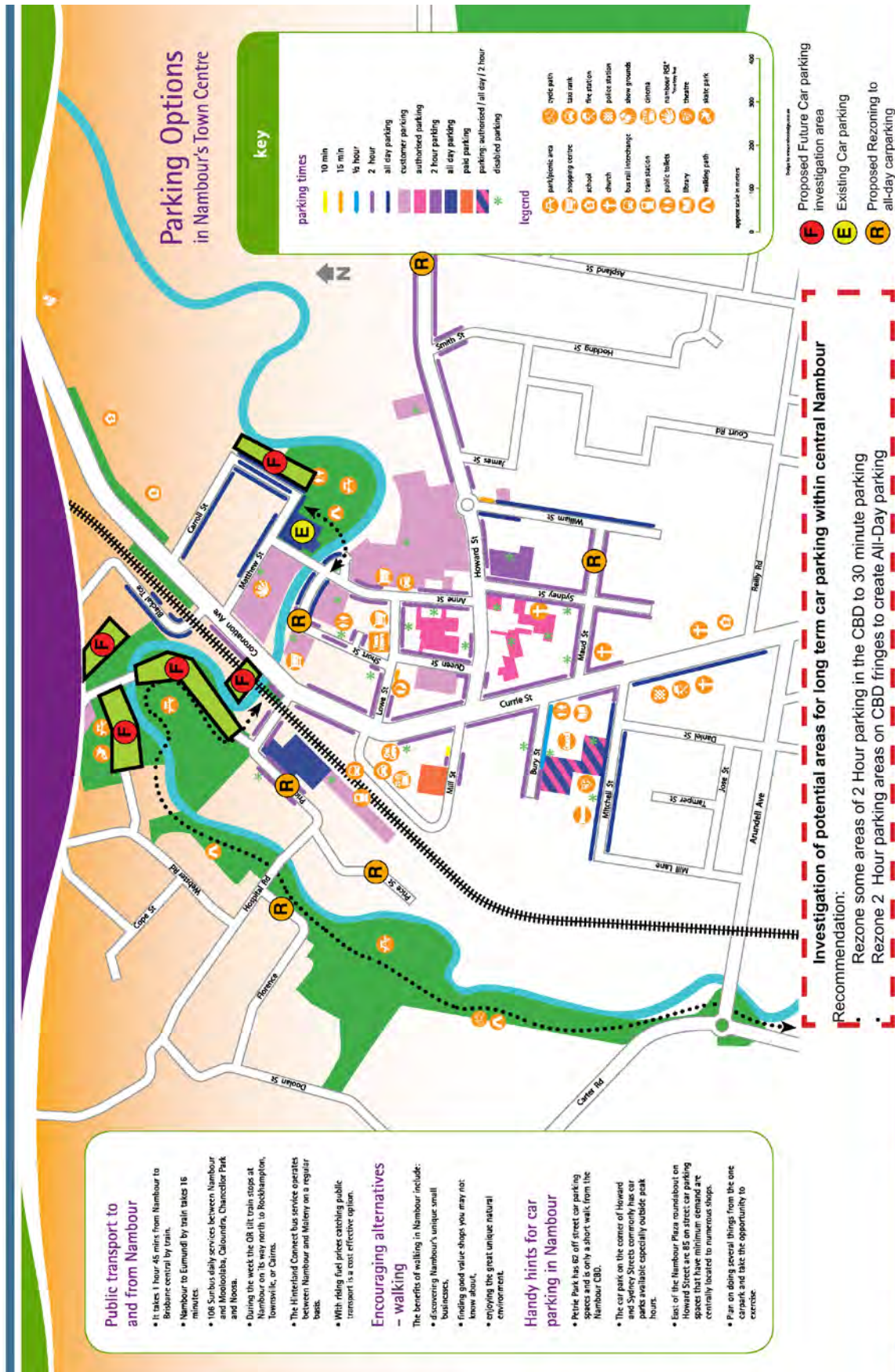
As defined in the Sunshine Coast Skate & BMX Plan, 2011-2020:
 Providing for a higher number of users than a minor district or local facility. This facility will provide a combination of various styles: bowl/pool, half pipes, street/skate plaza, and other community opportunities.

Site Selection Criteria	Detailed Criteria	GRADING										
		1. Existing Skate Park	2. Co-Location with Aquatic Centre	3. Adjacent Quota Park	4. Old Mill Site	5. Quota Park Extension	6. PCYC Burnside	7. Crusher Park	8. Tuckers Creek Park	9. Apex Park	10. Nambour Show Grounds	11. Indoor Facility (Private/Public)
Mandatory	Land Suitability	5	3	3	1	3	1	1	3	3	1	1
	Not: erosion prone, contaminated, power lines, easements, underground utilities, topography	5	5	5	5	2	4	2	3	3	4	5
Area / Spatial	Flood frequency	4	3	3	5	5	4	3	2	2	4	5
	Min. 100m ² to 2500m ² opportunity to integrate into the	5	5	5	2	5	1	1	3	1	Unsure	5
Visibility	Distance from physical constraints e.g. roads etc.	5	5	4	4	5	5	5	3	2	4	5
	Visual connection with public spaces	2	2	5	4	5	4	3	3	4	5	5
Amenity Impact	Internal	2	2	5	2	1	1	1	2	2	2	1
	External	2	2	5	2	1	1	1	2	2	2	1
Physical Access	Limited potential visual impacts	3	3	5	4	5	5	3	5	5	5	5
	Physical connection with public spaces	5	5	5	5	5	5	5	5	2	5	5
Compatible Uses	Pedestrian/cycle/walker/foot	3	3	5	5	3	2	2	1	2	2	1
	Emergency vehicle access	5	5	5	5	4	4	4	4	2	3	4
Expected	Public transport	3	3	4	5	3	2	1	1	2	3	4
	Car parking	4	4	3	4	4	3	1	2	2	Unsure	5
Supporting Infrastructure	No. of access points	3	3	5	4	2	2	3	3	2	4	4
	Internal	2	2	4	2	3	4	3	3	3	2	4
Bonus features	Adjoining	2	2	4	4	3	2	2	2	2	3	2
	Easily adapted for all ability access	2	2	4	4	3	4	4	4	2	4	4
Bonus	Wi-Fi	3	5	5	5	4	4	4	4	4	5	5
	Electricity	5	5	5	5	4	4	4	4	4	5	5
Bonus	Toilets	2	4	5	5	3	3	3	2	2	4	5
	Shade structures	5	5	5	5	5	5	5	5	5	5	5
Bonus	Seating	5	5	5	5	5	5	5	5	5	5	5
	Close to shops	1	1	5	3	3	1	1	1	2	2	4
Bonus	Close to schools	1	1	5	3	3	1	1	1	3	3	3
	Economic opportunities (public business, relationship with skate retail/service shops)	2	2	5	4	4	1	1	1	1	2	4
Bonus	Event ready (offices & services required)	3	3	4	4	3	2	2	2	1	5	4
	Visual impact (focus on youth)	3	3	5	3	3	5	4	1	1	3	5
Bonus	Local spaces (previously unused)	3	3	4	4	4	2	2	4	4	1	4
	Public art infrastructure	3	3	5	5	3	2	2	2	2	2	1
Bonus	Cross generational / cultural interaction	2	2	5	4	3	3	3	2	2	3	2
	Local police support	5	5	4	N/A	3	N/A	N/A	2	2	N/A	2

Date: Nov 2012
 Project No. 9184

NAMBOUR DISTRICT SKATE PARK SITE EVALUATION CRITERIA





Public transport to and from Nambour

- It takes 1 hour 45 mins from Nambour to Brisbane central by train.
- Nambour to Eumundi by train takes 16 minutes.
- 106 Sunbus daily services between Nambour and Woodlawn, Caloonin, Chancellor Park and Hoopa.
- During the week the QR tilt train stops at Nambour on its way north to Rockhampton, Townsville, or Cairns.
- The Hinterland Connect bus service operates between Nambour and Maleny on a regular basis.
- With rising fuel prices catching public transport is a cost effective option.

Encouraging alternatives

– walking

The benefits of walking in Nambour include:

- discovering Nambour's unique small businesses,
- finding great value shops you may not know about,
- enjoying the great unique natural environment.

Handy hints for car parking in Nambour

- Petrie Park has 62 off street car parking spaces and is only a short walk from the Nambour CBD.
- The car park on the corner of Howard and Sydney Streets commonly has car parks available especially outside peak hours.
- East of the Nambour Plaza roundabout on Howard Street are 85 on street car parking spaces that have minimum demand are centrally located to numerous shops.
- Plan on doing several things from the one carpark and take the opportunity to exercise.

Date: Nov 2012
 Project No. 9184

EXISTING AND FUTURE OFF STREET CAR PARKING OPTIONS

CARPARK COUNT - NAMBOUR CBD
 CONDUCTED BY: Skyline
 Nov-2008

Time	Precinct				
	2	3	4	5	12
Total Bays	47	145	50	17	153
9:00am	42	128	50	14	132
12:00 (Midday)	41	117	45	11	123
4:00pm	33	86	44	9	115

Percentage Parks Occupied

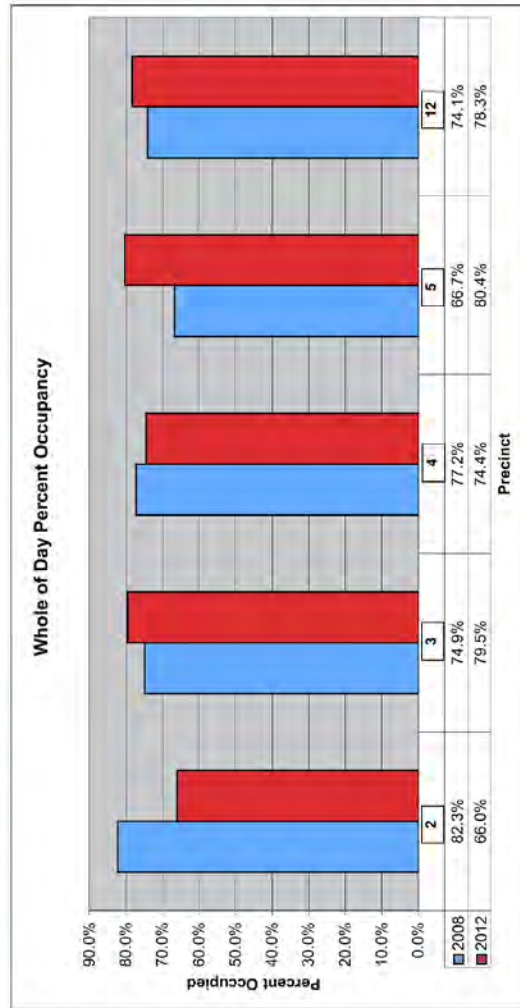
Time	Precinct					Average Percent Occupied (all zones)
	2	3	4	5	12	
9:00am	89.4%	84.8%	83.3%	82.4%	86.7%	81.3%
12:00 (Midday)	87.2%	80.7%	78.0%	64.7%	80.4%	77.8%
4:00pm	70.2%	59.3%	73.3%	52.9%	75.2%	66.2%
Average Percent Occupied (whole of day)	85.3%	74.5%	77.2%	68.7%	74.1%	75.0%

CARPARK COUNT - NAMBOUR CBD
 CONDUCTED BY: SCC District Management 11/11/2012
 SCC District South

Time	Precinct				
	2	3	4	5	12
Total Bays	47	145	43	17	149
9:00am	37	132	35	13	143
12:00 (Midday)	35	113	30	17	131
4:00pm	20	101	31	11	76

Percentage Parks Occupied

Time	Precinct					Average Percent Occupied (all zones)
	2	3	4	5	12	
9:00am	78.7%	81.0%	81.4%	78.5%	86.0%	84.7%
12:00 (Midday)	75.6%	77.5%	69.8%	100.0%	87.9%	82.4%
4:00pm	42.6%	69.7%	72.1%	64.7%	51.0%	66.0%
Average Percent Occupied (whole of day)	66.0%	78.5%	74.4%	80.4%	73.3%	75.7%



7.3.2 NOOSA WATERS REVETMENT WALLS

File No: Statutory Meetings
Author: Manager Environmental Operations
Infrastructure Services Department
Attachments: Att 1 - Noosa Waters Lake Map (OM Pg 123)

PURPOSE

The purpose of this report is to present for Council's consideration an overview of the current condition of the Noosa Waters Estate revetment walls and the steps Council has initiated in consultation with the Noosa Waters Residents Association in undertaking engineering and geotechnical investigations and reactive rectification designs. The report also presents for Council's consideration the option of developing an Overall Plan should Council elect in the future to introduce a new benefited area levy (special rate) in respect to proactive revetment wall stabilisation works.

EXECUTIVE SUMMARY

The Noosa Waters Lake system is located at Noosaville approximately 5km west of Noosa Heads (see Attachment 1 for locality map). The lake is enclosed by 10km of revetment walls and a lock and weir system to enable access to and from the Noosa River. The developer's operational interest in the lake ceased on 5 May 2000.

A benefited area levy exists to support the whole of life maintenance costs of the lock and weir. There is currently a balance of \$615,000 in this trust account. However there is no benefited area levy in place to cover maintenance of the lake.

Of the 10km of revetment wall enclosing the lake system there are 585 private lots and 35 lots contributing to several parcels of Council managed open space contiguous to the lake system. Council's open space equates to approximately 5.6% of the waterway frontage.

All of the revetment walls are located within the property boundaries and are not council's responsibility other than the 5.6% referred to above. The Noosa Waters Residents Association and Council's SAFI information notes *"The revetment wall forms part of the property title and is the responsibility of the property owner to maintain"*.

Revetment wall rotational and subsidence failures are occurring in several locations within the estate along with a number of properties experiencing some form of scour beneath and at the toe of the revetment wall.

Council has held discussions with representatives of the Noosa Waters Estate and is facilitating expert engineering advice to develop rectification designs to mitigate these current revetment wall failures. It is noted that the majority of those landholders most directly affected by current failures are now initiating rectification works. Further engineering investigations, designs and works are recommended to provide a proactive stabilisation strategy to prevent future failures of those walls currently not demonstrating symptoms of failure. Furthermore as the existing lock and weir levy is unable to be used for any works other than those directly associated with the lock and weir, Council consider adopting a funding strategy such as a second specific special rate to do so.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Noosa Waters Revetment Walls”; and
- (b) endorse Council’s coordination of revetment wall remediation engineering investigations and designs;
- (c) write to all Noosa Waters Lake property owners who have revetment walls within their respective properties to:
 - (i) reiterate their obligations to maintain these private structures;
 - (ii) provide them with typical revetment wall rectification designs for their future use if required; and
- (d) note a future report will be presented to Council detailing the costs associated with proactive revetment wall stabilization engineering investigations, designs and works along with possible funding solutions such as a special rate and Overall Plan to facilitate a proactive revetment wall stabilisation strategy.

FINANCE AND RESOURCING

Given the current concerns Council has initiated engineering investigations to inform reactive revetment wall rectification works. The completed investigations and subsequent report are expected in early 2013 and will have cost Council approximately \$36,500. The cost of immediate rectification works of privately owned revetment walls remain the responsibility of those property owners directly affected.

Future engineering investigations, designs and works for proactive revetment wall stabilisation are recommended. It is also recommended, following consultation with those directly affected Noosa Waters property owners, that Council consider the introduction of a special rate to undertake a proactive revetment wall stabilisation strategy.

Ongoing maintenance costs of the revetment walls will remain the responsibility of the property owner.

CORPORATE PLAN

Corporate Plan Theme: *Ecological Sustainability*

Emerging Priority: 2.6 - Environmentally friendly infrastructure and urban design

Strategy: 2.6.3 - Review council infrastructure plans, design standards and procurement policies to maximise sustainable outcomes

CONSULTATION

Consultation was undertaken with a range of internal and external stakeholders and technical experts to (a) define the extent of the revetment wall failure, (b) potential remediation options and (c) funding mechanisms.

A range of internal, external and community stakeholders were engaged in this process. Community consultation with the Noosa Waters Residents Association has been on-going and reflective of the Partnership Agreement between the Association and Council. Along with numerous e-mails and letters this has included:

- (a) three on-site meetings between Noosa Waters Residents Association representatives and Council's Coastal and Canals Manager and Technical Officer;
- (b) two off site meetings at Wises Rd Depot that included the above parties along with the Port of Brisbane Authority to review the Noosa Waters Lake hydrographic survey; and
- (c) a second meeting with consulting engineers GHD and Soil Surveys. There was also a third meeting held in Nambour that included Council's Acting Chief Executive Officer, Chief Legal Officer, Manager Environmental Operations, Coast and Canals Manager and Project Engineer along with three representatives of the Noosa Waters Residents Association.

Council has been consistent through this consultation in its advice to the Association that the revetment walls are located on private property for the protection of private assets and remain the responsibility of property owners to maintain. However, Council, without prejudice, has also committed to facilitating the provision of expert engineering advice to determine reactive revetment wall rectification options.

While the Noosa Waters Residents Association has actively participated in these discussions they have also noted that they believe that lake bed profile slumping has been a causal factor in the revetment wall failure and as a consequence the Association believes it is the responsibility of Council to rectify the revetment wall failures.

At this stage no one direct cause of revetment wall failure has been conclusively identified.

Internal Consultation

Internal consultation was undertaken with:

- Division 11 Councillor
- Acting Executive Director Finance
- Acting Chief Executive Officer and Executive Director Infrastructure Services
- Chief Legal Officer
- Coast and Canals Manager, Infrastructure Services
- Project Engineer, Infrastructure Services

External Consultation

External Consultation was undertaken with:

- GHD Consulting Engineers
- Soil Surveyors Consulting Geotechnical Engineers
- Noosa Waters Residents Association

Community Engagement

At this time discussions are continuing with the Noosa Waters Residents Association as representative of the affected community.

PROPOSAL

Noosa Waters is located at Noosaville approximately 5 km west of Noosa Heads. The Noosa Waters Lake system is connected to the Noosa River with boat access through a lock system (see Attachment 1 Locality map). The lock and weir maintain a water level of approximately Mean High Water Springs (MHWS). To maintain water quality water is also pumped in from the Noosa River to maintain mixing. In 1991, by resolution of the former Noosa Shire Council, a benefited area levy was established to provide for the whole of life costs associated with lock and weir. Funds raised from the special rate are placed in a trust account administered by Council. No levy has ever been established for any other work associated with the lake.

The Lake area was transferred from the developer to the Crown in 1993 as a Reserve for local government (Common Lake Area) under the *Land Act 1994* as a requirement of the Local Government Act 1936 of that time. Under the *Land Act 1994* the primary purpose of common lake areas is for recreation use. The developer's operational interest in the lake ceased on 5 May 2000.

10km of revetment walls enclose the lake area. All of the revetment walls are located within the property boundaries of all 620 adjoining wet lots (including 35 Council managed lots). The Noosa Waters Residents Association and Council's SAFI information notes "*The revetment wall forms part of the property title and is the responsibility of the property owner to maintain*".

