

Attachment Folder

Items 8.2, 8.10 & 8.11

Ordinary Meeting

Wednesday, 10 November 2021

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Your ref:
Our ref: 2021-4139
Charles Strickland 3149 6032

OFFICIAL

8 October 2021

Ms E Thomas
Chief Executive Officer
Sunshine Coast Regional Council
PO Box 72
SUNSHINE COAST MAIL CENTRE QLD 4560

Dear Ms Thomas

General Purpose Financial Statements—2020–21
Current Year Financial Sustainability Statement—2020–21

- Sunshine Coast Regional Council

The certified General Purpose Financial Statements are enclosed. I have issued an unmodified opinion.

Also enclosed is the Current Year Financial Sustainability Statement. Consistent with prior years and with all other councils, I have included an emphasis of matter paragraph in my auditor's report to highlight the use of the special purpose basis of accounting.

A copy of the General Purpose Financial Statements and Current Year Financial Sustainability Statement has also been forwarded to the Deputy Premier and Minister for State Development, Infrastructure, Local Government and Planning.

Yours sincerely

C G Strickland
Senior Director

cc: Councillor M Jamieson, Mayor, Sunshine Coast Regional Council

Enc.

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Sunshine Coast Regional Council

FINANCIAL STATEMENTS

For the year ended 30 June 2021

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Independent Auditor's Report (General Purpose Financial Statements)

Current Year Financial Sustainability Statement

Certificate of Accuracy - for the Current Year Financial
Sustainability Statement
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Certificate of Accuracy - for the Long Term Financial
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Statements of Comprehensive Income

For the year ended 30 June 2021

	Note	Consolidated		Council	
		2021 \$'000	2020 \$'000	2021 \$'000	2020 \$'000
Income					
Revenue					
Recurrent revenue					
Net rates, levies and utility charges	3(a)	319,052	311,897	319,349	311,897
Fees and charges	3(b)	66,449	54,737	65,233	53,274
Sales from contracts and recoverable works	3(c)	11,601	14,065	11,601	14,138
Grants, subsidies, contributions, donations and other	4(a)	18,681	16,711	16,643	15,613
		415,782	397,410	412,826	394,922
Share of tax equivalents of equity accounted	3(d)	17,054	16,409	17,054	16,409
Dividend income equity accounted investment	3(e)	-	-	13,200	12,321
Interest received	5	24,700	26,556	24,672	26,490
Rental income	19	3,323	3,003	3,155	2,798
Profit from equity accounted investment	14	51,981	53,787	-	-
		97,057	99,755	58,080	58,018
Total recurrent revenue		512,839	497,165	470,907	452,940
Non-recurrent revenue					
Grants, subsidies, contributions, donations and other	4(b)	181,658	157,058	181,658	157,058
Sales from contracts	4(c)	14,373	186	14,373	186
		196,032	157,244	196,032	157,244
Total income		708,871	654,410	666,939	610,185
Expenses					
Recurrent expenses					
Employee benefits	6	(151,229)	(153,356)	(149,238)	(151,197)
Materials and services	7	(205,418)	(200,014)	(202,887)	(197,965)
Finance costs	8(a)	(12,575)	(10,549)	(12,535)	(10,523)
Early repayment adjustment	8(b)	(34,346)	-	(34,346)	-
Contributions to controlled entities	9	-	-	(1,562)	(1,527)
Depreciation and amortisation					
Property, plant and equipment	16	(91,039)	(89,097)	(91,013)	(89,038)
Intangible assets	17	(2,653)	(2,957)	(2,653)	(2,957)
Right of use assets	19	(4,490)	(4,575)	(4,490)	(4,575)
		(501,748)	(460,549)	(498,722)	(457,782)
Non-recurrent expenses					
Loss on disposal property, plant and equipment, intangibles and other.	10	(851)	(10,631)	(851)	(10,631)
Movements in landfill and quarry provisions	22	(3,013)	(4,897)	(3,013)	(4,897)
Assets transferred to third parties	10	(17)	(567)	(17)	(567)
		(3,881)	(16,095)	(3,881)	(16,095)
Total expenses		(505,630)	(476,644)	(502,603)	(473,877)
Net result (deficiency)		203,241	177,766	164,335	136,308
Other comprehensive income					
Increase/(decrease) in asset revaluation surplus	16(a)	-	(4,368)	-	(4,368)
Total other comprehensive income		-	(4,368)	-	(4,368)
Total comprehensive income for the year		203,241	173,397	164,335	131,940

The above statements should be read in conjunction with the accompanying notes and accounting policies.

2



Statements of Financial Position

For the year ended 30 June 2021

		Consolidated		Council	
	Note	2021 \$'000	2020 \$'000	2021 \$'000	2020 \$'000
Assets					
Current assets					
Cash and cash equivalents	11	208,320	199,675	206,199	197,632
Trade and other receivables	12	47,957	17,779	47,868	17,220
Contract receivables	12	296,772	-	296,772	-
Inventories	13	12,497	13,878	12,464	13,850
Other assets	15	26,944	22,817	26,917	22,782
Total current assets		592,489	254,149	590,220	251,485
Non-current assets					
Trade and other receivables	12	434,393	455,629	434,893	456,129
Contract receivables	12	-	248,226	-	248,226
Inventories	13	36,568	38,636	36,568	38,636
Equity accounted investments	14	840,920	802,139	538,213	538,213
Property, plant and equipment	16	4,761,395	4,542,250	4,761,383	4,542,219
Intangible assets	17	10,908	11,883	10,908	11,883
Right of use assets	19	7,711	10,087	7,616	10,021
Total non-current assets		6,091,895	6,108,850	5,789,580	5,845,328
Total assets		6,684,385	6,362,999	6,379,800	6,096,813
Liabilities					
Current liabilities					
Trade and other payables	18	54,748	64,050	54,266	62,976
Lease liabilities	19	3,263	4,405	3,192	4,339
Contract liabilities	20	10,251	11,257	10,251	11,257
Borrowings	21	21,674	31,316	21,674	31,316
Provisions	22	26,300	30,092	26,116	29,917
Other liabilities	23	13,284	11,154	13,228	11,124
Total current liabilities		129,520	152,274	128,726	150,928
Non-current liabilities					
Lease liabilities	19	4,741	6,077	4,717	6,077
Borrowings	21	657,290	519,735	657,290	519,735
Provisions	22	55,396	50,717	55,227	50,567
Total non-current liabilities		717,427	576,529	717,234	576,379
Total liabilities		846,947	728,803	845,960	727,308
Net community assets		5,837,437	5,634,196	5,533,840	5,369,505
Community equity					
Asset revaluation surplus		658,224	658,224	658,224	658,224
Retained surplus		5,179,213	4,975,972	4,875,616	4,711,281
Total community equity		5,837,437	5,634,196	5,533,840	5,369,505