Recently rotational and subsidence failures of some revetment walls have been observed. The Noosa Waters Residents Association has made representation to Council to initiate remediation works.

A conclusive contributing cause of revetment wall failure on the affected private properties is still to be determined. Further investigations for the purpose of identifying reactive rectification and proactive stabilisation designs will examine the complex relationship between such things as revetment wall design and drainage, surcharge set back areas landward of the revetment walls, geotechnical characteristics of both the lake bed and banks and the current lake bed profile.

In recognition of the concerns of the affected property owners and given the responsibility of revetment wall maintenance remains with the property owner Council has entered into discussions with the Association to progress engineering designs for revetment wall failure remediation. Council's current actions include:

- Facilitated joint meetings between consulting engineers engaged by Council and the Noosa Waters Residents Association to determine agreed immediate remediation options;
- Preparing correspondence to owners of all wet lots to notify them of current status of the revetment wall failures, agreed remediation options, approval process if property owners choose to initiate works and contacts for suitable contractors to undertake such works; and
- Submission of this report for Council's consideration detailing the issues to date and proposing alternative funding options to enable works to commence

The extent of remediation works are still yet to be fully quantified and will be possible upon receipt of detailed engineering designs.

Several property owners are now undertaking immediate rectification works following independent engineering design with approval and logistical support from Council. Council's advice to the property owners also includes the need to coordinate with adjacent property owners to ensure consistency of rectification works.

The full extent of remediation works are still yet to be quantified and will be possible upon receipt of detailed engineering designs. It is proposed to:

- Continue with current reactive rectification engineering investigations and designs
- Support property owners through expeditious approval process to undertake rectification works along with any logistical support such as facilitating access to the lake etc
- Report back to Council on the costs of developing a proactive revetment wall stabilisation strategy along with the potential funding options such as a special rate and associated Overall Plan.

Should Council wish to preserve the ability of the current or any new Council to recover the cost of any remediation works, by way of levying a Special Rate or Charge it will be necessary to adopt (pursuant to section 94 (4) of the Local Government Regulation 2012) an Overall Plan that describes the activity and the affected rateable land together with an estimate of the cost and time frame to carry out the activity. Only those costs incurred by Council after the adoption of an Overall Plan are likely to be recoverable. For that reason, if Council is wishing to preserve the potential to recover any costs by the introduction of a Special Rate or Charge sometime in the future, Council should now adopt an Overall Plan as soon as possible. An Overall Plan will be presented for Council's adoption should it so choose.

Legal

Council to date is acting responsibly by facilitating engineering investigations and remediation designs notwithstanding that responsibility for revetment walls belongs with the individual property owners.

Specific responsibility for rectification works and ongoing maintenance matters will be further informed following future detailed engineering investigations.

Policy

While the adoption of the proposed Overall Plan is a necessary pre-requisite to any special rate or charge that may be adopted at some future annual budget meeting of Council, the Overall Plan adoption does not however bind Council to later adopt a special rate or charge in the future.

Risk

Given the responsibility for revetment wall maintenance and rectification rests with the property holder the primary and boarder community risk is associated with uncoordinated and inconsistent revetment wall rectification designs and associated works as each property holder responds individually to revetment wall maintenance requirements.

In attempting to mitigate this risk and assist those affected private property owners Council has taken a support role and is coordinating expert engineering investigations and the subsequent development of typical rectification designs. These designs will be provided by Council to all affected Noosa Waters property owners for their information and use if required.

A further potential risk exists in terms of a perception of damage to Council's reputation if Council was not actively assisting the Noosa Waters residents in the manner in which it currently is.

Previous Council Resolution

There are no previous council resolutions on this specific issue.

Related Documentation

Available and relevant development assessment documentation has been referenced.

Critical Dates

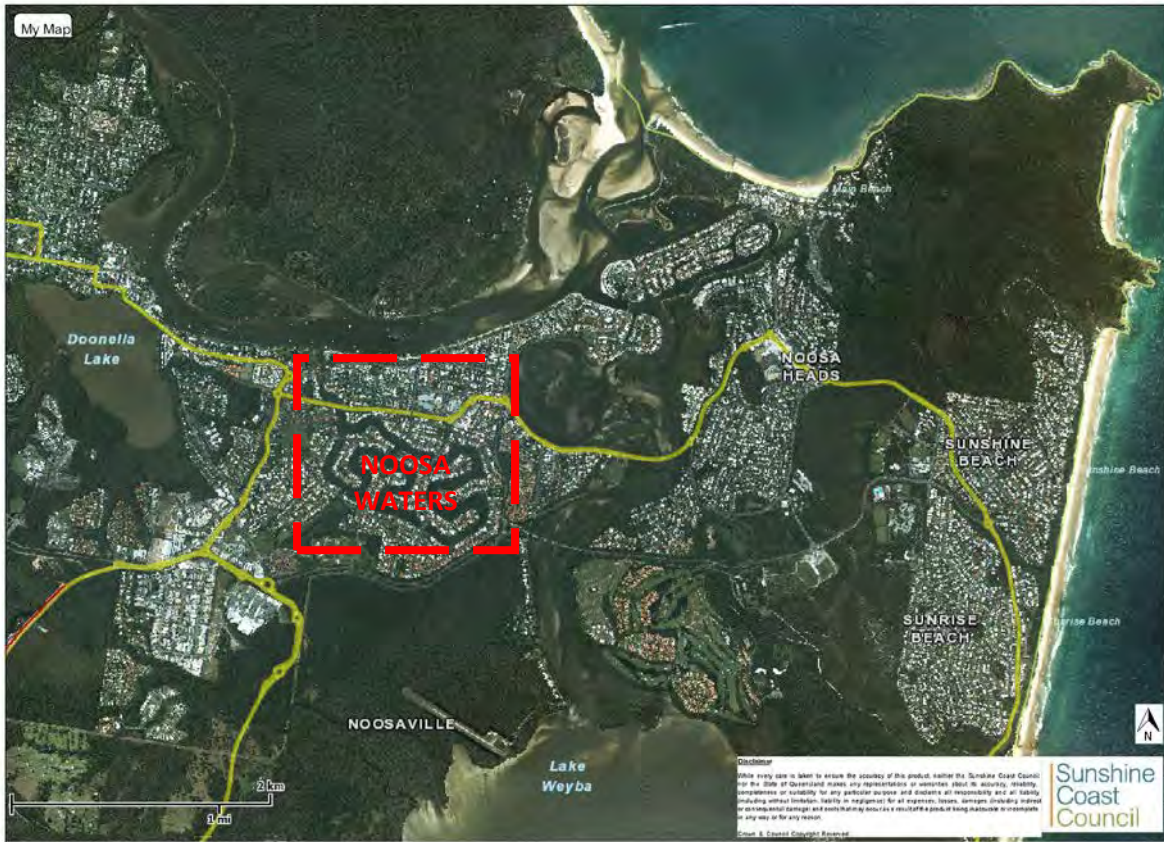
Given the current condition of several revetment wall failures Noosa Waters Estate property owners wish to commence works early in January 2013.

Implementation

Infrastructure Services will continue to facilitate engineering consultation to facilitate the provision of rectification designs and works as required.

Correspondence from Council to all Noosa Water property owners directly affected will be provided that provides examples of the rectification designs, the approval process for initiating those works and an indication as to the next steps in terms of further engineering investigations and proactive preventive failure treatments to avoid further revetment wall failure.

Attachment One – Noosa Waters Lake



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7.4 COMMUNITY SERVICES

7.4.1 PALMWOODS SPORTS COMPLEX MASTER PLAN

File No: ECM 31 January 2013

Authors: Development Officer Community Sport & Facility Planning
Community Services Department
Community Sports and Facility Planning Manager
Community Services Department

Appendices: App A - Palmwoods Sports Complex Master Plan 2012 - 2028 (Att Pg 41)

PURPOSE

To seek council's approval to endorse the Palmwoods Sports Complex Master Plan and note the future stages for the development of the site as outlined in this report.

EXECUTIVE SUMMARY

The purpose of the *Palmwoods Sports Complex Master Plan 2013 – 2028* (The Master Plan) is to provide a long term vision for the sports grounds, identifying what it should look like and how it should function into the future. The Palmwoods Sports Complex is made up of: The Palmwoods Sports and Recreation Reserve, Briggs Oval and Grahame Rae Sports Grounds.

The Palmwoods Sports Complex currently services district level competitions, events and training and is home to the following user groups:

- Palmwoods Cricket Club;
- Palmwoods Warriors Football Club (soccer);
- Palmwoods Western Districts Junior Rugby League Football Club;
- Palmwoods Guides;
- Palmwoods Scouts;
- Palmwoods Tennis Club, and;
- Nambour and Hinterland Australian Football Club.

Sport and recreation facilities are integral to the Palmwoods community providing sport, recreation, community and active living opportunities and contributing to the social fabric of the area.

The Master Plan is an important step in determining how the Palmwoods Sports Complex can continue to service user groups and provide valuable community resources into the future.

The Palmwoods Sports Complex has received no prior master planning. A number of factors have also necessitated the development of a Master Plan, including:

- *The Sunshine Coast Open Space Strategy 2011 and Sunshine Coast Sport and Active Recreation Plan 2011-2026;*

- Increased sporting membership and pressure on sport and recreation facilities due to population growth within the catchment area;
- The need to increase capacity for existing users by supporting/assisting improvements to playing surfaces; and
- The need for improved management/tenure arrangements resulting in reduced conflict between user groups.

The process in developing this Master Plan has been sensitive to ensuring alignment with other key council strategies, community needs, population projections, statutory policies, regulations and data based on council's most recent flood modelling scenarios for this location. As a result, this report and the accompanying Master Plan seeks to confirm the next stages of development of this district sport and recreation precinct for prioritisation in line with council's strategic direction and endorsed 10 year Capital Works Program budget allocations.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Palmwoods Sports Complex Master Plan"; and**
- (b) adopt the 'Palmwoods Sports Complex Master Plan 2013 - 2028' (Appendix A);**
- (c) note the implementation of future stages of development as per the Master Plan will be determined in accordance with council's 10 year Capital Works Program, external funding opportunities and subsequent development priorities as outlined in this report; and**
- (d) present the 'Palmwoods Sports Complex Master Plan 2013 - 2028' to relevant sporting and recreation user groups, to assist with future planning considerations and identifying/seeking external funding opportunities to supplement council's implementation costs.**

FINANCE AND RESOURCING

Project funding has been allocated for the development of the Master Plan. Future allocations towards the implementation of the Master Plan will be made through council's 10 year Capital Works Program. Council's capital works program (2012/2013 – 2020/2021) includes:

- \$225,000 in 2014/2015 (indicative budget pending council approval) for staged construction of Master Plan initiatives.

Any further work on the Master Plan will require budget allocations and/or feasibility analysis. The cost of implementing recommendations would be beyond the responsibility and capacity of council to fund in its own right.

The adoption of this Master Plan provides council and the stakeholders with a sound base to lobby the state and federal governments for implementation funding assistance for the recommended upgrades and improvements to the associated infrastructure. It will also provide council with a strategic direction to implement improvements in a clear and focussed way, and provide a foundation for grant applications and facilities planning.

CORPORATE PLAN**Corporate Plan Theme:** *Robust Economy***Emerging Priority:** 1.1 - A broad economic base**Strategy:** 1.1.3 - Facilitate the development of the region's knowledge-based economy in particular the creative, health, environmental, leisure and sporting sectors**Corporate Plan Theme:** *Health & Wellbeing***Emerging Priority:** 4.2 - Active lifestyles**Strategies:**

4.2.2 - Encourage healthy and balanced lifestyles

4.2.3 - Promote physical activity and recreation

4.2.4 - Support community-based sport and recreation organisations and programs

Corporate Plan Theme: *Social Cohesion***Emerging Priority:** 5.3 - A sense of identity and belonging**Strategy:** 5.3.1 - Support community programs and infrastructure that encourage interaction, contribute to place making and a sense of community**CONSULTATION****Internal Consultation**

Consultation has been conducted with the following relevant stakeholders:

- Division 5 Councillor
- Community Facilities Branch
- Parks and Gardens Branch
- Buildings & Facilities Services Branch
- Transport and Engineering Services Branch
- Business and Major Projects Services Branch
- Infrastructure Policy Branch
- Property and Business Branch
- Strategic Planning Branch
- Social Policy Branch
- Community Development Branch
- Engineer and Environment Assessment Branch
- Legal Services Branch
- Economic Development Branch
- Planning Assessment Branch
- Information Communication technology Services Branch
- Environment Policy Branch

External Consultation

- Palmwoods Warriors Football Club (soccer)
- Palmwoods Cricket Club
- Palmwoods Tennis Club
- Palmwoods Scouts
- Palmwoods Guides
- Nambour and Hinterland AFL Club
- Palmwoods Western District Junior Rugby League Club
- Local community members
- Department of National Parks, Recreation, Sport and Racing
- State Member for Palmwoods
- Sunshine Coast Cricket
- AFL Sunshine Coast
- Sunshine Coast Churches Soccer
- Queensland AFL
- Tennis Queensland
- Sunshine Coast/Gympie Rugby League Association

Community Engagement

In addition to the external consultation listed above, a series of sports user's group forums, individual stakeholder meetings and a community engagement session were conducted. A range of issues, ideas and options were discussed resulting in the following summarised priorities:

- Improve management/tenure arrangements for sports;
- Improve capacity of sports (playing surface improvements including drainage, irrigation and field lighting);
- Improve traffic flow and car parking provision;
- Provide connectivity throughout site; and
- Retain the characteristics of the landscape.

The public review and feedback stage was available for a 28 day period and included a number of consultation methods:

- Media release;
- Council's webpage;
- Feedback forms (available on website or in hard copy);
- Local Councillor's Column; and
- A community engagement session located at the Palmwoods IGA.

A number of responses were received by council during the public feedback period. Responses were collated and analysed to inform the final *Palmwoods Sports Complex Master Plan 2013 - 2028*. Approximately 45 residents were also engaged at a community consultation session held outside of Palmwoods IGA resulting in 20 formal responses being received. Key themes included:

- Recreational trails – residents commented that the inclusion of proposed recreational trails linking the Palmwoods Sports and Rec Reserve to the Briggs and Grahame Rae Sports Grounds would add value and provide additional active opportunities;
- Accessibility – residents were pleased that improvements to existing car parking were included as part of the Master Plan recommendations;
- Connectivity – pathway linkages to sites and car parks was favourably received;
- Management – improved tenure arrangements for existing user groups providing a sense of ‘home’ bases (especially regarding AFL/cricket at The Woods Oval);
- Safety – favourable response to proposed reduction in speed (from 60 to 50km/hr with possible calming devices and pedestrian refuge) along Jubilee Drive.

Council also received five formal responses from current/past members of the Palmwoods Cricket Club. These responses expressed some concern over a perceived loss of sporting opportunities over the life of the proposed Master Plan. Council staff have reviewed this feedback and revised the final version of the Master Plan to reflect the following:

- Supporting sporting infrastructure to be retained at Briggs Oval (cricket practice nets, sheds, etc);
- Future field upgrades of Briggs Oval will be supported as per club priorities (clubs responsible for funding);
- Upgrades to support cricket development at Palmwoods Sport and Recreation Reserve prioritised as short term recommendations; and

Palmwoods Cricket Club to retain access and wicket block infrastructure at The Woods Oval to support future capacity.

PROPOSAL

The *Sunshine Coast Open Space Strategy 2011* guides the planning, development and management of council's controlled open space. Other key considerations within this strategy in relation to the Master Plan are:

- Sports ground policy direction including improving long-term financial viability through:
 - shared support infrastructure such as club-houses
 - car parks
 - water re-use
 - planning for effective links to community by public transport
 - cycle and pedestrian paths
 - considering accessibility to the community for unstructured recreational activities
 - advocating for appropriate investment in land, construction and maintenance to increase capacity of existing open space and minimise need for additional open space.
- Inclusion of local recreation park facilities within the Palmwoods Sports and Recreation Reserve

- protection and development of existing district sports grounds across the Sunshine Coast, and
- relevant landscape development principles include:
 - character reflective of local identity
 - designed to positively contribute to the amenity of the surrounding areas
 - shade trees dividing precincts
 - shaded car parking
 - boundary areas substantially planted with locally native/shrub species
 - planting to provide diversity of layers and qualities for wildlife needs - food sources, connection, protection and breeding
 - emergency vehicle access
 - playing surfaces are well drained.

The Master Plan has undertaken an extensive consultation and analysis process to ensure it aligns with sporting and community needs, projected populations, proposed council capital contributions, statutory policies, strategies and regulations by considering the following;

- the functionality, configuration, usage and capacity of the site and the neighbouring schools;
- the current character and functionality of the landscape;
- needs across various sports, including current and future tenants;
- emerging trends and issues;
- priorities, levels of service and resources;
- catchment area and demands;
- events and sports delivery;
- car parking and traffic movement/management requirements;
- public expectations and needs;
- the realities of the economic, social, environmental and legislative context of the time; and
- alignment with council's Sunshine Coast Sport and Active Recreation Plan 2011 – 2026 and Sunshine Coast Open Space Strategy 2011.

Key recommendations of the Master Plan include:

- Increased capacity for existing users by supporting/assisting improvements to playing surfaces. Works to include drainage, surface profiling and installation of appropriate turf varieties;
- Improved management/tenure arrangements resulting in reduced conflict between user groups;
- Advocating for the Palmwoods Sport and Recreation Reserve to become the home of cricket, tennis scouts and guides;

- Increased oval dimensions of the Palmwoods Sport and Recreation Reserve for cricket to host first division games (subject to detailed design outcomes);
- Increased parking accessibility for users;
- Improved connectivity throughout site;
- Introduction of recreational elements for the community through proposed local recreational park and trail network; and
- Flexibility in design to adapt to any future changes in demand for playing fields.

It is important to note that the intent of the Master Plan is to inform the future development of the Palmwoods Sports Complex over an extended time period (up to 15 years), so that ad hoc improvements are avoided and community use and long term viability are maximised. It is likely that over time, some of the Master Plan design elements may assume a higher priority over others.

Legal

There are no legal implications to this report, however upgrades will need to be considered in line with current and future clauses in tenure arrangements.

Policy

The *Sunshine Coast Sport and Active Recreation Plan 2011- 2026* forms council's policy on sport and active recreation for the region and provides a direction for the future. This plan has been reviewed and used to guide the final recommendations within the Palmwoods Sports Complex Master Plan.

Risk

Failure to maintain an adequate level of service for sport and active recreation facilities may result in increased future costs and community dissatisfaction.

Raising community expectations without adequate funding options available to implement recommendations contained within the Master Plan.

Master Planning also reduces the risk of short term, ad-hoc development, which may be to the detriment of future service provision and uses.

Previous Council Resolution

Open Space Strategy

Council Resolution (SM11/11)

That Council:

- receive and note the report titled "Sunshine Coast Open Space Strategy 2011";*
- adopt the Sunshine Coast Open Space Strategy 2011 (Appendix A) to guide Council and the community in future open space planning, management and decision making, subject to consideration in annual budget processes;*
- request the Chief Executive Officer to develop a detailed implementation and staging plan based on Councils' long term financial model and other revenue sources, for future consideration by Council; and*
- thank the 47 submitters for their contribution to the preparation of the Sunshine Coast Open Space Strategy 2011.*

Sport and Active Recreation Plan - 7 March 2011
Council Resolution (SM11/9)*That Council:*

- (a) *receive and note the report titled "Sunshine Coast Sport and Active Recreation Plan 2011-2026";*
- (b) *discontinue Caloundra City Council Recreation Policy [ref 727] and Noosa Council Recreation Policies [ref 03094 –R-4] (Appendix A);*
- (c) *adopt the Sunshine Coast Sport and Active Recreation Plan 2011-2026 (Appendix B) as amended;*
- (d) *develop a detailed and prioritised multi-year implementation plan based on councils' long term financial model and other revenue sources; and*
- (e) *delegate to the Chief Executive Officer to make appropriate amendments to the "Sunshine Coast Sport and Active Recreation Plan 2011-2026" in consultation with divisional councillors in accord with established criteria and upgraded input information;*
- (f) *acknowledge and thank the wider community for their contribution in the development of the Sunshine Coast Sport and Active Recreation Plan 2011-2026; and*
- (g) *acknowledge and thank the staff from the Active and Healthy Communities branch of the Community Services Department for their contribution to the "Sunshine Coast Sport and Active Recreation Plan 2011-2026".*

Related Documentation

- Sunshine Coast Council Corporate Plan 2009 – 2014
- Sunshine Coast Community Plan: Looking Forward to 2030
- Sunshine Coast Open Space Strategy 2011
- Sunshine Coast Sport and Active Recreation Plan 2011 - 2026
- Sunshine Coast Aquatic Plan 2011-2026
- Sunshine Coast Skate and BMX Plan 2011-2020
- Sunshine Coast Sustainable Transport Strategy/Active Transport Plan 2011-2031
- Draft Sunshine Coast Landscape Infrastructure Manual
- Sunshine Coast Youth Strategy 2010 – 2015
- Sunshine Coast Access and Inclusion Plan 2011 - 2016
- Sunshine Coast Recreation Trail Plan 2011
- Sunshine Coast Social Infrastructure Strategy 2011
- Sunshine Coast Waterways and Coastal Management Strategy 2011-2021

Critical Dates

It is imperative that council has a policy framework and direction which has the capacity to respond to the needs of sport and active recreation facilities and services across the region. Sports grounds are experiencing increasing demand, which will continue to grow into the future due to population growth, expansion pressures and the need to support active and healthy lifestyles within our community.

Implementation

The Capital Works Program includes the allocation of funding to contribute towards the staged detailed planning and construction of Master Plan initiatives and outlines future stages of development to be prioritised in accordance with council's 10 year Capital Works Program.

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7.4.2 MAYORAL AND COUNCILLOR DISCRETIONARY FUNDING POLICY

File No:	Council meetings
Author:	Community Planning and Strategy Manager Community Services Department
Appendices:	App A - Mayoral and Councillor Discretionary Funding Program Policy (OM Pg 141) App B - Councillor Emergent Capital Works and Minor Operational Works Policy (OM Pg 148)

PURPOSE

This report seeks to provide an appropriate policy framework and budget allocation that complies with the *Local Government Act 2009* and the *Local Government Regulation 2012* for the provision of Mayoral and Councillor Discretionary Funding for not for profit community organisations.

EXECUTIVE SUMMARY

The matter of discretionary funding for the Mayor and Councillors is prescribed in the *Local Government Act 2009* and the *Local Government Regulation 2012*, noting that the *Local Government Regulation 2012* was amended on 13 December 2012. The relevant legislation is outlined below, with an important change to the legislation being the ability to allocate councillor discretionary funds for capital works of the local government that are for a community purpose.

Local Government Act 2009 (amended)***S109 Councillor Discretionary funds***

1. *A councillor must ensure that the councillor's discretionary funds are used in accordance with the requirements prescribed under a regulation.*
2. *Discretionary funds are funds in the local government's operating budget that are—*
 - a. *budgeted for community purpose; and*
 - b. *allocated by a councillor at the councillor's discretion.*

Local Government Regulation 2012***S202 Requirements about discretionary funds – Act s109***

1. *This section prescribes requirements for—*
 - a. *a local government for making discretionary funds available; and*
 - b. *a councillor for using discretionary funds.*
 2. *A local government must, within 20 business days after adopting its budget for a financial year, publish a notice (the availability notice) stating—*
 - a. *the amount in the local government's discretionary funds for use by each councillor for the financial years; and*
 - b. *that community organisations may apply for allocation of the funds; and*
 - c. *how to apply for allocation of the funds.*
 3. *The availability notice must be—*
 - a. *published on the local government's website; and*
 - b. *displayed in a conspicuous place in the local government's public office.*
-

4. A councillor may use the councillor's discretionary funds in any of the following ways-
 - a. to spend for a community purpose;
 - b. to allocate for capital works of the local government that are for a community purpose, but with the approval of-
 - i. if the councillor is the mayor – the deputy mayor and the chief executive officer; or
 - ii. otherwise - the mayor and the chief executive officer.
 - c. to allocate to a community organisation for a community purpose
5. The mayor, the deputy mayor or the chief executive officer must have regard to the local government's 5-year corporate plan, long-term asset management plan and annual budget when deciding whether to approve the allocation of a councillor's discretionary funds under subsection (4)(b).
6. For subsection (4)(c), a councillor—
 - a. may allocate funds only to community organisations that have applied for the funds in the way stated in the availability notice; and
 - b. must allocate the funds in a way that is consistent with the local government's community grants policy.
7. As soon as practicable after an amount has been allocated from a councillor's discretionary funds, the local government must publish a notice stating-
 - a. the name of each community organisation to which the amount has been allocated; and
 - b. the amount and purpose of the allocation.
8. The notice under subsection (7) must be published under subsection (3)(a) and displayed under subsection (3)(b).

Importantly, advice from the Queensland State Government Department of Local Government, King & Company Solicitors and council's Chief Legal Officer is that while the relevant legislation prescribes councillor discretionary funds, the introduction of such funding must occur within 20 business days after council adopting its budget for a financial year. Legal opinion and State Government advice indicate that the introduction of such funding outside 20 business days following the adoption of the annual budget would appear to be a breach of the legislation.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Mayoral and Councillor Discretionary Funding Policy";**
- (b) fund the Mayoral and Councillor Discretionary Funding Policy in the 2013/2014 financial year by reallocation of \$65,000 from the 2013/2014 minor operational works component of the Councillor's Emergent Capital Works and Minor Operational Works Budget; and**
- (c) adopt the Mayoral and Councillor Discretionary Funding Policy (Appendix A) and the amended Councillor Emergent Capital Works and Minor Operational Works Policy (Appendix B).**

FINANCE AND RESOURCING

The recommended funding of a Mayoral and Councillor Discretionary Funding Policy in the 2013/2014 financial year is by a reallocation of \$5,000 from each Councillor's minor operational works component of the Councillor Emergent Capital Works and Minor Operational Works Policy budget allocation (total reallocation of \$65,000 for a full financial year).

If this recommendation is accepted, there will be no net financial impact on Council.

Any decision to fund the Mayoral and Councillor Discretionary Funding Policy allocation from 1 July 2013 by other means should be considered in the context of the following current critical issues that will impact on 2013/2014 budget decisions:

- In June 2012 the Federal Government pre-paid half of the 2012/2013 Financial Assistance Grant. In the past, one quarter of the grant has been pre-paid and the adopted budget anticipated this practice to continue. Since half of the grant was pre-paid into 2011/2012, there is a potential shortfall of \$2.6 million in the current budget;
- The expected full year growth in rateable properties is less than forecast, with lower revenue than budgeted of \$1.5 million;
- The achievement of the \$5 million savings target that is now included in the budget; and
- The preparation of long term asset management plans and associated budget availability for required asset maintenance and renewal.

The financial reserves position for Council at 30 June 2012 along with a summary of reserves movements for the period 1 July 2011 to 30 June 2012 was provided to Council at the October 2012 Ordinary Meeting (*Report 7.2.2 - Financial Reserves For Period Ending 30 June 2012*). The funding of adequate reserves is critical to the ongoing financial management and funding of future capital and operational works of council. As identified in the report to council there is significant expenditure of reserves forecast over the next five years which will impact on key financial ratios.

With regard to borrowings, it is not appropriate to use debt to fund operational expenditure and that local government should only borrow to invest and not to fund current spending.

CORPORATE PLAN

Corporate Plan Theme: *Innovation & Creativity*

Emerging Priority: 3.1 - Partnerships and alliances that drive innovation

Strategy: 3.1.1 - Foster partnerships with governments, business and the community to encourage innovation and sustainability

Corporate Plan Theme: *Health & Wellbeing*

Emerging Priority: 4.2 - Active lifestyles

Strategy: 4.2.4 - Support community-based sport and recreation organisations and programs

Corporate Plan Theme: *Social Cohesion*

Emerging Priority: 5.2 - Strong community groups and networks

Strategy: 5.2.1 - Value and support community organisations and volunteers across the region

5.2.2 - Encourage community organisations and local communities to be self sufficient

5.2.3 - Support community initiatives through appropriate provision

CONSULTATION

Internal Consultation

- The Mayor and Councillors in attendance at the Corporate Workshop on the 12 November, 2012
- Chief Executive Officer
- Executive Director, Infrastructure Services
- Executive Director, Executive Office
- Executive Director, Community Services
- Manager, Finance
- Acting Manager, Community Development
- Senior Management, Accountant
- Chief Legal Officer
- Governance Policy Officer, Corporate Governance

External Consultation

- Queensland State Government Department of Local Government
- King & Company Solicitors

Community Engagement

There has been no community engagement conducted in relation to this matter.

PROPOSAL

In response to a Council resolution to “*bring forward a legitimate means to achieve council’s objective in relation to funding of community groups for operational and capital purposes regardless of tenure*”, it is proposed to develop a Mayoral and Councillor Discretionary Funding Policy (Appendix A). The introduction of this proposed Policy will require amendments to the Councillor Emergent Capital Works and Minor Operational Works Policy (Appendix B).

The proposed Mayoral and Councillor Discretionary Funding Policy has been developed in accordance with the *Local Government Act 2009* and the *Local Government Regulation 2012* and allows for discretionary funds to be budgeted for community purposes and allocated by a councillor at the councillor’s discretion, including discretionary funds for capital works of the local government that are for a community purpose. This proposed Policy will have the following attributes:-

- A \$5,000 annual provision for the Mayor, and each of the 12 divisional Councillors, totalling \$65,000, reallocated from the Councillors Minor Operational Works component of the Councillor Emergent Capital Works and Minor Operational Works Policy budget allocation.
- Operational Guidelines to support the implementation of the Policy as required by the *Local Government Regulation 2012*, providing details about priority areas, eligibility and acquittal processes.
- The Administration of the Policy will be co-ordinated by Councillor Support Officers with assistance from Community Services staff in a manner which aligns with the administration of council’s other grants programs, and relevant state legislation.

Legal

Council's power to make grants to a community organisation is governed by the *Local Government Act 2009* and *Local Government Regulation 2012*. There is also specific legislation outlining how council must manage the introduction of any Councillor discretionary funding.

Legal opinion was sought from the Queensland State Government Department of Local Government, King & Company Solicitors and council's Chief Legal Officer in relation to the potential for council to begin a discretionary funding program in 2012/2013. The response indicated that consistency with the regulation can be achieved by beginning a new discretionary funding program immediately following the adoption of a new financial budget (within 20 business days). Failure to do so would be in breach of the regulation. The legal opinion from council's Chief Legal Officer follows:

"If council is considering putting in place a discretionary funding program that should have been adopted in the current budget, then the issuing of the notice as set out in the Local Government Regulation 2012 must have occurred within 20 business days of council adopting its budget for a financial year. The use of the word "must" in the section makes it a mandatory provision."

Policy

The implementation of councillor discretionary funding as outlined in this report requires the adoption of the proposed Mayoral and Councillor Discretionary Funding Policy (Appendix A) and adoption of the amended Councillor Emergent Capital Works and Minor Operational Works Policy (Appendix B).

Risk

Diversion of significant funds from the Councillor Emergent Capital Works and Minor Operational Works program will jeopardise asset provision and maintenance into the future.

There is a political risk that pressure from the community on elected representatives will increase in response to the availability of a discretionary fund for the Mayor and Councillors. This risk will be higher if the Community Grants program is not reinstated for 2013/2014.

There is a risk of technical breaches of the *Local Government Act 2009* by Councillors due to the complexities of administering the proposed discretionary funding component.

Previous Council Resolution

Ordinary Meeting 18 October 2012 - (OM12/156)

"That council request the Chief Executive Officer bring forward a legitimate means to achieve council's objective in relation to funding of community groups for operational and capital purposes regardless of tenure for discussion on 12 November 2012"

Ordinary Meeting 15 November 2012 – (Procedural Motion)

"That council defer the Water and Sewerage Funding Program and Mayoral and Councillor Discretionary Funding Program item until the next Ordinary Meeting 13 December 2012."

Ordinary Meeting 13 December 2012 (OM12/192)

"That the Mayoral and Councillor Discretionary Funding item be deferred until the Ordinary Meeting 31 January 2013."

Related Documentation

- Grants Policy
- Community Grants Eligibility Guidelines 2012/2013
- Community Partnership Funding Program Guidelines 2012/2013
- *Local Government and Other Legislation Amendment Bill (2012)*
- *Local Government Regulation (2012)*
- *Queensland Local Government Act (2009)*
- *Statutory Bodies Financial Arrangements Act (1982)*

Critical Dates

Should council adopt the Mayoral and Councillor Discretionary Funding Policy, to comply with legislation, council must within 20 business days of adopting its budget for a financial year, publish a notice providing details of the any discretionary funding program. Therefore there is a critical date of 20 business days after adoption of the 2013/2014 budget for the introduction of councillor discretionary funds.

Implementation

With regard to the proposed implementation of the Mayoral and Councillor Discretionary Funding, Community Services staff will work with Infrastructure Services, Councillor Support Officers and Councillors to establish an application and acquittal process that observes the requirements of the *Local Government Act 2009* and *Local Government Regulation 2012* prior to the 2013/2014 budget being adopted.

Sunshine Coast Council		Sunshine Coast Regional Council
STRATEGIC POLICY		
MAYORAL AND COUNCILLOR DISCRETIONARY FUNDING		
Corporate Plan Reference:	<i>3. Innovation and Creativity</i> <i>3.1 Partnerships and alliances that drive innovation</i> <i>4. Health and Wellbeing</i> <i>4.2 Active lifestyles</i> <i>5. Social Cohesion</i> <i>5.2 Strong Community Groups and Networks</i>	
Endorsed by Council on:	31 January, 2013	
Policy Owner and Department:	Executive Director, Community Services	

POLICY PURPOSE

The purpose of this policy is to provide a framework which guides the administration of council's Mayoral and Councillor Discretionary Funding Program in a manner consistent with council's Community Grants Policy and corporate priorities; and complies with the *Local Government Act 2009* and the *Local Government Regulation 2012*.

This policy is to be read in conjunction with the Mayoral and Councillor Discretionary Funding Program Guidelines.

POLICY OUTCOME

The outcomes of this policy include:

- an ability for discretionary funds to be budgeted for community purposes and allocated by a councillor at the councillor's discretion, including discretionary funds for capital works that are for a community purpose;
- achieving the objectives of council's Corporate Plan, long-term asset management plan and annual budget;
- providing community organisations with financial support to meet identified community need and provide benefit to the broader Sunshine Coast community;
- developing vibrant, engaged and more resilient communities;
- distributing funds in an equitable, transparent and sustainable manner.

POLICY SCOPE

This policy applies to the discretionary funds made available from Councillors to community organisations. This policy does not apply to council's community grants, sponsorship, donations, advertising, naming rights, service level agreements, joint ventures or business grants.

STRATEGIC POLICY – MAYORAL AND COUNCILLOR DISCRETIONARY FUNDING

POLICY STATEMENT

This funding program provides Councillors with an annual amount (subject to annual budget allocations) for the allocation of discretionary funding to spend for community purposes to benefit Sunshine Coast residents. With an emphasis on community development and strategic and sustainable investment, this policy aims to build community capacity, encourage participation, and develop vibrant, engaged and more resilient local communities.

This policy ensures an equitable, open and transparent process for community organisations to seek financial assistance which complies with relevant legislation. The policy and associated supporting guidelines act as tools to ensure that decision-making around the provision of discretionary funding enriches the sense of community in our vibrant, green and diverse region.

The Mayoral and Councillor discretionary funding can be allocated to Councillor Emergent Capital Works and Operational Works Funding for community purposes but the opposite does not apply.

The Mayoral and Councillor discretionary funding cannot be:

- stored or accumulated for use over more than two financial years;
- utilised for administration support service for Councillors;
- used to complement or be in addition to any existing council grant or other council funding sources/programs, where applications for funding have already been submitted to council;
- used for land acquisitions without a supporting council resolution; or
- used for any purposes contrary to the Corporate Plan, strategy, policy or adopted resolution.

GUIDING PRINCIPLES

The following principles provide a consistent approach to the administering of this policy and the delivery of council's Mayoral and Councillor Discretionary Funding Program:

- Community organisations are provided with funding support to provide community benefit to the Sunshine Coast community, in line with council's corporate priorities.
- Vibrant, engaged and more resilient communities are developed through capacity building and partnerships.
- Community organisations are enabled to attract other funding and in-kind support.
- Community organisations and volunteers are acknowledged for the positive contribution they make to the local community and council's vision for the future.
- Funds are distributed in an equitable and transparent manner that ensures good governance and adherence to the *Local Government Act 2009* and the *Local Government Regulation 2012*.

ELIGIBILITY CRITERIA

Community organisations may apply for Mayoral and Councillor discretionary funding provided they meet the eligibility criteria as set out below.

Who can apply?

Community organisations are eligible to apply for funding if they meet all of the following criteria:

- Operate within the Sunshine Coast region or are able to demonstrate that the project or program will benefit residents of the Sunshine Coast.
- Have appropriate insurance and adhere to sound Workplace Health and Safety practices.
- Are able to demonstrate financial viability.
- Have met acquittal conditions for previous council grants and have no debt to council, or have entered into scheduled payment arrangements with council which are being adhered to.

STRATEGIC POLICY – MAYORAL AND COUNCILLOR DISCRETIONARY FUNDING

Who cannot apply?

- Government agencies or departments of local, state or federal government;
- Organisations with more than 25 poker machines;
- Educational, religious or medical organisations, where the application is for the organisation's core business;
- Businesses and Individuals (unless otherwise stipulated within the supporting guidelines).