* Comparative figures have been restated. Refer to Note 34 for details.

The above statements should be read in conjunction with the accompanying notes and accounting policies.

3



Statements of Changes in Equity

For the year ended 30 June 2021

Consolidated

	Asset revaluation surplus \$'000	Retained surplus \$'000	Total \$'000
For the year ended 30 June 2021			
Balance as at 1 July 2020	658,224	4,975,972	5,634,196
Net result	-	203,241	203,241
Balance as at 30 June 2021	658,224	5,179,213	5,837,437

For the year ended 30 June 2020

Balance as at 1 July 2019	662,593	4,801,869	5,464,461
Adjustment on initial application of AASB 15 / AASB 1058	-	(8,557)	(8,557)
Adjustment on initial application of AASB 16	-	(441)	(441)
Restated balance at 1 July 2019	662,593	4,792,871	5,455,463
Prior year adjustment	34 -	5,336	5,336
Increase (decrease) in asset revaluation surplus	16(a) (4,368)	-	(4,368)
Net result	-	177,766	177,766 *
Balance as at 30 June 2020	658,224	4,975,972	5,634,196 *

Council

	Asset revaluation surplus \$'000	Retained surplus \$'000	Total \$'000
For the year ended 30 June 2021			
Balance as at 1 July 2020	658,224	4,711,281	5,369,505
Net result	-	164,335	164,335
Balance as at 30 June 2021	658,224	4,875,617	5,533,840

For the year ended 30 June 2020

Balance as at 1 July 2019	662,593	4,578,635	5,241,228
Adjustment on initial application of AASB 15 / AASB 1058	-	(8,557)	(8,557)
Adjustment on initial application of AASB 16	-	(441)	(441)
Restated balance at 1 July 2019	662,593	4,569,637	5,232,230
Prior year adjustment	34 -	5,336	5,336
Increase (decrease) in asset revaluation surplus	16(a) (4,368)	-	(4,368)
Net result	-	136,308	136,308 *
Balance as at 30 June 2020	658,224	4,711,281	5,369,505 *

The above statements should be read in conjunction with the accompanying notes and accounting policies.

4



Statements of Cash Flows
For the year ended 30 June 2021

	Note	Consolidated		Council	
		2021	2020	2021	2020
		\$'000	\$'000	\$'000	\$'000
Cash flows from operating activities					
Receipts from customers		390,878	401,156	381,616	383,742 *
Payments to suppliers and employees		(369,218)	(403,373)	(360,013)	(386,303) *
		21,660	(2,216)	21,603	(2,561)
Interest and dividends received	3(d),(e) & 5	54,953	55,258	54,926	55,220
Recurrent grants and contributions	4(a)	16,643	15,613	16,643	15,613
Borrowing costs	8	(10,660)	(8,399)	(10,660)	(8,399)
Finance costs	8	(1,621)	(2,124)	(1,621)	(1,522) *
Net cash inflow (outflow) from operating activities	29	80,976	58,131	80,891	58,351
Cash flows from investing activities					
Payments for property, plant and equipment		(212,031)	(311,040)	(212,026)	(311,033)
Net movement in loans and advances		4,176	5,079	4,176	5,079
Proceeds from sale of property, plant and equipment		1,835	1,922	1,835	1,922
Contract receivable (Sunshine Coast Airport Expansion Project)		(48,539)	(105,298)	(48,539)	(105,298)
Proceeds from sale of inventory (Sunshine Coast Airport Expansion Project)		14,373	104,914	14,373	104,914
Grants, subsidies, contributions and donations		79,134	41,375	79,134	41,375
Net cash inflow (outflow) from investing activities		(161,053)	(263,049)	(161,047)	(263,042)
Cash flows from financing activities					
Proceeds from borrowings	30	119,862	164,609	119,862	164,609
Repayment of borrowings		(26,549)	(21,046)	(26,549)	(21,046)
Repayments made on leases (principal only)		(4,589)	(4,662)	(4,589)	(4,662)
Net cash inflow (outflow) from financing activities		88,724	138,901	88,724	138,901
Net increase (decrease) in cash and cash equivalents held		8,646	(66,016)	8,567	(65,789)
Cash and cash equivalents at beginning of financial year		199,675	265,691	197,632	263,421
Cash and cash equivalents at end of the financial year	11	208,320	199,675	206,199	197,632

The above statements should be read in conjunction with the accompanying notes and accounting policies.

5



Notes to Financial Statements
For the year ended 30 June 2021

1 Information about these financial statements

1.01 Basis of Preparation

These general purpose financial statements are for the period 1 July 2020 to 30 June 2021. They are prepared in accordance with the *Local Government Act 2009* and the *Local Government Regulation 2012*.