Project / Program Eligibility

To be eligible to apply for funding, Mayoral and Councillor Discretionary Funding Program applications must:

- be submitted on the required application form;
- be only for one grant per funding round (per annum);
- demonstrate a purpose that is in the public interest;
- align with the priorities of council's *Corporate Plan*; and
- adhere to the specific terms and conditions as set out in the supporting guidelines.

As soon as practicable after an amount has been allocated from a councillor's discretionary funds, council must publish a notice stating:-

- the name of the community organisation to which the amount has been allocated; and
- the amount and purpose of the allocation.

APPLICATION PROCESS

This application process enables divisional Councillors to plan, prioritise and administer the distribution of discretionary funds to community organisations in a transparent, equitable and inclusive manner.

Councillor Support Officers and Council's Grant Development Officers can help community organisations develop their project application if required.

Community Services will ensure that an availability notice regarding the Mayoral and Councillor Discretionary Funding Program is published on council's website and information is available at key council locations.

Applying for discretionary funding

- Applications of a localised nature (local community benefit) can be submitted to the divisional Councillor/s where the community organisation is located or where there will be most benefit.
- Applications which have broader regional community benefits (within the Sunshine Coast region only) can be submitted to the Mayor.
- The preferred method for submitting applications is online. Councillor support officers and Grants officers can assist community organisations in lodging their online application.
- Applicants are responsible for obtaining all appropriate permits, approvals, insurance etc. relating to the project.

Assessing discretionary applications

- This policy's guiding principles inform decision-making around the allocation of Mayoral and Councillor discretionary funds.
- Applications are checked against eligibility criteria and the community organisations ability to meet the funding programs terms and conditions.
- The number and types of projects approved will depend on the demand for funding, available program budget and corporate priorities. In some instances, part-funding may be offered.

STRATEGIC POLICY – MAYORAL AND COUNCILLOR DISCRETIONARY FUNDING

Acquittal Requirements

- All discretionary funding must be acquitted within eight weeks of project completion.
- Applicants must use funds for the purpose for which the funding was awarded, unless written permission for a variation has been obtained from the divisional Councillor/s prior to activities being undertaken.

Discretionary Funding Decisions

Discretionary funding allocations and decisions will be determined by the divisional Councillor/s where the community organisation is located or where there will be the most benefit. If the community benefit can be demonstrated to exist across Councillor divisions the Councillors involved can agree on a part or equal contribution funding arrangement by mutual agreement.

Regional discretionary funding allocations and decisions will be determined by the Mayor.

In accordance with state legislation, discretionary funding targeted for allocation to capital works requires the Mayor and CEO approval. If the councillor seeking funding for capital works is the Mayor, then the Deputy Mayor and CEO approval is required.

Applicants who believe there has been an administrative error in the assessment of their application can contact council to investigate their claim.

Conflict of Interest Provisions

Councillors are required to declare any potential conflicts of interest with an application. In this instance, the Mayor or Deputy Mayor and CEO or delegate may be responsible for approving a discretionary funding application to ensure organisational transparency.

MEASUREMENT OF SUCCESS

The outcomes of this policy can be measured by the extent to which:

- the policy progresses in achieving desired strategic outcomes
- there is compliance with relevant legislation and the supporting guidelines.

ROLES AND RESPONSIBILITIES

The **Community Services** Department is the primary administrator of council's community grants, partnerships and discretionary funding programs, working in collaboration with various council departments to develop, promote, manage and regularly review the programs. The department plays a lead role in the provision of support and advice to potential grant applicants, and, where applicable, participates in assessment panels to review applications and determine outcomes.

Where discretionary funding is applied, relevant details will be publically recorded by Community Services as prescribed in the *Local Government Regulation 2012*.

The **Finance and Business** Department assists in the financial administration of council's community grants, partnerships and discretionary funding programs.

The **Infrastructure Services** Department is responsible to scope, evaluate, provide feedback on and manage any new capital or operational works based applications in accordance with the Councillor Emergent Capital Works and Operational Works Policy.

The **Executive Office** Department provides direction and where required approval for discretionary funding applications where a councillor potential conflict of interest exists to ensure organisational transparency.

STRATEGIC POLICY – MAYORAL AND COUNCILLOR DISCRETIONARY FUNDING

Council officers are responsible for implementing this policy when supporting, partnering, facilitating, or delivering grants-related activities to ensure a consistent approach across council, in line with all relevant legislation.

DEFINITIONS

Acquittal

The process by which a recipient demonstrates in writing to the funding body that it has expended the funds in accordance with the terms and conditions of the funding agreement on completion of the activity or project.

Business

A person, partnership or organisation which is not a community organisation, and is engaged in a profit-seeking enterprise or activity.

Co-Funding

Council is not able to be the sole funder for every project. Depending on the amount requested, gathering funds from other sources may be required. These could include:

- applicant contribution
- grants from other funding bodies
- sponsorship
- in-kind support.

Community Benefit

Council recognises that grants funding delivers significant social, economic, environmental and cultural benefits to our region including:

- building stronger communities by: improving connectivity and inclusion, increasing individual and community wellbeing, contributing to a sense of place, and strengthening shared community values;
- improving community and economic capacity and building social capital;
- celebrating our lifestyle, environment and culture;
- increasing commitment to sustainable practices and the promotion and protection of our natural environment; and
- contributing to a positive, vibrant image of the region.

Community Organisation

“An entity that carries on activities for a public purpose; or another entity whose primary object is not directed at making a profit¹, i.e. not-for-profit organisation. Any profit made by the organisation goes back into the operation of the organisation to carry out its purposes and is not distributed to any of its members². A community organisation operates with a primary purpose of providing services to the community.

Community Purpose

A purpose that is in the public interest to residents of the Sunshine Coast region.

Discretionary Funds

“Discretionary funds are funds in the local government’s operating fund that are budgeted for use by a Councillor at the Councillor’s discretion³ for the benefit of the community.

Grant / Funding

¹ Local Government Regulations 2012

² Australian Taxation Office 2011, *Is your Organisation Non-Profit?*

http://www.ato.gov.au/nonprofit/content.aspx?menuid=0&doc=/content/24481.htm&page=2#P8_467

³ Local Government Act 2009

Sunshine Coast Regional Council

STRATEGIC POLICY – MAYORAL AND COUNCILLOR DISCRETIONARY FUNDING

Funds provided to a recipient through a formal program for a specified purpose, directed at achieving goals and objectives consistent with council policy where the recipient is selected on merit against a set of criteria.

Individual

A person which is not a community organisation.

In-Kind Support

In-kind support includes paid and volunteer labour, administrative support, rent-free accommodation or donations of materials, equipment or services.

Sponsorship

“A contractual business arrangement under which a sponsor, for a specified term, provides a contribution in cash and/ or in kind (“contra”) in return for specified negotiated commercial benefits. Benefits purchased may include the right to public recognition or association with a service, program, event, activity, individual or infrastructure. Sponsorship is different from grants funding, where money or goods are provided to recipients through a formally recognised program for a specified purpose, but with no expectation of commercial return.

RELATED POLICIES AND LEGISLATION

Sunshine Coast Council

- *Sunshine Coast Community Plan: Our Vision for 2030*
- *Sunshine Coast Corporate Plan 2009-2014*
- *Cultural Development Policy (2012)*
- *Placemaking Policy and Charter (2012)*
- *Councillor Code of Conduct (2011)*
- *Public Art Policy (2011)*
- *Regional Sport and Active Recreation Plan (2011)*
- *Sunshine Coast Aquatic Plan (2011)*
- *Waterways and Coastal Management Strategy 2011-2021*
- *Sunshine Coast Positive Ageing Strategy 2011-2016*
- *Sunshine Coast Access and Inclusion Plan 2011-2016*
- *Sunshine Coast Reconciliation Action Plan 2011-2016*
- *Events Policy (2010)*
- *Heritage Levy Policy (2010)*
- *Festive Season Strategy (2010)*
- *Sunshine Coast Climate Change and Peak Oil Strategy (2010)*
- *Sunshine Coast Wellbeing Charter (2010)*
- *Community Events and Celebrations Strategy (2010)*
- *Economic Development Strategy (2010)*
- *Sunshine Coast Youth Strategy 2010-2015*
- *Biodiversity Strategy Implementation Plan 2010-2015*
- *Wellbeing Charter (2010)*
- *Procurement Policy (2009)*
- *Community Engagement Policy (2009)*
- *Environment Levy Policy (2009)*
- *Sunshine Coast Waste Minimisation Strategy (2009)*
- *Employee Code of Conduct (2008)*

Queensland Government

- *Local Government and Other Legislation Amendment Bill (2012)*
- *Local Government Regulation (2012)*
- *Queensland Local Government Act (2009)*
- *Statutory Bodies Financial Arrangements Act (1982)*

Version control:

STRATEGIC POLICY – MAYORAL AND COUNCILLOR DISCRETIONARY FUNDING

Version	Reason/Trigger	Change (Y/N)	Endorsed/ Reviewed by	Date
1.0	Eg. Create new			DD/MM/YYYY
	Eg. Review			



POLICY STATEMENT

TITLE: COUNCILLOR EMERGENT CAPITAL WORKS & MINOR OPERATIONAL WORKS.

Category: Councils Asset Management Policy, (No.771)
Councils Total Asset Management Plan, (TAMPs)

Endorsed by Council on: *Budget Meeting, 23 June 2008*

Responsible Department: ~~Executive -Director Assets & Infrastructure~~ Infrastructure Services

Reference No.: 5

POLICY PURPOSE

To establish a set of standard guidelines and procedures for determination and consideration of Councillor Emergent Capital Works & Minor Operational Works.

POLICY SCOPE

Council has determined that each Councillor may prioritize up to \$75,000 of projects within a financial year for emergent capital works and \$450,000 of projects for minor operational works, subject to the Policy Statement below. Councillors are also able to increase the allocation to capital works by reducing the operational works allocation.

DEFINITIONS

Councillor Emergent Capital Works & Minor Operational Works are to be allocated to capital works infrastructure and the maintenance and operation of Council infrastructure only, and to be in two categories;

a. Councillor Emergent Capital Works

Expenditure used to create new assets, increase the capacity of existing assets beyond their original design capacity or service potential. Projects in this category will result in a physical asset which will be capitalised:

1. Stormwater Drainage – capital and enhancements;
 2. Parks, Bushland & Open Space – capital and enhancements;
 3. Waterway & Coastal Infrastructure – capital and enhancements;
 4. Buildings & Facilities – capital and enhancements;
 5. Roads, traffic, transport and roadside assets – capital and enhancements;
 6. General – capital and enhancements to assets owned by Council.
- (i) Projects within this section would typically focus on works that are required within local parks, roads, stormwater drainage, waterways and coastal infrastructure and buildings and facilities that are deficient in standard compared to technical and community expectations. This may also include projects that would have a Whole-of-Region benefit but have not been placed on the Whole-of-Region Program due to funding constraints.
- (ii) The following types of projects would apply in this section:
- Direct Asset Acquisition – Works that result in a physical asset that is acquired by Council at completion, through direct Council control; or
 - Asset Contribution (Council Acquisition) – Minor Capital Works funds are contributed to an organization undertaking works that results in a physical asset that is acquired by Council at completion, (e.g. community jobs plan project; etc).

b. Councillor Minor Operational Works

Expenditure used on minor operational works for the day to day running and availability of an asset or service. Operational services and/or assets are treated as operational expenses;

1. Transportation – minor maintenance and operational works (e.g. signs; linemarking)
 2. Stormwater Drainage - minor maintenance and operational works
 3. Parks, Bushland & Open Space – minor maintenance and operational works (e.g. landscaping; increased service standards as a one off; community volunteer landscaping activities on Council reserves
 4. Waterway & Coastal Infrastructure - minor maintenance and operational works
 5. Buildings & Facilities – minor maintenance and operational works
- (i) Projects within this category would typically focus on minor maintenance and operational works to meet current levels of service;

POLICY STATEMENT / DETAILS

The following are the principles to be applied when allocating Councillor Emergent Capital Works & Minor Operational Works

1. Projects within the Councillor Emergent Capital Works & Minor Operational Works categories must have the following attributes to comply with the program:
 - (i) Compliance with Council Procurement Policies, the Local Government Act, the Statutory Bodies Financial Arrangements Act and other relevant legislation;
 - (ii) Consistency with Council Policies and Strategies – Projects must be consistent with the Council's Corporate Plan, Operational Plan, Policies and relevant adopted Strategies and Master Plans.
2. Councillor Emergent Capital Works & Minor Operational Works are not to be used for the following items:
 - i. Community Donation Funds;
 - ii. Community events and sponsorships;
 - iii. Private individuals or companies;
 - iv. Should not compliment any existing community assistance scheme funding arrangements;
 - v. Land acquisitions without supporting Council resolution.
3. Councillor Emergent Capital Works & Minor Operational Works will be treated in the same manner as other projects in terms of re-provisions; and
4. Councillor Emergent Capital Works & Minor Operational Works are not to be stored / accumulated for use over more than two financial years.
5. Councillor Emergent Capital Works & Minor Operational Works funds can be allocated to Councillor Emergent Capital Works funding, but the opposite does not apply.

PROCESS

The following is the process to be followed for identification, assessment and approval of a capital or operational project;

1. Councillor to identify the project and request the ~~Executive Regional Director – Assets & Infrastructure Services~~ or delegate to scope and estimate the project;
2. The ~~Executive Regional Director – Assets & Infrastructure Services~~ is to send details of the project scoped and estimated to the Councillor ASAP and advise on a recommendation whether the project is acceptable or whether there are issues that mean the project should not progress. These issues will be fully communicated to the Councillor;
3. Where joint agreement is reached, the project will be added to the current Program and the ~~Executive Regional Director – Assets & Infrastructure Services~~ or delegate will be delegated authority to authorise;
4. If no agreement is reached, a report will be provided to the Council to consider the project if requested by the Councillor;

5. ~~Asset & Infrastructure Services~~ Department will establish key contact officers to expedite the process and assessment;
6. Projects will be prioritised for delivery by the ~~Executive Regional~~ Director – ~~Asset & Infrastructure Services~~ in consideration of existing priorities and urgency of the new project.

Version control

Version	Reason/ Trigger	Change (Y/N)	Endorsed/ Reviewed by	Date
1.2	Create new		Asset & Capital Planning	12/06/2008
1.3	Review	Y	RD A&I	18/06/2008
1.4	Review	Y	Councillors	23/06/2008

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7.5 EXECUTIVE OFFICE**7.5.1 SUNSHINE COAST INTERNATIONAL BUSINESS DEVELOPMENT PROGRAM**

File No:	ECM
Author:	Senior Economic Development Officer Executive Office
Appendices:	App A - Sunshine Coast International Business Development Program (OM Pg 165)
Attachments:	Att 1 - Queensland Government Investment Mission to China Proposed Draft Program (OM Pg 187) Att 2 - Sunshine Coast Export Survey (OM Pg 191)

PURPOSE

The purpose of this report is to seek council endorsement of the proposed Sunshine Coast International Business Development Program as a further measure to strengthen the regional economy, improve the competitiveness of local business, access new export and investment markets and support the development of new local employment opportunities.

EXECUTIVE SUMMARY

Key economic policy priorities for council are to broaden the region's economic base, provide support to local business, and create an environment that supports high value employment and career opportunities. Although the Sunshine Coast has seen some recent growth in business investment, improvements in infrastructure planning, expansion of education services and the emergence of some niche markets, it has also experienced continuing high levels of unemployment, low workforce participation rates, comparatively low education and income levels and a decline in some of its core industry activities.

Research undertaken by the University of the Sunshine Coast and others suggests that there are a number of activities that have proven successful in developing and promoting strong and sustainable regional economies. These include:

- building up sectors of the economy which are less volatile and, to some extent, more resilient to the impacts of fluctuating global economic conditions;
- the attraction of capital investment to deliver critical regional infrastructure priorities;
- a local-to-global approach for business development and establishing linkages across regional and national boundaries; and
- partnerships between all key leadership groups to develop a regional economy.

On 14 September 2011 – in response to the continuing global economic conditions impacting on the regional economy – council established two key tools to strengthen the business investment base in the region and support existing local business. These tools (the Business Investment Framework and the Local Business Support Program) provide many of the core elements of what is needed to build some structural depth in the economy locally. There is an opportunity to broaden these tools to improve the region's access to international export and investment markets – to enable local business and employment generation and to source a pipeline of investment capital to assist in delivering key regional infrastructure.

While the Sunshine Coast is home to a number of very successful and recognised export brands, it is perceived as a relatively unconnected market with little collaboration between businesses. An online export survey conducted in the region in August 2012 indicates that products including food, general equipment, Cleantech products and knowledge products and services are being exported primarily to the international markets of the Pacific, Papua New Guinea and New Zealand.

Recent research conducted by Federal and State government agencies and other respected institutions suggests that emerging opportunities exist to provide targeted support to enable regional firms to enter and engage in emerging markets, particularly in Asia. This proposition is supported and reflected in:

- the Queensland Government's Trade and Investment Strategy 2011-2016;
- the Federal Government White Paper, *Australia and the Asian Century* (2012); and
- CSIRO's *Our future world, Global Megatrends that will change the way we live* (2012 revision).

The proposed Sunshine Coast International Business Development Program ("the program") (see **Appendix A**) has been developed in consultation with other government agencies and the Sunshine Coast International Relations Panel to respond to these opportunities and provide an initial platform from which council and the region can improve business, industry and government connections with key international export and investment markets. The program will focus on:

- supporting specific regional export programs and access to trade and investment networks, advice and opportunities (with a particular focus on maximising access and value to local businesses of programs delivered by other levels of government and industry);
- promoting the capabilities, products and services of the region's export ready businesses to key markets;
- better enabling international buyers to access information on export ready suppliers in the region;
- leveraging key government relationships to achieve export growth and foreign and direct investment (FDI), including leveraging of council's key Friendship City relationships (most notably with Xiamen in China and Tatebayashi in Japan) to grow international business connections and provide a platform for sourcing private investment capital; and
- promoting the region (and key regional priorities) as competitive and worthwhile vehicles for commercial investment.

As noted above, while the program includes a focus on sourcing and securing international investment as a mechanism to enable the delivery of regional infrastructure priorities, it also acknowledges that further risk and opportunity analysis is required and that pursuing FDI necessitates different approaches and specialist expertise (from that required for trade and export development).

A central tenet of the program (and a core element of ensuring its success) is to develop and nurture long-term relationships with domestic and high value, international markets. While arrangements are still being confirmed by State officials, there is a potential opportunity for the Mayor (accompanied by one council officer and 3-6 local businesses) to participate in a Queensland Government Investment Mission to China during the period 7-15 April 2013. The proposed draft program for the Mission is provided at **Attachment 1**. The opportunity would also exist for the Mayor to pay an initial "goodwill" visit (at the end of the Mission) to the Municipal Government of Xiamen, with whom council has a long-standing Friendship City relationship.