These financial statements comply with Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board (AASB). Council is a not-for-profit entity for financial reporting purposes and complies with Australian Accounting Standards as applicable to not-for-profit entities.

These financial statements have been prepared under the historical cost convention except for the revaluation of certain classes of property, plant and equipment.

1.02 Recurrent/Non-recurrent Classification

Revenue and expenditure are presented as "recurrent" or "non-recurrent" in the Statements of Comprehensive Income on the following basis:

Non-recurrent revenue includes grants and subsidies received which are tied to specific projects for the replacement or upgrade of existing non-current assets and/or investment in new assets. It also includes non-cash contributions which are usually infrastructure assets received from developers.

Costs incurred on assets that will be transferred to and controlled by third parties are included in "Non-recurrent expenses".

The following transactions are classified as either "Non-recurrent revenue" or "Non-recurrent expenses" depending on whether they result in accounting gains or losses:

- disposal of non-current assets
- movements in landfill and quarry provisions
- revaluations of property, plant and equipment.
- financial impacts of the Sunshine Coast Airport Expansion Project and
- Maroochydore City Centre land sales

All other revenue and expenses have been classified as "recurrent".

1.03 Basis of Consolidation

Council and its controlled entities together form the consolidated entity. The financial statements of controlled entities are included in the consolidated financial statements where material by size or nature, from the date when control commences until the date when control ceases.



Notes to Financial Statements
For the year ended 30 June 2021

Council had an interest in three (3) entities during the year being Sunshine Coast Events Centre Pty Ltd, SunCentral Maroochydore Pty Ltd and the Sunshine Coast Arts Foundation Ltd. Council wholly owns the issued shares of Sunshine Coast Events Centre Pty Ltd and SunCentral Maroochydore Pty Ltd, and is currently the main financial contributor to the Sunshine Coast Arts Foundation Ltd.

Transactions between Council and both Sunshine Coast Events Centre Pty Ltd and SunCentral Maroochydore Pty Ltd have been eliminated when preparing consolidated accounts. In addition, the accounting policies of these controlled entities have been adjusted on consolidation where necessary, to ensure the financial statements of the consolidated entity is prepared using accounting policies that are consistent with those of the Council. Sunshine Coast Arts Foundation Ltd is not consolidated into Council's financial statements due to its size and nature. Information on controlled entities is included in Note 27.

1.04 Constitution

The council is constituted under the *Queensland Local Government Act 2009* and is domiciled in Australia.

1.05 New and Revised Accounting Standards Adopted During the Year

Council adopted all standards which became mandatory effective for annual reporting periods beginning on 1 July 2020. None of the standards had a material impact on reported position, performance and cash flows.

1.06 Standards issued by the AASB not yet effective

The AASB has issued Australian Accounting Standards and Interpretations which are not effective at 30 June 2021. These standards have not been adopted by Council and will be included in the financial statements on their effective date if their application is material to Council.

1.07 Estimates and Judgements

Council makes a number of judgements, estimates and assumptions in preparing these financial statements. These are based on the best information available to Council at the time, however due to the passage of time, these assumptions may change and therefore the recorded balances may not reflect the final outcomes. The significant judgements, estimates and assumptions relate to the following items and specific information is provided in the relevant note:

Valuation and depreciation of property, plant and equipment - Note 16
Impairment of property, plant and equipment - Note 16
Provisions - Note 22
Contingencies - Note 25
Financial instruments and financial risk management - Note 31
Revenue recognition - Note 3



Notes to Financial Statements
For the year ended 30 June 2021

1.08 Rounding and Comparatives

Amounts included in the financial statements are in Australian dollars (AUD) and have been rounded to the nearest \$1,000 or, where that amount is \$500 or less, to zero.

Comparative information is generally restated for reclassifications, errors and changes in accounting policies unless permitted otherwise by transition rules in a new Accounting Standard. Restated balances are detailed in Note 34 and indicated with an asterisk (*) throughout the financial statements.

1.09 Disclosure of Other Comprehensive Income for Equity Accounting Investments

Where Council has an equity accounted investment (associate or joint venture) with Other Comprehensive Income, Council's share of that other comprehensive income is reflected in the relevant section of the Statements of Other Comprehensive Income.

1.10 Volunteer Services

Council works with a diverse range of Sunshine Coast community members and organisations to deliver services and programs to the community including community and major events, environment and wildlife protection, regional heritage, libraries and arts and the Caloundra Music Festival. The volunteer services associated with the Sunshine Coast Stadium are recognised in the Statement of Comprehensive Income with remaining volunteer services not recognised as they are either not material or would not have been purchased if not donated.

1.11 Taxation

Council is exempt from income tax, however Council is subject to Fringe Benefits Tax (FBT), Goods and Services Tax (GST) and payroll tax on certain activities. The net amount of GST recoverable from the Australian Taxation Office (ATO) or payable to the ATO is shown as an asset or liability respectively.