An initial visit to Xiamen (as a Tier 3 city in China) offers the opportunity to leverage the local government relationship to facilitate international business connections and commence bi-lateral discussions on investment opportunities in the region.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Sunshine Coast International Business Development Program”;
- (b) note the Plan of Action activities in Appendix A for 2012-2013 will be delivered within the current budget allocation for trade and export development in the Economic Development Branch budget, with a portion of this budget likely to be carried over to 2013-2014 to facilitate completion of activities commenced in the current financial year;
- (c) note that the budget allocation for trade and export development was a one-off allocation approved as part of the development of the 2012-2013 council budget and that funding for the continuation of the Sunshine Coast International Business Development Program in the balance of the 2013-2014 year and subsequent financial years will need to be considered as part of deliberations on the 2013-2014 and subsequent budgets;
- (d) approve that the Mayor be authorised to undertake overseas travel to China in April 2013 to participate in the proposed Queensland Government Investment Mission and to pay a goodwill visit to the Municipal Government of Xiamen - with the cost of the overseas travel (inclusive of flights, accommodation, transfers and insurances) to be met from the existing budget allocation for trade and export development in the 2012-2013 Economic Development Branch budget; and
- (e) note that, subject to approval of (d) above, the Chief Executive Officer will approve one council officer to accompany the Mayor on the proposed Queensland Government Investment Mission.

FINANCE AND RESOURCING

The program proposed in this report requires an average annual financial allocation of \$167,000 per year for an initial three-year period commencing in the 2012-2013 year. The apportionment of the budget requirement over the three years is estimated at \$180,000 in 2012-2013; \$160,000 in 2013-2014; and \$160,000 in 2014-2015. An allocation of \$150,000 was approved as a one-off measure as part of council’s 2012-2013 budget deliberations to develop and implement and trade and export development program. Further funds from within the Economic Development Branch budget have been quarantined to provide the balance required to fund the first year implementation of the program.

The estimated cost for the Mayor and one council officer to participate in the Queensland Government Investment Mission to China is up to \$25,000. This includes return airfares, accommodation, transfers and insurance. Funding for participating in the mission is included as part of the \$180,000 (identified above) for the 2012-2013 element of the program.

Given this program (if approved) will commence after more than seven months of the current financial year have elapsed, the activities for 2012-2013 outlined in **Appendix A** can be fully funded from within the current approved allocation for trade and export development. The full allocation for 2012-2013 will not be expended in the current financial year and, as such, a carryover of unspent funds from this allocation will be sought to 2013-2014.

This will enable activities commenced in the current financial year to be delivered, but will not enable ongoing implementation of the program for the full initial three-year period.

The allocation currently available – coupled with the services and programs already delivered by council and other agencies and industry organisations – will deliver a greatly enhanced value to regional businesses and industry in terms of better access to international markets and potential investment pipelines. Council's program and investment will not be utilised to deliver services that would potentially duplicate those already available from other levels of government or industry associations.

The program is focused deliberately on leveraging off existing services so that access by local business and the value to local business of these other programs and services are enhanced and to enable participation by council in key international activities of strategic value to the region (such as participation in the proposed Investment Mission to China).

To continue implementation of the proposed program beyond December 2013 will require consideration by council of a further budget allocation beyond the initial one-off commitment made as part of the 2012-2013 budget. The performance of the program will be assessed prior to the end of 2013 and any request for further funding to continue the program beyond December 2013 will be based on the outcomes of the performance analysis and provided to council for consideration.

CORPORATE PLAN

Corporate Plan Theme: *Robust Economy*

Emerging Priority: 1.1 - A broad economic base

Strategy: 1.1.2 - Build alliances and partnerships to develop the economy of the region with businesses and government agencies

Corporate Plan Theme: *Robust Economy*

Emerging Priority: 1.1 - A broad economic base

Strategy: 1.1.6 - Work with partners to develop initiatives that attract investment, business, careers and jobs to the region

Corporate Plan Theme: *Robust Economy*

Emerging Priority: 1.2 - Support for local businesses

Strategy: 1.2.2 - Provide local business development services

CONSULTATION

Internal Consultation

Mayor M Jamieson
Councillors P Cox, R Green, J McKay, J O'Pray, S Robinson
Manager Economic Development
Economic Services Manager
Governance Strategy and Policy Coordinator

External Consultation

- Trade and Invest Queensland
- TradeStart Advisory Services
- Sunshine Coast International Relations Panel
- Sunshine Coast Destination Limited

Community Engagement

The business community was engaged through the online export survey conducted in August 2012, which assisted to inform the development of the proposed program. The Sunshine Coast International Relations Panel – which includes representatives of business, industry and the education sector – was involved in the design and approval of the survey tool and the circulation of the survey through member networks.

PROPOSAL

Key economic policy priorities for council are to broaden the region's economic base, provide support to local business and create an environment that supports high value employment and career opportunities. Current research and economic conditions indicate there is a critical need to focus the region's efforts on creating an economy built on strategic areas of competitive strength and advantage that are most likely to deliver a quantum shift in terms of investment, employment and future prosperity.

Although the Sunshine Coast has seen some recent growth in business investment, improvements in infrastructure planning, expansion of education services and the emergence of some niche markets, it has also experienced continuing high levels of unemployment, low workforce participation rates, comparatively low education and income levels and a decline in some of its core industry activities.

A council, business and industry taskforce is currently overseeing the development of a new Economic Development Strategy for the region that will provide an evidence based 20-year economic vision and a five-year suite of actions and deliverables to build an economy to support the future sustainability and prosperity of the Sunshine Coast.

As part of developing the draft Economic Development Strategy, the taskforce has examined a breadth of research and data on key opportunities and threats to developing economic resilience. Research undertaken by the University of the Sunshine Coast and others suggests that there are a number of activities which have proven successful in developing and promoting strong and sustainable regional economies. These include:

- building up sectors of the economy which are less volatile and, to some extent, more resilient to the impacts of fluctuating global economic conditions;
- the attraction of capital investment to deliver critical regional infrastructure priorities;
- a local-to-global approach for business development and links across regional and national boundaries; and
- partnerships between all key leadership groups to develop a regional economy.

On 14 September 2011 – in response to the continuing global economic conditions impacting on the regional economy – council established two key tools to strengthen the business investment base in the region and support existing local business. These tools (the Business Investment Framework and the Local Business Support Program) provide some of the core elements of what is needed to build some structural depth in the economy locally and are starting to have an impact on building the region's reputation as a place to invest and do business.

There is an opportunity to broaden these tools to improve the region's access to international export and investment markets – both to enable local business and employment generation, but also to source a pipeline of investment capital to assist in delivering regional infrastructure priorities.

Emerging priorities and focus areas for export and investment

Key research by Federal and State Governments and other respected institutions published over the last 12 months highlights the criticality of developing new relationships and exploiting the potential of key growth markets globally as an important plank in developing economic prosperity.

The Federal Government's White Paper, *Australia in the Asian Century*, considers the likely economic and strategic changes that are occurring as a result of the growth in emerging Asian markets, and what can be done to better position Australia for the Asian Century. The paper suggests there has been a distinct shift in Australia's trade patterns and that today China, Japan, Republic of Korea, India and Australia's ASEAN neighbours take in approximately three quarters of our merchandise exports and supply half our imports. In addition, investment sourced from emerging economies is increasing in significance, particularly FDI. China's FDI into Australia has increased from \$0.55 billion at the close of 2006 to \$12.82 billion at the end of 2010 – becoming Australia's ninth largest source of FDI.

The White Paper indicates that Asian demand is greatest for Australia's natural resources, education, tourism and agriculture – the last three of which are of direct relevance to the industry strengths and capabilities of the Sunshine Coast. This demand is being driven by the pace of development in Asia which is changing the consumption patterns of the rising Asian middle class. AusTrade reports that Chinese markets have an interest in a range of Australian fresh food products, processed foods, beer, and confectionary and snack products and will increasingly pay a premium for quality, freshness and novelty. These products are considered niche-type products in China (*Food and Export Bulletin*, May 2012). The Sunshine Coast is already developing a reputation for quality, niche agricultural products and this is an area of concentration in council's draft *Rural Futures Strategy* that is presently the subject of public consultation.

The *Queensland Trade and Investment Strategy 2011-2016* also identifies China as a key growth market for tourism visitation and international education. The Sunshine Coast already has well-established capability in education and tourism and is well positioned to exploit these advantages.

The CSIRO released an updated *Our future world, Global Megatrends that will change the way we live* report in 2012. This report identified six global megatrends that will substantially change the way people live as well as the areas of future business opportunity arising from these trends. These trends include increased demand for food resources (particularly from Asia); international business opportunities for eco-tourism; growth of Asia and Australia's opportunity to look at niche market opportunities; rising demand for experiences (leisure) and personalised products; and the predominance of digital media in our future.

The current Sunshine Coast export landscape

While the Sunshine Coast is home to a number of very successful and recognised export brands, it is perceived as a relatively unconnected market with little collaboration between businesses. Historically, there has been little available research data on the current export activity undertaken by business and industry in the region. Similarly, there is no readily available time series data for the Sunshine Coast that charts the breadth and quantum of FDI or the correlation between the key areas of interest to private capital investors and the attractiveness of the region's infrastructure priorities. There is, however, sufficient available national and state level data which – when coupled with the existing data on key industry strengths in the region – sustains a proposition that growing the region's access to export and investment markets offers a strong and compelling opportunity to strengthen the region's economy.

To start to address the deficit in regional export related data, council lead the development of an online export survey in August 2012. The purpose of the Sunshine Coast Export Survey was to identify key industries involved in export activity, key markets being accessed, the business characteristics of the region's export sector, barriers to exporting and preferred communication methods and channels.

The survey captured 60 responses and had a margin of error of 12.6%. The survey found (in summary) that:

- 87% of survey respondents are intending to expand their export activities;
- over 50% of respondents had been exporting for less than five years;
- the average value of export activity as a percentage of total sales was 20% (for goods) and 63% (for services);
- the majority of respondents were from the manufacturing sector; and
- 55% of respondents were exporting to the Pacific/Papua New Guinea/New Zealand areas, with exports including food, general equipment, Cleantech products and knowledge products and services.

The survey also indicated a strong willingness on the part of respondents to share information on export experiences. Opportunities identified for sharing information were around export destinations, distribution channels, contact, in-market intelligence and forums, advisory panels, trade missions and delegations and mentoring. The full Sunshine Coast Export Survey report is provided at **Attachment 2**.

Sunshine Coast International Business Development Program

As indicated above, growing the region's market access and international export and investment base will help to increase the strength and resilience of the regional economy. It also provides a further avenue for council to explore options and alternatives to financing regional infrastructure priorities. Considering relevant research, national and State priority focus areas and the results of the Sunshine Coast Export Survey 2012, a proposed Sunshine Coast International Business Development Program has been devised as a further means for council and the region to pursue some its key economic policy priorities.

The proposed program (see **Appendix A**) has been developed to provide an initial platform to improve business, industry and government connections with key international export and investment markets. The program will focus on:

- supporting specific regional export programs and access to trade and investment networks, advice and opportunities (with a particular focus on maximising access and value to local businesses of programs delivered by other levels of government and industry);
- promoting the capabilities, products and services of the region's export ready businesses to key markets;
- better enabling international buyers to access information on export ready suppliers in the region;
- leveraging key government relationships to achieve export growth and FDI, including leveraging of council's key Friendship City relationships (most notably with Xiamen in China and Tatebayashi in Japan) to grow international business connections and provide a platform for sourcing private investment capital; and
- promoting the region (and key regional priorities) as competitive and worthwhile vehicles for commercial investment.

As noted above, the program includes a focus on sourcing and securing international investment as a mechanism to enable the delivery of regional infrastructure priorities. The program recognises, however, that further analysis is required of the risks and opportunities associated with private equity investment and acknowledges that pursuing FDI requires different approaches and specialist expertise (from that required for trade and export development) to improve the prospects of success. As part of the implementation of this element of the program, an initial activity will involve the engagement of commercial foreign investment expertise to identify projects that may be appropriate for private equity investment and to gain a better understanding of what would be required to enhance the market competitiveness and attractiveness of such projects.

Participation in a Queensland Government Investment Mission to China

A central tenet of the program (and a core element of ensuring its success) is to develop and nurture long-term relationships with domestic and high value, international markets.

In this context, a potential opportunity has arisen for the Mayor, a council employee and 3-6 local businesses to participate in a Queensland Government Investment Mission to China during the period 7-15 April 2013. While arrangements are still being confirmed by State officials, it is proposed at this stage that the mission (if it proceeds) will visit Beijing, Shanghai, Guangzhou and Shenzhen (with a potential visit to Hong Kong if there is significant interest indicated by participants). A number of other regional mayors have signalled their interest in participating in the mission. The proposed draft program itinerary for the mission is provided at **Attachment 1**. The opportunity would also exist for the Mayor to pay an initial "goodwill" visit (at the end of the mission) to the Municipal Government of Xiamen, with whom council has a long-standing Friendship City relationship.

The key benefits associated with participating in the mission include the following:

- The objective of the mission is to attract Chinese investment into Queensland in the focus areas of tourism infrastructure, public infrastructure and property development – all of which are directly relevant to the current and future prosperity of this region and the resilience of the economy. They also reflect some of the priority areas for investment for the region identified through three separate industry forums in the last six months.
- The State will utilise its existing networks, in-market presence and contacts to ensure a worthwhile program is in place. This provides an opportunity for council to leverage the benefit from the State's established connections (which council does not have) – representing a significant cost and resource saving for council compared with attempting to develop an investment mission program independently.
- The Mayor will have the opportunity to form new relationships with potential international investors as well as introduce a number of local businesses to market development opportunities that (if successful) will potentially enable these businesses to expand and create further employment opportunities.
- This would be the first time the Mayor will have had the opportunity to meet formally with the Xiamen Municipal Government – enabling the Mayor to renew the friendship connections between the two regions and hold bi-lateral talks on investment opportunities in the region.

Leveraging the historical friendship relationship that the Sunshine Coast has with Xiamen presents as a real and potentially significant opportunity for this region in terms of accessing export and investment markets.

Xiamen is a Tier 3 city in China with a population of over 3.6 million people. It was one of the four original Special Economic Zones opened to foreign investment and trade when China began economic reforms in the early 1980s. The city has economic and trade relations with 162 countries and regions worldwide, and benefits from foreign investment particularly capital from Hong Kong, Macau and Taiwan.

In 2008, a total of 356 projects with FDI had been approved in the city, with an actual foreign investment amount of US\$2.042 billion. Xiamen has been experiencing consistently significant economic growth since the early 1990s with its Gross Domestic Product (GDP) increasing by between 11% and 20% annually since 1992. In 2008, Xiamen's GDP amounted to 156 billion yuan (approximately US\$25 billion). The total volume of its imports in 2008 amounted to US\$45.4 billion, while its exports totalled US\$29.4 billion.

The risks associated with participating in the mission are minimal and would primarily relate to security considerations. The risks of not participating in the mission are considerable, including:

- the lost opportunity to leverage off the expertise and resources of the State in developing a worthwhile program enabling contacts with credentialed government and business representatives and in an area of critical trade and investment potential for this region;
- the possibility that future invitations of this nature from the State may not be forthcoming; and
- the lost opportunity to establish new international connections that could prove highly beneficial to the region in terms of trade and investment development.

The estimated cost associated with participation by the Mayor and one council officer in the mission is up to \$25,000. This includes return airfares, accommodation, transfers and insurance. State officials have requested that participating councils include a delegation coordinator on the mission – hence the Chief Executive Officer would approve one council officer to accompany the Mayor. Local businesses that participate in the mission will be expected to do so at their own expense – although there is a substantial financial benefit for businesses to seek to participate in the mission given the access it will provide to new market connections and intelligence.

State officials have indicated that 3-6 local businesses could be invited to participate in the mission. Given the objective and focus areas of the mission program, council officers will work with the relevant peak industry bodies (ie Sunshine Coast Destination Limited, the Property Council, and the Urban Development Institute of Australia) to seek expressions of interest to participate in the mission.

Legal

No significant legal issues have been identified at this time with proceeding to implement the proposed Sunshine Coast International Business Development Program. Legal risks and considerations – particularly in the context of FDI – will be considered as part of the due diligence examination of the projects and opportunities that are potentially appropriate for private capital investment.

Policy

The proposed program is consistent with existing council policy requirements and the policy principles under which the Sunshine Coast Business Investment Framework was adopted on 14 September 2011. The recommendation for the Mayor to participate in the Queensland Government Investment Mission to China has been developed with full regard for the requirements of council's Overseas Travel Operational Policy and the Chief Executive Officer Procedure for Overseas Travel.

Risk

There are minor elements of risk in progressing some of the higher-level actions in the proposed program. These risks will be analysed and appropriate mitigation measures developed as part of the implementation of the program.

Previous Council Resolution

At its meeting on 14 September 2011, council resolved (OM11/216) to:

- (a) *receive and note the report titled "Delivering a Natural Advantage to Business - Sunshine Coast Business Investment Framework";*
- (b) *approve:*
 - (i) *Delivering a Natural Advantage to Business – Sunshine Coast Business Investment Framework as outlined in this report;*
 - (ii) *the Business Investment Policy (Appendix A);*
 - (iii) *development of a program of activities and collateral to promote the region as an investment location;*
 - (iv) *Delivering a Natural Advantage to Business – Sunshine Coast Investment Incentive Scheme and associated Application Form at Appendices B and C respectively;*
 - (v) *the Charter for the Sunshine Coast Investment Incentive Committee (Appendix D);*
 - (vi) *a commitment of \$1 million in 2011-12 to be held in reserve to support the Delivering a Natural Advantage to Business – Sunshine Coast Investment Incentive Scheme, with commitments in future financial years to be based on an assessment of the performance of the Scheme, the performance of the regional economy and considered in the annual budget development process; and*
 - (vii) *a commitment of \$200,000 per annum in recurrent funding to support the employment of two Investment Facilitators within the Economic Development Branch to provide direct client services to support the attraction of potential investors to the region and to work with existing businesses to support major reinvestment proposals;*
- (c) *delegate authority to the Chief Executive Officer to approve applications under the Sunshine Coast Investment Incentive Scheme where the applicant will be offered cash incentives up to and including \$100,000;*
- (d) *pursuant to Chapter 2 Part 10 of the Local Government (Finance, Plans and Reporting) Regulation 2010 ("relevant Regulation"), grants to all ratepayers who are members of the stated class of ratepayer mentioned in (e) below, a rating concession in the form of a deferment of general rates for such period as Council may determine from time to time;*
- (e) *in respect of (d) above, approve that the stated class of ratepayer to whom the rating concession applies is a ratepayer*
 - (i) *that is the owner of land within the Council area; and*
 - (ii) *whose land is used for a business or enterprise purpose; and*
 - (iii) *whose business or enterprise is one that Council approves to receive incentives (including an incentive in the nature of a rating concession) under the Sunshine Coast Investment Incentive Scheme.*
- (f) *grants the concession in (d) above in accordance with section 54(d) of the relevant Regulation as Council is of the opinion the concession will encourage economic development of all or part of the local government area;*
- (g) *delegate to the Chief Executive Officer the authority to determine on behalf of Council, whether a business or enterprise is one that is worthy of receiving incentives (including an incentive in the nature of a rating concession) under the Sunshine Coast Investment Incentive Scheme and authority to determine the length of time for which any rating concession would apply; and*

- (h) *delegate authority to the Chief Executive Officer to implement the Business Investment Framework outlined in this report.*

Related Documentation

- Sunshine Coast Council Corporate Plan 2009-2014
- Sunshine Coast Economic Development Strategy 2010-2014
- Consultation Paper – *The Sunshine Coast Economy – setting our strategic directions* (2012)
- Draft Rural Futures Strategy
- Sunshine Coast Export Survey Report, October 2012
- *Australia in the Asian Century, 2012*
- *Our Future World, Global Megatrends that will change the way we live* - CSIRO, 2012 revision
- Queensland Trade and Investment Strategy 2011-2016
- *What Works: Identifying successful strategies for sustainable economies and jobs growth in the 'second tier' of Australian regions*, University of the Sunshine Coast, 2010

Critical Dates

A decision is required by mid-February 2013 on the recommendation for the Mayor to participate in the Queensland Government Investment Mission to China.