1.12 COVID-19

Council's operations for the year ended 30 June 2021 have been impacted by the COVID-19 pandemic. The following steps were taken by Council in response to the pandemic during the year:

	\$'000
Rates discount \$35 per rateable property	(5,069)
COVID-19 recovery grants for community organisations	(1,388)
Movement of parking regulations to education and health/safety rather than issuing infringements	(1,000)
Additional payment to Visit Sunshine Coast for promotional advertising	(500)
Increased cleaning based on Queensland Health advice	(381)
Additional plant hire costs due to COVID restrictions	(163)
Cancellation of the Caloundra Music Festival	249

In addition to the above, Council was also impacted by:

- reduced hours / capacity in facilities / impact on growth & activity	(355)
- reimbursement/waiver of fees	(155)
- continued amendment of all supplier payment terms to 7 days	

Total COVID-19 impact **(8,762)**₈



Notes to Financial Statements

For the year ended 30 June 2021

2 (a) Analysis of Results by Function Components of Council Functions

The activities relating to the Council's components reported on in Note 2(b) are as follows:

Offices of the CEO and the Mayor

The Offices of the CEO and the Mayor provide support and advice to the Mayor, Councillors, Chief Executive Officer (CEO), and Executive Leadership Team and deliver key functions for the organisation including:

- Audit & Assurance
- Communications
- Corporate Governance
- Legal Services
- Major Projects and Strategic Property
- Strategy and Coordination

Built Infrastructure Group

The Built Infrastructure Group is focussed on managing and maintaining the region's built infrastructure. Key functions include:

- Asset Management
- Civil Asset Management
- Parks and Gardens
- Transport and Infrastructure Planning
- Transport Infrastructure Management
- Disaster Management
- Sunshine Coast Airport Expansion

Business Performance Group

The Business Performance Group is focussed on developing and managing the core capabilities that underpin the effective and efficient operation of the organisation. Key functions include:

- Business and Innovation
- Digital and Information Services
- Finance
- People and Culture
- Property Management



Notes to Financial Statements

For the year ended 30 June 2021

Customer Engagement and Planning Services Group

The Customer Engagement and Planning Services Group is focussed on delivering positive customer experiences to business and the community, particularly land use planning, development, waste and regulatory enforcement. Key functions include:

- Customer Response
- Development Services
- Strategic Planning
- Waste and Resource Management

Economic and Community Development Group

The Economic and Community Development Group aims to drive the identification of new economic opportunities for the region while ensuring a balanced focus on developing, supporting and/or delivering opportunities (social, cultural and economic) that each of the region's many communities expect to enjoy. Key functions include:

- Arts Heritage and Library
- Community Development
- Economic Development
- Sports and Community Venues

Liveability and Natural Assets Group

The Liveability and Natural Assets Group is focussed on taking a balanced approach to planning and delivery of sustainable environmental and infrastructure development to meet the needs of the growing population and maintain the liveability of the region. Key functions include:

- Design and Placemaking Services
- Environmental and Sustainability Policy
- Environmental Operations
- Project Delivery
- Urban Growth Projects

Region Shaping Projects

Region Shaping Projects includes Council's current major projects being Maroochydore City Centre, Sunshine Coast Airport Runway and the Sunshine Coast International Broadband Network.



Notes to financial statements
For the year ended 30 June 2021
2 (b) Analysis of results by function

	Gross program income		Elimination of inter-function transactions	Total Income	Gross program expense		Elimination of inter-function transactions	Total expenses	Net result from recurrent operations	Net result	Assets
	Recurrent	Non-recurrent			Recurrent	Non-recurrent					
	2021 \$'000	2021 \$'000	2021 \$'000	2021 \$'000	2021 \$'000	2021 \$'000	2021 \$'000	2021 \$'000	2021 \$'000	2021 \$'000	2021 \$'000
Built Infrastructure	30,668	48,912	(19,106)	60,474	(225,679)	(3,806)	38,492	(190,993)	(175,625)	(130,518)	3,746,308
Customer Engagement and Planning Services	123,375	-	(15,100)	108,275	(130,114)	(6)	25,723	(104,397)	3,884	3,878	123,244
Economic and Community Development	29,424	3,261	(104)	32,581	(90,052)	-	14,141	(84,911)	(55,592)	(52,330)	219,386
Liveability and Natural Assets	23,066	10,623	(10,363)	23,326	(60,669)	-	19,825	(40,844)	(28,110)	(17,487)	132,923
Region Shaping Projects	2,179	29,806	-	31,985	(6,914)	-	298	(8,616)	(6,437)	23,369	471,465
Business Performance	367,286	103,429	(60,601)	410,113	(81,022)	(70)	15,649	(65,443)	241,311	344,671	1,684,996
Offices of the CEO and the Mayor	15,232	-	(15,078)	153	(13,515)	-	6,115	(7,400)	(7,247)	(7,247)	1,477
Total Council	591,259	196,032	(120,352)	666,939	(618,965)	(3,881)	120,243	(502,603)	(27,815)	164,335	6,379,801
Controlled entities net of eliminations	41,933	-	-	41,933	(3,026)	-	-	(3,026)	38,906	38,906	304,584
Total Consolidated	633,192	196,032	(120,352)	708,871	(621,991)	(3,881)	120,243	(505,630)	11,091	203,241	6,684,385

For the year ended 30 June 2020
2 (b) Analysis of results by function

	Gross program income		Elimination of inter-function transactions	Total Income	Gross program expense		Elimination of inter-function transactions	Total expenses	Net result from recurrent operations	Net result	Assets
	Recurrent	Non-recurrent			Recurrent	Non-recurrent					
	2020 \$'000	2020 \$'000	2020 \$'000	2020 \$'000	2020 \$'000	2020 \$'000	2020 \$'000	2020 \$'000	2020 \$'000	2020 \$'000	2020 \$'000
Built Infrastructure	34,046	31,532	(22,054)	43,524	(215,841)	(9,158)	39,141	(185,858)	(164,707)	(142,334)	3,639,277
Customer Engagement and Planning Services	115,424	-	(16,751)	98,673	(132,471)	(4,952)	27,074	(110,350)	(6,724)	(11,577)	121,070
Economic and Community Development	24,208	1,539	(407)	25,340	(94,963)	(613)	14,039	(81,536)	(57,122)	(56,196)	210,489
Liveability and Natural Assets	21,140	7,049	(9,243)	18,946	(61,362)	(60)	18,557	(42,865)	(30,908)	(23,920)	105,675
Region Shaping Projects	146	387	-	533	(4,031)	-	363	(3,667)	(3,521)	(3,134)	424,681
Business Performance	363,483	116,738	(97,104)	423,117	(53,630)	(1,311)	15,527	(39,414)	268,276	383,703	1,595,416
Offices of the CEO and the Mayor	15,427	-	(15,376)	51	(16,419)	-	6,233	(10,186)	(10,135)	(10,135)	193
Total Council	573,875	157,244	(120,934)	610,185	(578,716)	(16,095)	120,934	(473,876)	(4,841)	136,308	6,096,812
Controlled entities net of eliminations	44,225	-	-	44,225	(2,768)	-	-	(2,768)	41,457	41,457	266,187
Total Consolidated	618,100	157,244	(120,934)	654,410	(581,484)	(16,095)	120,934	(476,644)	36,515	177,766	6,362,999