There are no critical dates associated with the balance of this report.

Implementation

Subject to council's resolution, implementation of the proposed program will commence immediately. An immediate action will involve the recruitment of a project resource to support the delivery of the program. As indicated above, the proposed program will be reviewed by December 2013 to inform future budget deliberations.

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Sunshine Coast International Business Development Program

January 2013

Building a globally competitive regional economy

Executive Summary

Key economic policy priorities for the Sunshine Coast Council are to broaden the region's economic base, provide support to local business and create an environment that supports high value employment and career opportunities. To deliver a quantum shift in terms of investment, employment and future prosperity, the region needs to shift from a consumption-focused economy to one that is outwardly focused, investment oriented, connected to global and emerging markets and positioned to encourage employment and business growth.

Key research by Federal and State Governments and other respected institutions published over the last 12 months highlights the criticality of exploiting the potential of key growth markets globally as an important plank in developing economic prosperity. This is further supported by research undertaken by the University of the Sunshine Coast and others which suggests a key activity in developing and promoting a strong regional economy is a local-to-global approach for business development and establishing linkages across regional and national boundaries.

Council has already established two key tools to strengthen the business investment base in the region and support existing local business. These tools provide many of the core elements of what is needed to build some structural depth in the economy locally. There is an opportunity however, to broaden these tools to improve the region's access to international export and investment markets – to enable local business and employment generation and to source a pipeline of investment capital to assist in delivering key regional infrastructure.

The Sunshine Coast already has some particular industry strengths – in tourism and education (based on a 43 year history of activity in these sectors) and an emerging capability in agriculture (food) products - with a growing international reputation for taking this produce from the paddock to the plate. These strengths are commensurate with key focus area identified by Federal and State governments for export development. All levels of government are recognising the economic value of escalating demand for these products – particularly from a burgeoning and affluent middle class in many Asian countries – and the Sunshine Coast is well placed to capitalise on this opportunity if it can convincingly generate an appropriate mix of export ready businesses and industry to respond to this demand. The sovereign wealth of a number of international economies may also provide an avenue to facilitate the delivery of key regional priorities which will in turn grow regional prosperity and enhance community well-being.

This Sunshine Coast International Business Development Program has been developed in consultation with government agencies and the Sunshine Coast International Relations Panel to enable the region to build its competitive strengths in a global market place.

The program will focus on:

- supporting specific regional export programs and access to trade and investment networks, advice and opportunities (with a particular focus on maximising access and value to local businesses of programs delivered by other levels of government and industry);
- promoting the capabilities, products and services of the region's export ready businesses to key markets;
- better enabling international buyers to access information on export ready suppliers in the region;

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- leveraging key government relationships to achieve export growth and foreign and direct investment (FDI) - including leveraging of Council's key Friendship City relationships (most notably with Xiamen in China and Tatebayashi in Japan) to grow international business connections and provide a platform for sourcing investment capital; and
- promoting the region (and key regional priorities) as competitive and worthwhile vehicles for commercial investment.

While the program includes a focus on international investment as a mechanism to enable the delivery of regional priorities, it acknowledges that further risk and opportunity analysis is required and that pursuing FDI necessitates different approaches and specialist expertise (from that required for trade and export development) to execute successfully and in a robust manner in line with community expectations.

This program will provide an initial platform from which the region can enhance business, industry and government connections with key international export and investment markets and leverage better value for the region from existing relationships and programs. The program will be subject to regular review to ensure it is achieving performance objectives and remains both contemporary and responsive to market conditions.

1.0 Introduction

Key economic policy priorities for Council are to broaden the region's economic base, provide support to local business and create an environment that supports high value employment and career opportunities. Current research and economic conditions indicate there is a critical need to focus the region's efforts on creating an outwardly focussed economy built on strategic areas of competitive strength and advantage which are most likely to deliver a quantum shift in terms of investment, employment and future prosperity.

Although the Sunshine Coast has seen some recent growth in business investment, improvements in infrastructure planning, expansion of education services and the emergence of some niche markets, it has also experienced continuing high levels of unemployment, low workforce participation rates, comparatively low education and income levels and a decline in tourism preference and in some core industry activities.

A council, business and industry taskforce is currently overseeing the development of a new Economic Development Strategy for the region which will provide an evidence based 20-year economic vision and a five-year suite of actions and deliverables to build an economy to support the future sustainability and prosperity of the Sunshine Coast.

As part of developing the draft Economic Development Strategy, the taskforce has examined a breadth of research and data on key opportunities and threats to developing economic resilience. Research undertaken by the University of the Sunshine Coast and others suggests that there are a number of activities which have proven successful in developing and promoting strong and sustainable regional economies. These include:

- building up sectors of the economy which are less volatile and, to some extent, more resilient to the impacts of fluctuating global economic conditions;
- the attraction of capital investment to deliver critical regional infrastructure priorities;
- a local-to-global approach for business development and links across regional and national boundaries; and
- partnerships between all key leadership groups to develop a regional economy.

What is clear is that growing a region's international export and investment base increases the strength, adaptability and resilience of that regional economy, which in turn helps to mitigate some of its exposure to global economic conditions and forces beyond the region's sphere of influence. Many of the traditional pillars of the Sunshine Coast economy are highly exposed to these forces, so any action to improve their resilience – as well as grow investment in other industries – will inevitably benefit the economy as a whole.

Embarking on a concerted focus to expand the region's international export and investment base necessitates an evidence based approach which is both cost-effective and focussed on value adding where services and support already exist. To this end, key underlying principles for local government in pursuing international export and investment opportunities for its region need to include:

- Maximising the value of assistance provided by various agencies and organisations to the region's firms who are engaging in international trade.

- Identifying and responding to gaps in that offer where this will result in significantly better market access for local business and industry.
- Improving the commercial cooperation between existing exporters on the Sunshine Coast so that market intelligence, contacts and networks can be shared.
- Improving cooperation between existing exporters on the Sunshine Coast with exporters in Queensland / Australia so that market intelligence, contacts and networks can be shared.
- Accessing the experience and expertise required to robustly consider worthwhile approaches and opportunities in relation to FDI.

2.0 The National and Queensland Landscape

In 2011, Australia's exports totalled \$312,119 million (AUD). This comprised \$262,015 million in goods and \$50,104 million in services. The top five goods exports were iron ore, coal, gold, crude petroleum and natural gas - with travel, other business services and finance making up the top three service exports. The major export destinations were China, Japan, India, Republic of Korea and the United States of America (USA) (Source – Department of Foreign Affairs and Trade, June 2012).

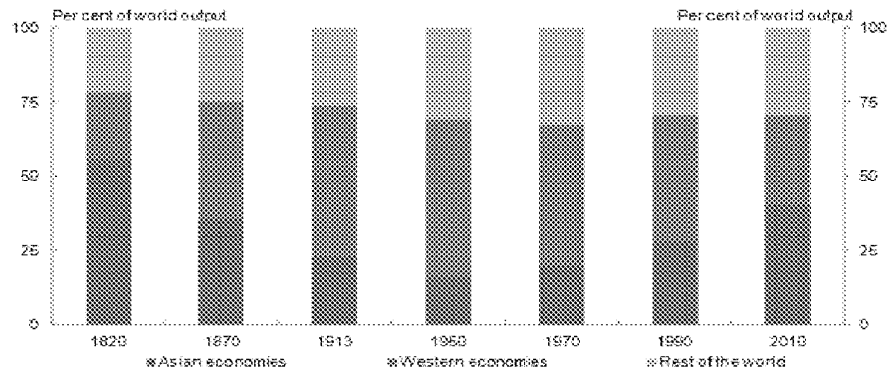
2.1 Australia in the Asian Century

The Federal Government's White Paper *Australia in the Asian Century* (2012) considers the likely economic and strategic changes that are occurring as a result of the growth in emerging Asian markets and what can be done to better position Australia for the Asian Century. The White Paper acknowledges this will be a time of extraordinary change for Australia and that all levels of government should consider the opportunities and implications for their regions of the Asian century.

The White Paper explores what has been a distinct shift in Australia's pattern of trade in recent years. In this sense, Australia's most important trading partners - which were traditionally located primarily in the developed world - have shifted. Today, China, Japan, the Republic of Korea, India and Australia's ASEAN neighbours take in approximately three quarters of Australia's merchandise exports and supply half of the nation's imports. China alone absorbs one quarter of Australia's merchandise exports and supplies one fifth of our merchandise imports.

The White Paper indicates that Asian demand is greatest for Australia's natural resources, education, tourism and agriculture. This demand is being driven by the pace of development in Asia which is changing the consumption patterns of the rising Asian middle class.

In the past 20 years both India and China have almost tripled their share of the global economy and increased the size of their economy nine times over - while Indonesia has been growing its economy at a rate of 5% per annum for the past ten years. Economists and statisticians predict that by the middle of this century, more than half of the world's economic activity will occur in Asia - a trend that has been steadily emerging since 1990 (see diagram below). The White Paper indicates there is shared agreement that Australia is in the right place at the right time to take advantage of the growing Asian economies, but this will not come "as of right", but rather it will be the result of sound planning.



Note: Purchasing parity adjusted GDP. Western economies are defined as: Austria, Belgium, Canada, Denmark, Finland, France, Germany, Italy, the Netherlands, Norway, Sweden, Switzerland, the UK and the US. Asian economies are defined as: Bangladesh, China, Hong Kong, India, Indonesia, Japan, Republic of Korea, Malaysia, Pakistan, the Philippines, Singapore, Sri Lanka, Taiwan, Thailand and Vietnam. Source: Maddison (2010) and Conference Board (2011). Cited in Australia in the Asian Century Website

Australia attracts a high level of FDI compared to other developed economies. The ratio of FDI to GDP is almost 36% - which is well above the average for comparable developed economies. As of 30 June 2010, the stock of inward FDI in Australia was \$473 billion (AUD) and grew 7.5% in that year. The top four source countries were the United States, the United Kingdom, Japan and the Netherlands with the European Union remaining Australia's largest regional bloc source of FDI, accounting for close to 34% of total FDI stock in 2009.

The White Paper suggests the investment relationship between Australia and Asia has not shifted as sharply as the trading relationships. Foreign investment in Australia is still primarily held in the United States (USA), the United Kingdom (UK) and Japan - and the leading foreign investors in Australia continue to be from traditional financial centres (see table below). However, investment sourced from emerging economies is increasing in significance, particularly foreign and direct investment (FDI). China's FDI into Australia has increased from \$0.55 billion at the close of 2006 to \$12.82 billion at the end of 2010 - with China becoming Australia's ninth largest source of FDI.

Stock of Foreign Direct Investment (FDI) in Australia

2.2 Our Future World - Global Megatrends that will change the way we live (2012)

The CSIRO Futures research team has identified six global megatrends which will substantially change the way people live as well as the areas of future business opportunity arising from these trends. The six future trends are interlinked and are indicative of a significant shift in environmental, economic and social conditions over the next 20 years.

Opportunities arising for business from these megatrends include:

- **More from less** - Increased demand for natural resources such as food resources (particularly from Asia) and agricultural land as well as energy resources and infrastructure. This may mean a shift to increased efficiency in food production in response to potentially greater demand for food and volatile food prices; and to renewables, recycling and biofuels;
- **Going, going, gone** – Eco-tourism business opportunities and a role in preserving natural assets and habitats due to a decline in biodiversity and the degradation of natural habitats;
- **The silk highway** – Access to new markets in Asia and India due to rapidly growing economies and income levels and the opportunity to look at niche markets to meet Asian demand for products and services;
- **Forever Young** – Increased need for healthcare for ageing populations and other services to meet lifestyle and wellness needs;
- **Virtually Here** – Predominance of digital media and increased connectivity in our future will increase demand for digital services as well as online retail and teleworking; and
- **Great expectations** – Rising demand for personalised services and experiences presents opportunities to cater to personalised tourism and leisure experiences and products.

2.3 Queensland's Trade and Investment Strategy 2011-2016

In 2011, Queensland's exports totalled \$59,916 million (AUD) with an average annual growth rate of 7.2%. Queensland's exports in 2011 comprised \$51,801 million in goods and \$8,115 million in services. The top 5 product exports were coal, beef, copper, cotton and aluminium - with personal travel (excluding education), education related travel and passenger transport making up the top 3 service exports. The major export destination for Queensland was Japan, India, Republic of Korea, China and Taiwan (*Source – Department of Foreign Affairs and Trade, June 2012*).

Queensland's Trade and Investment Strategy 2011-2016 recognises the shift in patterns of trade which has seen a decline in the manufacturing sector and an increase in the service sector. The service sector accounts for nearly 60% of the gross value of the economy, 69% of employment and almost 20% of total international exports of goods and services. At a national level, service industries employ 85 out of every 100 people in the workforce and 93% of Australia's university graduates.

Amongst other things, the Strategy has a focus on the core sectors of Tourism and Education. The strategy identifies China as a key growth market for tourism visitation and international education - both of which dominate the services export category. The strategy expects China to be the fastest-growing international market for tourism in 2011-2016 and indicates enrolments by Chinese students in Queensland have increased five-fold since 2002 - which sees China likely to become Queensland's largest international student market.

.....
7 | Page

Through the Strategy, Trade and Invest Queensland also sees growth opportunities for Queensland's international trade in the areas of:

- New and innovative products and services;
- Green building products, technologies and services;
- Infrastructure development – rail, port, water and clean and sustainable energy;
- Mining technologies, services and equipment; and
- Professional services.

Tourism

Building on the focus of the Trade and Investment Strategy, Tourism Queensland recently published its 2012-2016 Directions Paper for China. The Directions Paper states that China is Australia's fastest growing in-bound tourism market in terms of visitor numbers and expenditure, and in 2010 it became Australia's highest yielding market, ahead of the United Kingdom, New Zealand and the United States.

The China inbound market is currently worth \$2.7 billion per year, or around 15% of total tourism exports. Chinese visitors to Australia, account for 9% of total international visitors. Of the Chinese visitation to Australia, 202,000 made a visit to Queensland and spent \$409 million on their visit to the State. This is an increase of 22% to year end September 2011. Tourism Queensland expects Chinese visitor expenditure in Queensland to reach \$829 million by 2016 - an increase of 8.1% annually. Tourism Queensland also recently identified Xiamen (Sunshine Coast official Friendship City) as an emerging market.

Education

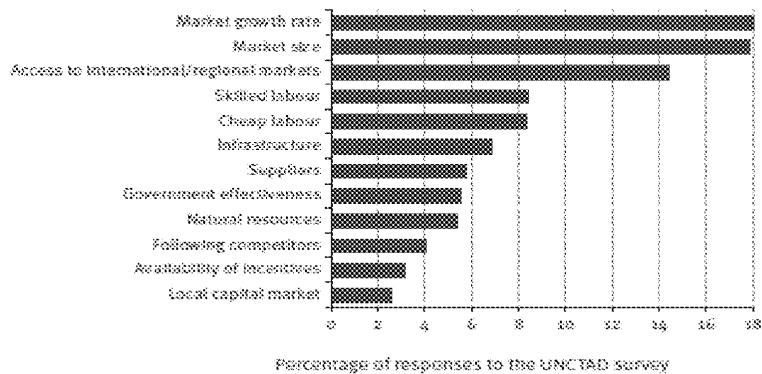
International education is one of Queensland's top export earners and according to the Trade and Investment Strategy, contributed \$2.8 billion in foreign exchange earnings in 2010. Over 17,000 people are employed with more than 300 providers in the international education services sector where there are close to 100,000 international students enrolled. International education also positively impacts on a range of service industries.

Foreign and Direct Investment

Foreign and direct investment flows into Queensland are not readily available. However, KPMG and the University of Sydney China Studies Centre published data in August 2012 that indicates Queensland's share of foreign direct investment from China in the period from September 2006 to June 2012 was \$12.953 billion (USD) - predominately in mining and oil and gas projects (*Source – KPMG/US Demystifying Chinese Investment, China's Direct Outbound Investment in Australia, August 2012*).

A number of factors and conditions drive the location decision for investment. The Trade and Investment Strategy 2011-2016 outlines key location decision making considerations for companies, as depicted below.

Figure 7: Location criteria in order of importance, 2008-2010



Source: WIPS, 2008-2010

3.0 The Regional Landscape

3.1 Current economic conditions

As indicated on page 3, the Sunshine Coast has experienced some recent growth in business investment, improvements in infrastructure planning, expansion of education services and the emergence of some niche markets. At the same time, it has also experienced continuing high levels of unemployment, low workforce participation rates, comparatively low education and income levels and a decline in some of its core industry activities – as the table below illustrates.

Labour Force Status and Individual Income Comparison, June Quarter 2012

	Unemployment Rate %	Employment Rate %	Participation Rate%	Average Annual Individual Income
Sunshine Coast	6.1	70.7	60.7	\$43,159
Queensland	5.3	72.9	66.5	\$50,347
Australia	5.1	72.4	65.3	\$51,516

Source: DEEWR, Labour Force Status by ABS Labour Force Region, June Quarter 2012

The tourism, retail and construction sectors collectively represented (2010-2011) approximately 27.7% of Gross Regional Product (GRP) on the Sunshine Coast – with retail and the accommodation and food services sectors (the sectors most heavily impacted by tourism) 70% larger in this region (as a percentage of GRP) compared with state-wide averages. In the same year, the tourism, retail and construction sectors provided over 40% of employment for the employed labour force in the region.

In response to the continuing global economic conditions impacting on the regional economy, Council established in September 2011 two key tools to strengthen the business investment base in the region and support existing local business – the Business Investment Framework and Local Business Support Program. These tools provide many of the core elements of what is needed to build some structural depth in the economy locally. There is however, an opportunity to broaden these tools to improve the region's access to international export and investment markets – to enable local business and employment generation and to source a pipeline of investment capital to assist in delivering key regional infrastructure.