Notes to the Financial Statements
For the year ended 30 June 2021

3 Revenue analysis

(a) Net rates, levies and utility charges

Rates and annual charges are recognised as revenue at the beginning of the rating period to which they relate. Prepaid rates are recognised as a financial liability until the beginning of the rating period.

	Consolidated		Council	
	2021	2020	2021	2020
	\$'000	\$'000	\$'000	\$'000
General rates	252,603	244,690	252,900	244,690
Waste management	65,399	60,748	65,399	60,748
Tourism and special levies	8,900	8,766	8,900	8,766
Environment levy	11,075	10,890	11,075	10,890
Rural fire levy	535	514	535	514
Valuation fees	73	94	73	94
	338,585	325,700	338,882	325,700
Total rates, levies and utility charges revenue				
Less: discounts	(15,158)	(9,656)	(15,158)	(9,656)
Less: pensioner remissions	(3,358)	(3,167)	(3,358)	(3,167)
Less: rebates	(1,017)	(980)	(1,017)	(980)
	(19,533)	(13,803)	(19,533)	(13,803)
Net rates, levies and utility charges	319,052	311,897	319,349	311,897

(b) Fees and charges

Revenue arising from fees and charges is recognised at the point in time when the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

The performance obligation relates to the specific services which are provided to the customers and generally the payment terms are within 30 days of the provision of the service or in some cases, the customer is required to pay on arrival, for example caravan parks. There is no material obligation for Council in relation to refunds or returns.

Licences granted by Council are all either short-term or low value and all revenue from licences is recognised at the time that the licence is granted rather than the term of the licence.

Revenue from infringements is recognised on issue of infringement notice after applying the expected credit loss model relating to impairment of receivables for initial recognition of statutory receivables.

	Consolidated		Council	
	2021	2020	2021	2020
	\$'000	\$'000	\$'000	\$'000
Application fees (development)	10,486	8,348	10,486	8,348
Holiday parks	19,361	14,259	19,361	14,259
Cemetery fees	1,161	1,028	1,161	1,028
Parking fees	907	546	907	546
Refuse tip fees	8,261	6,973	8,261	6,973
Registration fees	1,335	1,313	1,335	1,313
Search fees	2,166	1,067	2,166	1,067
Waste service charges	493	409	493	409
Change of ownership fees	1,198	869	1,198	869
Fines and penalties	1,820	2,498	1,820	2,498
Venue hire	972	959	972	959
Development services	9,978	9,262	9,978	9,262
Permits and licences	1,662	1,216	1,662	1,216
Other fees and charges	6,647	5,991	5,432	4,528
	66,449	54,737	65,233	53,274



Notes to the Financial Statements
For the year ended 30 June 2021

(c) **Sales from contracts and recoverable works**

Sale of goods revenue is recognised at the point in time that the customer obtains control of the goods, generally at delivery. Revenue from services is recognised when the service is rendered.

Revenue from contracts and recoverable works generally comprises a recoupment of material costs together with an hourly charge for use of equipment and employees. This revenue and the associated costs are recognised by reference to the stage of completion of the contract activity based on costs incurred at the reporting date. Where consideration is received for the service in advance it is included in other liabilities and is recognised as revenue in the period when the service is performed. The contract work carried out is not subject to retentions.

	Consolidated		Council	
	2021	2020	2021	2020
	\$'000	\$'000	\$'000	\$'000
Recoverable works	1,258	1,429	1,258	1,429
Sale of recyclables	3,566	2,603	3,566	2,603
Solar Farm generation revenue	1,266	2,881	1,266	2,881
Other revenue	5,511	7,151	5,511	7,225
	11,601	14,065	11,601	14,138

(d) **Share of tax equivalents of equity accounted investment**

Unitywater pays Council an income tax equivalent in accordance with the requirements of the *Local Government Act 2009*. Unitywater is subject to the tax equivalents regime. The income tax expense is calculated on the operating surplus adjusted for permanent differences between taxable and accounting income.

	Consolidated		Council	
	2021	2020	2021	2020
	\$'000	\$'000	\$'000	\$'000
	17,054	16,409	17,054	16,409

(e) **Dividend income equity accounted investment**

Dividend income represents the participation return from Council's share in Unitywater as per the Participation Agreement. Dividends are recognised once they are formally declared by the directors of Unitywater, which is an associate of Sunshine Coast Regional Council.

	Consolidated		Council	
	2021	2020	2021	2020
	\$'000	\$'000	\$'000	\$'000
	-		13,200	12,321

4 Grants, subsidies, contribution, donations and other

Grant income under AASB 15

Where grant income arises from an agreement which is enforceable and contains sufficiently specific performance obligations then the revenue is recognised when control of each performance obligation is satisfied.

The performance obligations vary in each agreement but include library projects, trainee funding and events. Payment terms vary depending on the terms of the grant. Cash is received upfront for some grants and on the achievement of certain payment milestones for others.

Each performance obligation is considered to ensure that the revenue recognition reflects the transfer of control. Within grant agreements there may be some performance obligations where control transfers at a point in time and others which have continuous transfer of control over the life of the contract.

Where control is transferred over time, revenue is recognised using either costs or time incurred.

Grant income under AASB 1058

Where Council receives an asset for significantly below fair value, the asset is recognised at fair value, related liability (or equity items) are recorded and income then is recognised for any remaining asset value at the time that the asset is received.

Capital (non-recurrent) grants

Where Council receives funding under an enforceable contract to acquire or construct a specified item of property, plant and equipment which will be under Council's control on completion, revenue is recognised as construction progresses or when the purchase is completed.

For construction projects, this is generally as the construction progresses in accordance with costs incurred since this is deemed to be the most appropriate measure of the completeness of the construction project.



Notes to the Financial Statements
For the year ended 30 June 2021

Contributions and donations

Where assets are donated or purchased for significantly below fair value, the revenue is recognised when the asset is acquired and controlled by Council.

Contributions and donations are generally recognised on receipt of the asset since there are no enforceable performance obligations.

Physical assets contributed to Council by developers in the form of land, transport, stormwater and other infrastructure are recognised as revenue when Council obtains control of the asset and there is sufficient data in the form of drawings and plans to determine the approximate specifications and values of such assets. Non-cash contributions with a value in excess of the recognition thresholds are recognised as non-current assets. Those below the thresholds are recorded as expenses.

(a) Recurrent grants, subsidies, contribution, donations and other	Consolidated		Council	
	2021 \$'000	2020 \$'000	2021 \$'000	2020 \$'000
Government grants and subsidies commonwealth	12,760	11,847	12,760	11,847
Government grants and subsidies state	3,705	2,087	3,705	2,087
Grants and subsidies other	-	1,406	-	1,406
Contributions and donations	2,216	1,372	179	273
	18,681	16,711	16,643	15,613

(b) Non-recurrent grants, subsidies, contribution, donations and other

Non-recurrent revenue includes grants and subsidies received which are tied to specific projects for the replacement or upgrade of existing non-current assets and/or investments in new assets. It also includes non-cash contributions which are usually infrastructure assets received from developers.

	Consolidated		Council	
	2021 \$'000	2020 \$'000	2021 \$'000	2020 \$'000
Government grants and subsidies commonwealth	7,174	4,837	7,174	4,837
**Government grants and subsidies state	31,817	5,636	31,817	5,636
Developer contributions	40,892	31,204	40,892	31,204
Infrastructure from developers at fair value	102,524	115,683	102,524	115,683
	182,407	157,361	182,407	157,361
Less: discount allowed developer contributions	(748)	(303)	(748)	(303)
	181,658	157,058	181,658	157,058

**In 2021 Council received \$12.5 million being the final payment of the \$15.0 million grant from the State of Queensland's Jobs and Regional Growth Fund for the Sunshine Coast International Broadband Network Project.

(c) Sales from contracts	Consolidated		Council	
	2021 \$'000	2020 \$'000	2021 \$'000	2020 \$'000
**Sunshine Coast Airport Expansion Project	10,578	186	10,578	186
Maroochydhore City Centre land sales	3,795	-	3,795	-
	14,373	186	14,373	186

The Sunshine Coast Airport runway was complete, ready for use and handed over to Palisade Investment Partners Ltd on 14 June 2020. Full practical completion occurred on 29 January 2021. Final payment of \$297 million (including \$7 million Airport Manager variations) is due on 30 June 2022. The associated contract receivable is recognised in Note 12.

** The net contract revenue of \$10.578 million (2020: \$0.186 million) consists of \$44.315 million (2020: \$104.914 million) discounted contract revenue less \$33.737 million (2020: \$104.728 million) construction costs.



Notes to the Financial Statements
For the year ended 30 June 2021

Timing of revenue analysis

Consolidated		2021		2020	
		\$'000	\$'000	\$'000	\$'000
		Revenue recognised at a point in time	Revenue recognised over time	Revenue recognised at a point in time	Revenue recognised over time
Net Rates, levies and charges (excluding those related to services)	3(a)	319,052	-	311,897	-
Fees and charges (excluding infringements)	3(b)	64,629	-	52,152	-
Infringements	3(b)	1,820	-	2,585	-
Sales from contracts and recoverable works	3(c),4(c)	15,396	10,578	13,992	258
Grants, subsidies, donations and contributions	4 (a, b)	151,392	48,948	163,296	10,474 *
		552,288	59,526	543,922	10,732

Council		2021		2020	
		\$'000	\$'000	\$'000	\$'000
		Revenue recognised at a point in time	Revenue recognised over time	Revenue recognised at a point in time	Revenue recognised over time
Net Rates, levies and charges (excluding those related to services)	3(a)	319,349	-	311,897	-
Fees and charges (excluding infringements)	3(b)	63,413	-	50,689	-
Infringements	3(b)	1,820	-	2,585	-
Sales from contracts and recoverable works	3(c),4(c)	15,396	10,578	14,066	258
Grants, subsidies, donations and contributions	4 (a, b)	149,354	48,948	162,197	10,474 *
		549,332	59,526	541,434	10,732

5 Interest received

Interest received from bank and term deposits is accrued over the term of the investment.

	Consolidated		Council	
	2021 \$'000	2020 \$'000	2021 \$'000	2020 \$'000
Interest received from equity accounted investment	19,592	21,112	19,592	21,112
Interest received from cash and term deposits	2,431	4,807	2,403	4,741
Interest received from contract receivables *	2,090	123	2,090	123
Interest from overdue rates and utility charges	587	514	587	514
	24,700	26,556	24,672	26,490

* As per the Sunshine Coast Airport runway contract, interest is accrued until final payment June 2022.