3.2 Sunshine Coast Export Survey

While the Sunshine Coast is home to a number of very successful and recognised export brands, it is perceived as a relatively unconnected market with little collaboration between businesses. Historically, there has been little available research data on the current export activity undertaken by business and industry in the region. Similarly, there is no readily available time series data for the Sunshine Coast which charts the breadth and quantum of FDI or the correlation between the key areas of interest to private capital investors and the attractiveness of the region's major infrastructure priorities.

To start to address this information deficit, Council worked with the Sunshine Coast International Relations Panel to facilitate an online export survey in August 2012. The purpose of the Sunshine Coast Export Survey was to identify key industries involved in export activity, key

markets being accessed, the business characteristics of the region's export sector, barriers to exporting and preferred communication methods and channels.

The survey captured 60 responses and had a margin of error of 12.6%. Key survey findings included:

- 87% of survey respondents are intending to expand their export activities;
- over 50% of respondents had been exporting for less than 5 years;
- the average value of export activity as a percentage of total sales was 20% (for goods) and 63% (for services);
- the majority of respondents were from the manufacturing sector; and
- 55% of respondents were exporting to the Pacific/Papua New Guinea/New Zealand areas.

A wide variety of products and services were identified as being exported from the Sunshine Coast. This can be difficult to represent and would suggest that specific activities and targeted initiatives should focus on key sectors of strength for the region - food and beverage, tourism, education, health and professional services – with potential for further development in clean technology products and advice and aviation related services.

A pattern emerged suggesting that businesses new to exporting initially target markets that are geographically close to Australia where they feel more comfortable with language and cultures. It appears they then progressively expand into other markets as their experience and networks grow and develop.

The survey also indicated a strong willingness to share information on export experiences with others – provided they were not in direct competition. Opportunities identified for sharing information were around export destinations, distribution channels, contact, in-market intelligence and forums, advisory panels, trade missions and delegations and mentoring.

When asked how respondents would best like to receive information, assistance and network advice around export topics respondents strongly supported an electronic newsletter, one-on-one meetings with relevant government staff and a dedicated Sunshine Coast export web site.

When asked "*what type of assistance would help your business to continue/grow your exporting activities*", responses included - direct contacts and links, business matching, mentoring, exposure through trade missions, market intelligence and advice, advisory panel, funding assistance and greater promotion of regional exporters, e-newsletter.

4.0 International Business Development Program

4.1 Regional Scan – Strengths, Weaknesses, Opportunities and Threats

The Regional Scan below provides a preliminary snapshot aimed at informing a program approach through which Council can improve business, industry and government connections with key international export and investment markets.

<p>Strengths</p> <ul style="list-style-type: none"> ▪ TradeStart Program operates on the Sunshine Coast. ▪ Key sectors of the regional economy that are growing in competitive strength - tourism, education, agriculture, clean technology and aviation – are in line with demand from emerging Asian economies. ▪ Proposed expansion of Sunshine Coast Airport to provide a gateway for international visitation and export. ▪ The region is located only 90 minutes from a major international port and airport ▪ Geographically located close to emerging and growth markets in the south east Asian region. ▪ Asia’s performance during the global financial crisis has highlighted its resilience. 	<p>Weaknesses</p> <ul style="list-style-type: none"> ▪ Slow economic recovery in traditional Sunshine Coast markets of Europe and USA. ▪ A recent snapshot of the Sunshine Coast export sector indicates regional exports into Asia are soft for existing and intending exporters. ▪ Lack of dedicated and robust export data for the region. ▪ Limited regional resources dedicated to growing international relations, trade and investment. ▪ Under-developed relationship with key government trade agencies. ▪ Limited opportunities for exporters to meet and share information. ▪ Disconnected sector. ▪ Perceived lack of cultural diversity within the region.
<p>Opportunities</p> <ul style="list-style-type: none"> ▪ To grow regional exports into Asia. ▪ 65% of the survey’s respondents who currently export are looking to expand into new markets. ▪ Develop dedicated communication pieces and channels with an authentic approach. ▪ Percentage of exports of total sales of existing exporters in this sector is trending up. ▪ Relationships with SEQ Council of Mayors and potential for international collaborations. ▪ A coordinated approach to sector development to grow export and investment potential. ▪ To broaden industry cultural awareness. 	<p>Threats</p> <ul style="list-style-type: none"> ▪ A perception that Sunshine Coast businesses are not China/Asia export ready. ▪ Insufficient focus on establishing a multi-cultural capability within the region’s workforce. ▪ Regional approach in international trade and investment is embryonic. ▪ Historically limited engagement with export sector.

4.2 Program objectives

Considering relevant research, national and State priority focus areas and the results of the Sunshine Coast Export Survey 2012, the Sunshine Coast International Business Development Program has been devised to enable Council and the region to pursue some of its key economic policy priorities.

The program has been developed to provide an initial platform to improve export and investment development opportunities and will focus on the following key objectives:

- supporting specific regional export programs and access to trade and investment networks, advice and opportunities (with a particular focus on maximising access and value to local businesses of programs delivered by other levels of government and industry);
- promoting the capabilities, products and services of the region's export ready businesses to key markets;
- better enabling international buyers to access information on export ready suppliers in the region;
- leveraging key government relationships to achieve export growth and attract FDI, including leveraging of Council's key Friendship City relationships (most notably with Xiamen in China and Tatebayashi in Japan) to grow international business connections and provide a platform for sourcing private investment capital; and
- promoting the region (and key regional priorities) as competitive and worthwhile vehicles for commercial investment.

4.3 Themes and Priorities

In line with the themes, directions and propositions posed in the Federal Government's *Australia in the Asian Century* and the Queensland *Trade and Investment Strategy 2011-2016*, export and investment opportunities in education, tourism and agriculture are of direct relevance to the industry strengths and capabilities of the Sunshine Coast. The Sunshine Coast has well established capability in education and tourism and is well positioned to exploit its advantages. The region is developing a reputation for quality, niche agricultural products and this is an area of concentration in Council's draft *Rural Futures Strategy* that is presently the subject of public consultation.

Acknowledging the strengths of this region, the results of the Sunshine Coast Export Survey and the results of the regional scan, Council's program approach to growing the region's international export and investment opportunities should focus on key industry sectors - with the following segments offering the potential to attract demand in key international markets:

- Education services
- Tourism and travel services
- Value added food & beverage products
- Niche aviation services
- Clean technology products and advice

As acknowledged above, there is no readily available data for the Sunshine Coast which charts the breadth and quantum of FDI. There is however, sufficient available research and national

and state level data which sustains a proposition that growing the region's access to investment markets offers a strong and compelling opportunity to strengthen the region's economy and to facilitate the timely delivery of key regional priorities.

To do so however, necessitates a thorough understanding of the correlation between the key areas of interest and appetite of private capital investors and the attractiveness of the region's major priorities to private investment. This will help to inform the analysis and deliberations on those priority projects that are most appropriate for sourcing FDI and how this is undertaken commensurate with community expectations.

In line with contemporary approaches to international business development, Council's program approach has two distinct, but related, elements – international export development and inward investment/FDI. This recognises that while international export and investment activities share a positive economic objective, they differ in terms of target markets. While both elements require an understanding of international markets and benefit from leveraging Federal and state government resources and relationships and a number of marketing channels, they require different approaches and specialist expertise to successfully execute.

Overall, the program will seek to leverage off the important services and resources provided by various government agencies and representative organisations and build on the support available to better enable the Sunshine Coast to accrue the economic and community advantages associated with engaging in productive export activity and pursuing international investment.

5.0 Plan of Action

5.1 Approach

The Plan of Action for the Sunshine Coast International Business Development Program provides a framework to increase the level of regional participation in international trade and investment activity and to achieve the objectives of this program. The plan identifies actions in the following key areas:

- Leadership
- Relationships and Contacts
- Industry Capability and Support
- Branding and Communication
- Market Exploration and Development

These actions will focus on developing pathways to assist local business develop their export base as a part of a planned expansion. The Plan of Action is also focussed on providing targeted support to enable regional firms to enter and engage in emerging markets, particularly in Asia. This includes facilitating introductions to new markets for the region's existing and intending exporters.

The Plan of Action also provides the opportunity to continue to grow the region's information base and continue Council's engagement directly with industry to ensure the program is responsive to the needs of business and does not duplicate existing services and programs.

5.2 Partner Agencies and Organisations

Important to the development and success of this program are the relationships established with agencies and organisations that influence or are active in international trade and investment. This is critical to avoid duplication and ensure better access to the services these organisations provide for Sunshine Coast businesses.

Ongoing and productive engagement (both domestically and in-market) with established government agency networks including those lead by the Department of Foreign Affairs and Trade, the Australian Trade Commission, Trade and Invest Queensland and the Council of Mayors South East Queensland, will clearly signal the region's willingness to participate in and actively grow its share and interest in international trade and investment.

Similarly, a number of industry representative groups such as the Australian Industry Group and the Queensland Chamber of Commerce and Industry are active in this space and offer advisory services and education programs to members. Other country specific organisations such as the Australian China Business Council and the Queensland Japan Chamber of Commerce also provide vital links to intelligence, information, advice and trade missions that will enable increased access to markets for Sunshine Coast businesses.

5.3 Resources

To effectively implement this program and achieve its objectives, the Plan of Action contains a suite of connected activities for delivery over an initial three year period. The funding required to deliver specific elements of the program represents a commitment of \$500,000 which equates to an average of \$167,000 per year. Key actions where there is an associated cost impact are as follows:

Action	2012-13	2013-14	2014-15
1.2 Establish a single point of entry for information and advice on engaging in export activities	30,000	30,000	30,000
1.3 Undertake an initial analysis of sourcing FDI	5,000	-	-
2.2 Examine options to establish an in-market presence in a high priority export location	-	50,000	50,000
3.1 Develop and implement an Export Assistance Scheme	40,000	40,000	40,000
3.2 Research and develop Regional Industry Export Capability Statements	15,000	-	-
3.3 Increase access and exposure for Sunshine Coast exporters to key contacts through a series events and presentations conducted locally	5,000	5,000	5,000
4.1 Support high value regional events and showcase opportunities to promote Sunshine Coast export businesses and export activities.	30,000	30,000	30,000
4.2 Develop appropriate communication tools and promotional collateral	25,000	-	-
4.3 Develop a series of focused networking events and forums	5,000	\$5,000	\$5,000
5.2 Participate in an annual international export and/or investment mission	25,000	*	*
Total \$500,000	\$180,000	\$160,000	\$160,000

*Subject to consideration by Council on an annual basis

1.0 Leadership	
Action: 1.1 Council will assume a regional leadership role in growing international business development opportunities for the region.	Time Frame: Commence Feb 2013
Responsible Org: SCC	Resources: Officer Time
Primary Support: SCIRP	
Measures:	
<ul style="list-style-type: none"> Growth in business and industry engagement with Council on export and investment development opportunities Number of initiatives successfully implemented each year 	
Action: 1.2 Establish a single point of entry in the region for business and industry seeking information, advice and support to engage in export activities including engagement of appropriately qualified human resource support to assist with the implementation of this action plan.	Time Frame: Commence Feb 2013
Responsible Org: SCC	Resources: \$30,000 per annum for three years
Primary Support: Trade and Invest Queensland	
Measures:	
<ul style="list-style-type: none"> Performance Plan deliverables for specialist resource are completed Client satisfaction with Council's services and advice provided through the program 	
Action: 1.3 Undertake an initial analysis of the opportunities, risks and approaches to sourcing foreign and direct investment.	Time Frame: Commence Feb 2013
Responsible Org: SCC	Resources: \$5,000
Measure:	
<ul style="list-style-type: none"> Appropriate opportunities identified to pursue foreign and direct investment commensurate with robust governance and risk management standards and community expectations. 	
Action: 1.4 Improve the availability and reliability of relevant export and investment data for the region.	Time Frame: Commence Feb 2013
Responsible Org: SCC	Resources: Officer time
Primary Supports:	
<ul style="list-style-type: none"> Trade and Invest Queensland University of the Sunshine Coast 	
Measures:	
<ul style="list-style-type: none"> Key international export and investment data is incorporated in Regional Databank. Client satisfaction with the accessibility and utility of export and investment data provided through Regional Databank. 	

2.0 Relationships and Contacts	
<p>Action 2.1 Partner with other local, Queensland and Federal governments to maximise the opportunities for business and industry to access new export markets and to pursue foreign and direct investment, including:</p> <ul style="list-style-type: none"> Positioning and building the profile of the region with other agencies and industry organisations Leveraging better access to in-market services, programs, contacts and intelligence Facilitating introductions and connections in new markets of relevance to Sunshine Coast businesses 	<p>Time Frame: On-going</p>
<p>Responsible Org: SCC Resources: Officer time</p>	<p>Measures:</p> <ul style="list-style-type: none"> Client satisfaction with the partnership initiatives brokered by Council with other agencies, industry organisations and private providers. Percentage of introductions and connections made on behalf of local firms that lead to new export related activity for local business. Number of quality of leads received from national and international networks
<p>Action 2.2 Examine options to establish an in-market presence in a high priority export location to support trade and investment development opportunities for the region.</p>	
<p>Responsible Org: SCC Primary Support: Trade and Invest Queensland</p>	<p>Resources: Stage 1 (Analysis) - Officer Time Stage 2 (Implementation) - \$50,000 per year for an initial two years (potentially on a 50% shared basis with another local government)</p> <p>Time Frame: Commence Stage 1 - Feb 2013</p>
<p>Measures:</p> <ul style="list-style-type: none"> Completion of the analysis and most cost-effective option for Council is endorsed 	
<p>Action 2.3 Critically examine Council's existing relationships with Xiamen (China) and Tatebayashi (Japan) and identify primary opportunities to forge stronger commercial links advantageous to local business; leverage new business, visitation and contacts; and source public and private investment.</p>	
<p>Responsible Org: SCC Primary Support: SCIRP</p>	<p>Resources: Officer time</p> <p>Time Frame: April 2013</p>
<p>Measures:</p> <ul style="list-style-type: none"> Percentage of introductions and connections through Friendship relationships that lead to new export related activity for local business. Number of quality of leads received from national and international networks 	

3.0 Industry Capability and Support	
Action: 3.1	Develop and implement an Export Assistance Scheme that enhances the ability of Sunshine Coast businesses to compete in the global market place and better access existing services available through other spheres of government.
Note:	Assistance through this Scheme would be available through a competitive process to offset the cost of activities aimed at accessing export markets such as: <ul style="list-style-type: none"> • participating in international trade shows and missions to expand engagement by Sunshine Coast businesses in global markets • developing or updating an export strategy to facilitate business expansion • obtaining up to date primary market research, information and briefings • accessing professional advice and information critical to export success Assistance would be linked to the TradeStart Program and be conditional on participation in learning opportunities provided by that program.
Responsible Org: SCC	Time Frame: From March 2013
Primary Support: TradeStart	
Measures:	
<ul style="list-style-type: none"> • Percentage growth in local businesses engaging in export activities • Average percentage increase in the value of export sales generated as a result of receiving assistance under this scheme • Client satisfaction with the accessibility and utility of the scheme. 	
Action: 3.2	Research and develop regional export capability statements for key regional export sectors.
Responsible Org: SCC	Time Frame: Commence April 2013
Primary Support: DSDIP	Resources: \$15,000
Measures:	
<ul style="list-style-type: none"> • Percentage increase in worthwhile export enquiries/leads emanating from the industry export capability statements. 	
Action: 3.3	Increase access and exposure for Sunshine Coast exporters to visiting Trade Commissioners, market briefings and updates, export workshop and skill development opportunities, visiting official delegations and networking events.
Responsible Org: SCC	Time Frame: June 2013
Measure	
<ul style="list-style-type: none"> • Client satisfaction with the accessibility to information and new business leads brokered by Council with other agencies, industry organisations and private providers. • Percentage of introductions and connections made on behalf of local firms that lead to new export related activity for local business. 	

4.8 Branding and Communication	
Action: 4.1 Provide support for high value regional events and showcase opportunities to promote Sunshine Coast export businesses and export activities. This could include supporting the export category at the Sunshine Coast Excellence in Business Awards; promoting participation in the Queensland Export Awards; facilitating participation by export ready businesses in outbound trade and investment missions; and hosting appropriately credentialled inbound missions of relevance to the region's exporters.	
Responsible Org: SCC	Resources: \$30,000 annually for 3 years Time Frame: February 2013 and on-going
Primary Support: DSDIP, AusTrade	
Measures:	
<ul style="list-style-type: none"> • Percentage increase in the number of entries in the Sunshine Coast Excellence in Business Export Award • Percentage increase in the number of entries by Sunshine Coast export businesses in the Queensland Export Awards • Percentage of introductions and connections made by local businesses through outbound and inbound missions that lead to new export related activity for local business. 	
Action: 4.2 Develop appropriate communication tools and promotional collateral that builds awareness of the region and promotes the quality and competitiveness of Sunshine Coast products, services and investment opportunities.	
Responsible Org: SCC	Resources: \$25,000 Time Frame: July 2013
Measure:	
<ul style="list-style-type: none"> • Percentage increase in worthwhile export enquiries/leads emanating from the deployment of communication tools and media 	
Action: 4.3 Develop a series of focused networking events and forums for existing and potential Sunshine Coast exporters that enable exchange of information between participants, sharing of learnings and the facilitation of introductions and mentoring opportunities.	
Responsible Org: SCC/TradeStart/QCCI	Resources: \$5,000 annually over 3 years Time Frame: July 2013
Measure:	
<ul style="list-style-type: none"> • Participant satisfaction with the quality, utility and value of networking events and opportunities 	

5.B Market exploration and development	
<p>Action: 5.1 Following the completion of Action 1.3, engage specialist commercial investment expertise to inform the assessment of opportunities to package, pursue and secure private investment in projects of regional significance.</p>	
<p>Responsible Org: SCC</p>	<p>Resources: To be determined on a case by case basis Time Frame: Commence June 2013, subject to outcomes of Action 1.3</p>
<p>Measure:</p> <ul style="list-style-type: none"> Extent and level of response and worthwhile leads generated through market sounding activities. 	
<p>Action: 5.2 Work with State and Federal Government agencies, business and industry to enable Council to participate in an annual export and/or investment mission which seeks to grow the region's access to high value international markets.</p>	
<p>Responsible Org: SCC Primary Support: TIQ/DFAT/ AusTrade</p>	<p>Resources: \$25,000 in 2012-2013. Future missions subject to consideration by Council Time Frame: April 2013</p>
<p>Measures:</p> <ul style="list-style-type: none"> Percentage of introductions and connections made through participation in annual missions that lead to new export related activity for local business and new sources of potential international investment. Satisfaction of participating business and industry participants with the value and utility of international missions. 	
<p>Action: 5.3 Leverage awareness of the region, goodwill and introductions through Council's sponsorship of major events.</p>	
<p>Responsible Org: SCC Primary Support: SCDL, TQ</p>	<p>Resources: Officer Time Time Frame: February 2013</p>
<p>Measure:</p> <ul style="list-style-type: none"> Percentage of introductions and connections made through Council's sponsorship of major events that lead to new export related activity for local business and new sources of potential international investment. 	