6 Employee benefits

Employee benefit expenses are recorded when the service has been provided by the employee.

	Note	Consolidated		Council	
		2021 \$'000	2020 \$'000	2021 \$'000	2020 \$'000
Total wages and salaries		130,184	133,588	128,193	131,795
**Councillors' remuneration		1,839	1,855	1,839	1,855
Annual, sick and long service leave entitlements		15,599	15,496	15,599	15,403
Superannuation	26	15,482	15,812	15,482	15,632
		163,103	166,751	161,112	164,684
Other employee related expenses		3,675	3,661	3,675	3,568
		166,778	170,412	164,787	168,252
Less: Capitalised employee expenses		(15,550)	(17,050)	(15,550)	(17,050)
Less: Employee expenses transferred to third parties		-	(6)	-	(6)
		151,228	153,356	149,238	151,197

**Councillor remuneration represents salary, superannuation contributions and other allowances paid in respect of carrying out their duties.

Total Council full time equivalent employees at the reporting date:

	Consolidated		Council	
	2021	2020	2021	2020
Elected Members	11	11	11	11
Staff	1,692	1,658	1,666	1,628 *
Total full time equivalent employees	1,703	1,669	1,677	1,639



Notes to the Financial Statements
For the year ended 30 June 2021

7 Materials and services

Expenses are recorded on an accrual basis as Council receives the goods or services.

	Consolidated		Council	
	2021 \$'000	2020 \$'000	2021 \$'000	2020 \$'000
Advertising	1,563	1,493	1,563	1,493
**Audit of annual financial statements by the Auditor General of Queensland	253	256	250	250
Consultancy fees	5,004	7,497	5,004	7,497
Commissions paid	3,599	2,361	3,599	2,361
Contract services parks and gardens	16,961	16,381	16,961	16,381
Contract services waste collection	34,955	34,525	34,955	34,525
Contract services environmental operations	12,089	11,495	12,089	11,495
Contract services property management	7,400	7,037	7,400	7,037
Contract services sport and community venues	8,298	7,749	8,298	7,749
Contract services civil asset management	8,075	7,836	8,075	7,836
Contract services transport infrastructure management	2,751	1,679	2,751	1,679
Contract services art, heritage and libraries	2,570	2,907	2,570	2,907
Contract services other	17,974	18,128	17,819	18,012
Donations	5,616	4,415	5,616	4,415
Electricity	7,450	6,972	7,331	6,825
Entertainment and hospitality	268	399	268	399
Equipment < \$5,000	989	948	989	948
Fuel	2,053	2,701	2,053	2,701
Grants to community organisations	10,389	8,136	10,389	8,136
Insurance	2,583	2,538	2,583	2,538
Legal fees	3,044	2,784	3,044	2,784
Library resources	1,420	1,360	1,420	1,360
Materials road base	838	1,866	838	1,866
Operating leases - short-term and low value	4,183	4,577	4,183	4,577
Plant and equipment hire	6,129	5,988	6,129	5,988
Security services	1,632	1,393	1,632	1,393
Software and maintenance (Software as a Service (SaaS))	8,688	7,886	8,688	7,886
Telecommunications	3,395	3,773	3,395	3,736
Water and sewerage charges	5,153	5,120	5,153	5,120
All other materials and services	20,115	20,375	17,861	18,634
	205,435	200,575	202,904	198,526
Less: Internal costs transferred to third parties	(17)	(561)	(17)	(561)
	205,418	200,014	202,887	197,965

**Total consolidated audit fees quoted by the Queensland Audit Office relating to the 2020/21 financial statements are \$277,800 (2020: \$278,400).

8 (a) Finance costs

Note	Consolidated		Council	
	2021 \$'000	2020 \$'000	2021 \$'000	2020 \$'000
**Borrowing costs charged by the Queensland Treasury Corporation	10,660	8,399	10,660	8,399
Bank charges and credit card fees	1,133	1,020	1,093	994
Interest on leases	19	185	185	228
Unwinding of discount on provisions and borrowings	22	292	292	356
Impairment of receivables		192	192	374
Other finance costs		114	114	173
	12,575	10,549	12,535	10,523

**Borrowing costs are recognised as an expense in the period in which they are incurred, except where they are capitalised as part of a qualifying asset.

Capital borrowing costs include \$4.738 million capitalised against the Maroochydore City Centre project (2020: \$4.811 million) and \$0.127 million capitalised against the Brisbane Road Carpark development (2020: \$0.170 million).



Notes to the Financial Statements
For the year ended 30 June 2021

8 (b) Finance costs

Note	Consolidated		Council	
	2021 \$'000	2020 \$'000	2021 \$'000	2020 \$'000
Early repayment adjustment	34,346	-	34,346	-
During 2021 Council refinanced its existing loan portfolio and increased the principal amount which resulted in early repayment costs of \$34.346 million. The refinanced amount will result in lower interest rates and free up cash flow through lower repayments over the life of the loan portfolio.				