ATTACHMENT 1
Proposed Queensland Investment Attraction Mission to China:
Beijing, Shanghai, Guangzhou and Shenzhen
8 - 12 April 2013

China is 2 hours behind Queensland
 Delegates will need a valid visa to enter China

Sunday 7 April 2013 Beijing

Time	Activities
	Delegates arrive in Beijing
Overnight	Hotel Recommendation: The Westin Beijing Chaoyang 7 North Dongsanhuan Road, Chaoyang District, Beijing Tel: +86 10 5922 8634 Fax: +86 10 5922 8625

- START OF PROGRAM -

Monday 8 April 2013 Beijing

Time	Activities
7:30–9:00am	AustCham Breakfast or Id Government Breakfast In-Country Briefing by Commissioner AustCham Beijing is the China-Australia Chamber of Commerce and have over 250 member companies. AustCham breakfast functions usually attract over 60 Australian business representatives across various industry professions. This is a good opportunity to network with Australian and Chinese business people who have substantial experience in doing business in China. Venue: TBA
9:30–12:00pm	Queensland Investment Attraction Workshop Focus: Target potential Chinese investors interested in tourism infrastructure and property development. Further details about investors to be provided in due course. These Chinese investors are interested in investment opportunities in Qld. <u>Agenda</u> 1. Each Mayor/CEO of Regional Councils profiles region for trade and investment 2. Qld company #1 present investment project 3. Qld company #2 present investment project 4. Qld company #3 present investment project Venue: TBA
12:00-2:00pm	Queensland Government Reception in Beijing (Hosted by Senior Qld Govt Official) Venue: TBA
PM	One-on-one discussions with potential investors from Investment Attraction Workshop or own arrangements
Overnight	Hotel Recommendation: The Westin Beijing Chaoyang 7 North Dongsanhuan Road, Chaoyang District, Beijing Tel: +86 10 5922 8634 Fax: +86 10 5922 8625

ATTACHMENT 1

Tuesday 9 April 2013

Beijing

OR

Shanghai

Time	Option #1	Option #2
AM	Stay in Beijing to have follow up meetings with investors from Investment workshop or own arrangements	Departs Beijing for Shanghai Duration: approx 2:00hrs
12:00 – 2:00pm		Queensland Government reception in Shanghai Venue: TBA
PM	Depart Beijing for Guangzhou Duration: approx 3.5 hrs	
Overnight	Hotel Recommendation: The Westin Guangzhou 6 Linhe Zhong Road, Tianhe District Tel: +86 20 2826 6941 Fax: +86 20 2826 6996	Hotel Recommendation: The Westin Bund Centre Shanghai 88 Henan Central Road Tel: +86 21 6335 1888 Fax: +86 21 6335 2771

Wednesday 10 April 2013

Guangzhou

OR

Shanghai

Time	Option #1	Option #2
AM	Mission delegates own arrangement	Depart Shanghai for Guangzhou Duration: approx 2 hrs
12:00-1:30pm	Queensland Government Reception in Guangzhou Venue: TBA	
2:00–4:30pm	Queensland Investment Attraction Workshop Focus: Target potential Chinese investors interested in tourism infrastructure and property development. Further details about investors to be provided in due course. <u>Agenda</u> 1. Each Mayor/CEO of Regional Councils profiles region for trade and investment 2. Qld company #1 present investment project 3. Qld company #2 present investment project 4. Qld company #3 present investment project	
4:30–6:30pm	One-on-one discussions with potential investors from Investment Attraction Workshop or own arrangements	
Evening	Own arrangement	
Overnight	Hotel Recommendation: The Westin Guangzhou 6 Linhe Zhong Road, Tianhe District Tel: +86 20 2826 6941 Fax: +86 20 2826 6996	

ATTACHMENT 1

Thursday 11 April 2013 Guangzhou / Shenzhen

Time	Activities
AM	One-on-one discussions with potential investors from Investment Attraction Workshop or own arrangements
2:00-4:00pm	Depart Guangzhou for Shenzhen by hired coach (organised by TIQ)
Overnight	Hotel Recommendation: TBA

Friday 12 April 2013 Shenzhen

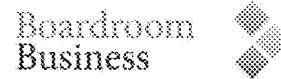
Time	Activities
9:30-12:00pm	Queensland Investment Attraction Workshop Focus: Target potential Chinese investors interested in tourism infrastructure and property development. Further details about investors to be provided in due course. Venue: TBA
12:00 – 1:30pm	Queensland Government Reception Venue: TBA
PM	One-on-one discussions with potential investors from Investment Attraction Workshop or own arrangements
Overnight	Hotel Recommendation: TBA

- END OF PROGRAM -

Monday 15 April 2013 Hong Kong (Optional)

Time	Activities
9:00-9:30am	Delegates prepare for Investment workshop
9:30-12:00pm	Queensland Investment Attraction Workshop Focus: Target potential Chinese investors interested in tourism infrastructure and property development. Further details about investors to be provided in due course. Venue: TBA
12:00 – 1:30pm	Queensland Government Reception Venue: TBA
PM	One-on-one discussions with potential investors from Investment Attraction Workshop or own arrangements

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SUNSHINE COAST EXPORT SURVEY

Anne Lawrence, Boardroom Business October 2012

Boardroom business was engaged by Sunshine Coast Council to conduct an anonymous online survey endorsed by the Sunshine Coast International Relations Panel. The survey was conducted from 1st August to 27th of August 2012 and distributed through established Sunshine Coast networks. Of particular note was the distribution of the survey via the Trade & Investment Queensland network.

The purpose of the survey was to obtain a better understanding of current Sunshine Coast export activity including:

- The industries involved, business characteristics, value of exports, markets of interest and trends (if survey is repeated)
- To understand barriers to export (that are able to be influenced) and assistance to exporters (restraining/enabling forces)
- The willingness for knowledge share between exporters and preferred format/structure
- The preferred communication channels/engagement with potential/existing exporters

Achieving a total of 60 respondents¹ the survey successfully captured a wide variety of views and activities and demonstrated a significant diversity of products originating from the region delivered to a wide variety of international destinations.

EXPORT ACTIVITIES

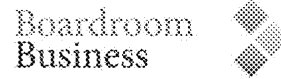
Of the 60 survey respondents, 75% were currently already exporting goods and/or services from the Sunshine Coast Region. This can be broken down into those already exporting and looking to expand into new markets (65%) and those currently exporting however not seeking to expand (10%).

The remainder of respondents were either planning to commence exporting (15%), planning to re-commence exporting after a period of non activity (7%) ,not intending to export or not responding to the question.

A total of 87% of respondents wish to expand their exporting activities.

Q1: What are your current exporting activities	% of responses
We are already exporting and we are also looking to expand our exporting activities into new markets.	65%
We are already exporting, but we are not looking to expand into new markets at this current point in time.	10%
We haven't started exporting however we intend to and are currently exploring export opportunities.	15%
We used to export however this had ceased, and we are now looking to start exporting again.	7%

¹ With 60 respondents there is a margin of error of 12.6% and this margin of error must be applied to any conclusions drawn.



We are not exporting, nor do we intend to export.	2%
Other	2%

Table 1. Source: Boardroom Business 2012

Approximately 50% of respondents had been exporting for less than 5 years, with 36% having exported for 5 years or longer.

Of those who responded with a turnover of more than \$5m, the majority had been exporting over 5 years, and in many cases over 10 years.

PRODUCTS BEING EXPORTED

The type of products and services being exported from the Sunshine Coast region varied greatly.

Food products included: Confectionary, Australian native foods, dog food, seafood, gluten free grain products, organic wine, alcoholic spirits, roasted nuts, nougat, and processed / packaged foods.

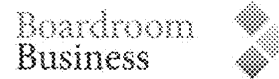
General products and equipment included: Electronic alarms, clothing, chainsaw equipment, trays for mineral exploration, glass, odour filters, plumbing fittings, power boards, kitchen boards, sealing products, coatings, and zinc & aluminum anodes.

Clean-tech products and equipment included: LED lamps, equipment for PV solar installations, hybrid power systems, polyurethane insulating panels, wall system technology, water treatment and controlled environment agricultural equipment.

Knowledge products and services included: Cook books, children's books, art and music, writing services, business and consultancy services, helicopter services, education and training services, coaching, student support services, publishing journals and mining services.

The majority of respondents identified their business as belonging to the Manufacturing industry (41%), with the remainder shared across Wholesale Trade (12%), Education and Training (10%), Agriculture Fisheries and Forestry (7%), Professional, Scientific and Technical Services (7%) and Art and Recreation Services (7%) amongst others.

The majority of product types were physical goods (80%) with the remainder being services (20%). This however may largely reflect the primary communication method for the survey being the Trade and Investment Queensland email database, which is dominated by the manufacturing sector. Therefore there could be a much higher proportion of services related export activity on the Sunshine Coast that has yet to be directly uncovered.



COUNTRIES BEING EXPORTED TO

When asked about what countries the respondents were exporting to, the most frequent response was the Pacific, PNG and New Zealand (55% of respondents), followed by USA (45%) and South East Asia (45%).

Q4: What countries do you currently export to (multiple responses accepted)	% of respondents
Pacific, PNG and New Zealand	55%
United States of America	45%
South-East Asia	45%
Europe & Russia	43%
Canada	25%
China	23%
Japan	21%
Middle East	17%
Korea	11%
Latin America	11%
Taiwan	11%
Africa	11%
India	9%

Table 2. Source: Boardroom Business 2012

For those exporting less than 5 years, the Pacific, PNG and New Zealand was even more predominant, closely followed by South East Asia. These results suggest that such regions may be 'stepping-stones' to other export markets in the future.

Those exporting more than 5 years also listed a far greater number of export destinations in total than those exporting for less time, indicating that they have had time to explore, establish and understand their markets further.

There were no patterns or direct correlation between product type, industry type, business size and number of employees to any one particular destination. This suggests that Sunshine Coast exporters may not be capitalising on local networks and exchanges amongst each other.

Local exporting networks and the clustering of information around particular destinations will foster greater sharing of information and the ability to leverage from each other's exporting experiences, creating distinct growth patterns around certain destinations.

Regarding the future aspirations of Sunshine Coast exporters, respondents most frequently cited Europe and Russia as destinations they intend to export to in the next 3 years, along with the Pacific regions, Canada, United States and the Middle East. China was the 6th most popular intended destination.



Q5: What new countries/markets do you intend to export to in the next 3 years (multiple answers accepted)	% of respondents
Europe & Russia	42%
Pacific, PNG and New Zealand	31%
Canada	29%
United States of America	27%
Middle East	25%
South-East Asia	21%
China	19%
India	19%
Japan	17%
Other	17%
Korea	12%
Latin America	12%
Africa	12%
Taiwan	4%

Table 3. Source: Boardroom Business 2012

Whether currently exporting or still planning to commence exporting, the response to Q5 was similar, in that many seemed to respond with a veritable 'wish list' of destinations given the volume of destinations cited.

PROFILE OF BUSINESS TYPES EXPORTING

The size of businesses exporting from the Sunshine Coast varied greatly, measured both by number of employees and turnover.

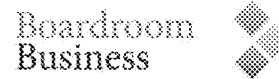
Smaller businesses with less than 10 employees and a turnover of less than \$5 million made up the highest number of survey respondents (67-75%). This is an unsurprising result given that 85% of businesses in the region, and indeed Australia wide, are classified as small business.

The average proportion of exports to total sales was measured at approximately 30%, and the majority of respondents (58%) answered that exports as a percentage of total sales was indeed growing.

Over 40% of respondents indicated that their percentage of sales dedicated to export activities made up less than 10% of their total sales. And of those responding that their exporting activities made up less than 10% of their total sales, the majority of these had been exporting for less than 5 years.

At the other end of the scale, 20% of respondents indicated that exporting made up over 50% of their total sales.

If exporting for longer than 10 years there was a higher proportion of exports as a percentage of total sales, indicating that it takes time to establish secure and robust export markets.



Businesses exporting services had a much higher proportion of exports to total sales at 63%, over those exporting goods, which was on average 20%.

Q15: Is your export % of total sales growing?	% of responses
Yes	58%
No	33%
Unsure	10%

Table 4. Source: Boardroom Business 2012

TYPE OF EXPORT ASSISTANCE REQUIRED

The two most popular responses to what export assistance would help local businesses were direct contacts in target regions/industries and market intelligence.

For those yet to commence exporting, the number one information source being sought after was market intelligence followed by business considerations (i.e. risk management and IP). For those currently exporting it was direct contacts.

Q6: What information would assist you to be more successful in your exporting activities?	% of responses
Direct contacts in certain regions/industry sectors	25%
Market information/intelligence, regulations, cultural aspects	20%
Trade missions and/or trade show events	18%
Advice on exporting process (i.e. logistics, customs/duty, agents/distributors etc)	16%
Business considerations (ie. risk management, cash flow impacts, structure, IP/brand management)	10%
Other	10%

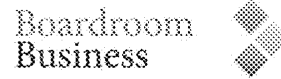
Table 5. Source: Boardroom Business 2012

When asked more specifically about the type of assistance that could help their business grow the answers were varied and included: Export advisory panels, high speed internet access, funding/financial assistance, freighting, documentation procedures, translation services, better contacts, business matching, mentoring, marketing advice, exposure through trade missions and assistance with country regulations amongst others.

Of note was the significantly higher proportion of those with a turnover less than \$500,000 asking for financial assistance or grants.

KEY LEARNINGS TO BE SHARED

When asked, survey respondents demonstrated a strong willingness to share the lessons they had learnt with others who plan on exporting, provided they were not in direct competition. This demonstrates a significant opportunity for the development of forums, mentoring and/or clustering programs to bring together exporters targeting similar regions.



From those exporting the longest (over 10 years), the advice offered included; understand your market and do your research; pay close attention to distribution channels and freighting arrangements and also 'know when to walk away'.

Other advice from all survey participants included; plan for significant variance in the Australian dollar, be persistent and keep the communications going, have patience, develop personal relationships and 'always be closing'.

Whilst willing to share the lessons learnt there were also a few key issues many were still struggling to resolve, these included freight costs, currency fluctuations, internet speed, intellectual property protection, choosing the right distributors, navigating high import taxes and the valuing of services.

WHAT TYPE OF EXPORT ASSISTANCE IS REQUIRED

The most popular type of export assistance was the request for a regular e-newsletter (64% of respondents), followed by one-on-one meetings (42% of respondents). Many respondents chose multiple export assistance options as per the table below. Least popular were social media communications.

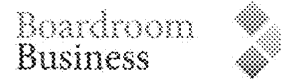
Q10: How would you best like to receive information, assistance and/or network around export topics? (multiple answers accepted)	% of respondents
Sunshine Coast export E-newsletter that I will read regularly	64%
One-on-one meetings with Trade & Investment (Qld Government)	42%
Centralised dedicated Sunshine Coast export website	38%
Specialised networking events	33%
Forums on key export regions/markets with guest speakers (fee to participate may apply)	33%
Match making activities between exporters and potential exporters, based around key export regions/markets including business mentoring.	31%
Links into broader Australian exporting networks/events	25%
News articles and information placed into current local business and government E-newsletters that I already read and receive.	18%
Links into broader SEQ exporting networks/events	18%
Social media communications	15%
Other	7%

Table 6. Source: Boardroom Business 2012

CONCLUSIONS

There are a wide range of products and services originating from the Sunshine Coast that are exported internationally.

Food related products, clean-tech products and services like education are dominant export categories.



The majority of goods and services are being sent to the Pacific, PNG and New Zealand, closely followed by the United States and South East Asia.

A pattern has emerged suggesting that those new to exporting start in the Pacific, PNG and New Zealand regions and then add other regions as their experiences and networks grow and develop.

Exports on average make up approximately 30% of total sales for those engaged in the activity, however it is significantly higher (63% as percentage of total sales) for those exporting services like education, knowledge products and consulting services.

Exporting is a growing activity on the Sunshine Coast with 58% of respondents indicating that exports as a percentage of total sales is growing.

There is a strong willingness to share information (when not competing directly) and participate in information sharing activities.

The information required is largely destination specific including direct contacts and market intelligence.

The willingness to participate and share information suggests that an investment could be made on a destination-by-destination basis on topics such as direct contacts and market intelligence and delivered via mentoring, formalised networks and/or advisory panels.

Generalised information can be shared via e-newsletters and online platforms with the majority of respondents indicating that they preferred an e-newsletter format.

SUMMARY OF KEY SURVEY STATISTICS	%
Proportion of respondents intending to expand their export activities	87%
The majority of respondents indicated they had been exporting for less than 5 years	50%
The majority of respondents indicated that they were currently exporting to Pacific, PNG and New Zealand	55%
The majority of respondents were from the manufacturing sector	41%
The majority of respondents intending to expand their exporting activities nominated Europe & Russia as the primary destination	42%
Proportion of respondents who were exporting services (i.e. education, consulting, knowledge)	20%
The majority of respondents had 10 or less employees	67%
The majority of respondents had less than a \$5 million turnover	75%
Average value of export activity as a % of total sales (goods)	20%
Average value of export activity as a % of total sales (services)	63%
The majority of respondents indicated that their export activity as a % of total sales was growing	58%
Proportion of respondents preferring direct contacts as primary source of information	25%

Table 7. Source: Boardroom Business 2012

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8 NOTIFIED MOTIONS**9 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

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10 CONFIDENTIAL SESSION

10.1 REGIONAL STRATEGY AND PLANNING

10.1.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - PLANNING APPEAL - KIDAMAN CREEK

File No: REC09/0104 & LEG-00063

**Authors: Coordinator Appeals Management
Regional Strategy & Planning Department
Solicitor
Executive Office**

This item is confidential in accordance with section 275 (f) of the *Local Government Regulation 2012* as it contains information relating to starting or defending legal proceedings involving it.

10.1.2 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - PLANNING APPEAL - PACIFIC PARADISE

File No: MCU07/0130 & 1-18488

**Authors: Coordinator Appeals Management
Regional Strategy & Planning Department
Solicitor
Executive Office**

This item is confidential in accordance with section 275 (f) of the *Local Government Regulation 2012* as it contains information relating to starting or defending legal proceedings involving it.

10.2 FINANCE AND BUSINESS**10.2.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - VALDORA SOLAR FARM AND FUTURE ELECTRICITY SUPPLY ARRANGEMENTS**

File No: Statutory Meetings
Authors: Business and Commercial Analyst
Finance & Business Department
Commercial Analysis Manager
Finance & Business Department
Manager Commercial & Procurement
Finance & Business Department

This item 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 it; AND 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.

10.2.2 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - MALENY COMMUNITY PRECINCT

File No: Statutory Meetings
Author: Acting Manager, Property and Business
Finance & Business Department

This item is confidential in accordance with section 275 (h) of the *Local Government Regulation 2012* as it contains information relating to 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 NEXT MEETING

The next Ordinary Meeting will be held on Thursday 28 February 2013 in the Council Chambers, Corner Currie and Bury Streets, Nambour commencing at 9.00am.

12 MEETING CLOSURE