9 Contributions to controlled entities

	Consolidated		Council	
	2021 \$'000	2020 \$'000	2021 \$'000	2020 \$'000
Contributions to controlled entities	-	-	1,562	1,527

10 Non-recurrent expenses

Gain/(Loss) on disposal of non-current assets	Consolidated		Council	
	2021 \$'000	2020 \$'000	2021 \$'000	2020 \$'000
Proceeds from the sale of plant and equipment	396	176	396	176
Less carrying amount sold	(198)	(193)	(198)	(193)
Less carrying amount disposed and written-off	-	(29)	-	(29)
	198	(46)	198	(46)
Proceeds from the sale of property and land	1,439	1,746	1,439	1,746
Less carrying amount sold	(1,665)	(1,745)	(1,665)	(1,745)
Less carrying amount disposed and written-off	(104)	(9,124)	(104)	(9,124)
	(330)	(9,123)	(330)	(9,123)
Replacement of roads, stormwater and other infrastructure				
Less carrying amount:				
Replaced and renewed	(508)	(1,419)	(508)	(1,419)
Disposed and written-off	(211)	(4)	(211)	(4)
	(719)	(1,422)	(719)	(1,422)
Replacement of intangibles				
Less carrying amount:				
Disposed and written-off	-	(40)	-	(40)
	-	(40)	-	(40)
Loss on disposal of property, plant and equipment, and intangibles	(851)	(10,631)	(851)	(10,631)
**Assets transferred to third parties				
Employee expenses transferred to third parties	-	(6)	-	(6)
Internal costs transferred to third parties	(17)	(561)	(17)	(561)
	(17)	(567)	(17)	(567)

**Included in 2021 is \$0.017 million (2020: \$0.567 million) related to work performed on public utility provider assets.



Notes to the Financial Statements
For the year ended 30 June 2021

11 Cash and cash equivalents

For the purposes of the Statements of Financial Position and the Statements of Cash Flows, cash assets include cash on hand as well as deposits at call with financial institutions. It also includes other short term highly liquid investments with short periods to maturity that are readily convertible to cash at Council's option and that are subject to a low risk of changes in value.

	Consolidated		Council	
	2021	2020	2021	2020
	\$'000	\$'000	\$'000	\$'000
Balance as per Statement of Financial Position	208,320	199,675	206,199	197,632

Council may be exposed to credit risk through its investments in the QTC Cash Fund. The QTC Cash Fund is an asset management portfolio that invests with a wide range of high credit rated counterparties. Deposits with the QTC Cash Fund are capital guaranteed.

Other investments are held with financial institutions, which are rated A-1+ to A-3 based on rating agency S&P Global Ratings, and whilst not capital guaranteed, the likelihood of a credit failure is assessed as remote.

	Consolidated		Council	
	2021	2020	2021	2020
	\$'000	\$'000	\$'000	\$'000
Cash and cash equivalents	208,320	199,675	206,199	197,632
Externally imposed expenditure restrictions	(84,395)	(101,971)	(84,395)	(101,971) *
Unrestricted cash	123,925	97,704	121,804	95,661

* The 2020 mix between external restrictions and internal allocations has been restated due to a reclassification of developer contributions from externally imposed restrictions to internally imposed allocations decreasing the external restrictions by \$58,002 million.

Council's cash and cash equivalents are subject to a number of internal allocations and external restrictions that limit amounts available for discretionary or future use. These include:

(i) Externally imposed expenditure restrictions at the reporting date relate to the following cash assets:

	Consolidated		Council	
	2021	2020	2021	2020
	\$'000	\$'000	\$'000	\$'000
Constrained works	55,508	74,500	55,508	74,500
General	3,441	4,029	3,441	4,029
Levy funded	24,485	22,532	24,485	22,532
Special purpose	961	911	961	911
Total externally imposed restrictions on cash assets	84,395	101,971	84,395	101,971 *

(ii) Internally imposed expenditure allocations at the reporting date:

	2021	2020	2021	2020
	\$'000	\$'000	\$'000	\$'000
Constrained works	68,817	56,817	68,817	56,817
General	21,109	11,171	21,109	11,171
Total internally allocated cash	89,926	67,988	89,926	67,988 *

Internal allocations of cash may be lifted by Council with a resolution.

12 Trade and other receivables

Receivables and loans are amounts owed to Council at year end. They are recognised at the amount due at the time of sale or service delivery or advance. Settlement of receivables is generally required within 30 days after invoice date.

Debts are regularly assessed for collectability and allowance is made, where appropriate, for impairment. All known bad debts were written-off at 30 June. If an amount is recovered in a subsequent period it is recognised as revenue.

The loss is recognised in finance costs. The amount of the impairment is the difference between the asset's carrying amount and the present value of the estimated cash flows discounted at the effective interest rate.

Because Council is empowered under the provisions of the *Local Government Act 2009* to sell an owner's property to recover outstanding rate debts the expected credit loss is immaterial. Impairment of rates and charges will occur only if arrears are deemed to be greater than the proceeds Council would receive from the sale of the respective property.

In some limited circumstances Council may write off impaired statutory charges. On this basis, Council calculates an expected credit loss (ECL) for Statutory Charges (non-rates & utility charges). Although not material, disclosure is being made for the purposes of public interest and transparency.



Notes to the Financial Statements
For the year ended 30 June 2021

As a result of COVID-19, Council has introduced various measures to support the community over this time. These include extending payment terms in certain situations and suspending interest on overdue accounts. These were designed to be short term measures to enable customers to get through a difficult period.

	Consolidated		Council	
	2021	2020	2021	2020
	\$'000	\$'000	\$'000	\$'000
Current				
Rates and utility charges	5,204	5,982	5,204	5,982
Infringements	2,214	2,114	2,214	2,114
Infrastructure charges	3,958	3,923	3,958	3,923
Trade debtors	36,484	6,401	36,395	5,842
Loans receivable	696	-	696	-
Contract Receivables	296,772	-	296,772	-
Other debtors	7	7	7	7
Less allowance for impairment	(607)	(648)	(607)	(648)
	344,729	17,779	344,640	17,220

Interest is charged on outstanding rates at 8.53% per annum. No interest is charged on other debtors. There is no concentration of credit risk for rates and utility charges, fees and other debtors receivable.

The trade debtors includes an amount of \$17.06 million which is due for payment on 30 June 2022 as per the SCA (Sunshine Coast Airport) Share Sale and Purchase Agreement.

The contract receivable relates to the Sunshine Coast Airport Expansion Project with payment due June 2022.

Loans receivable includes finance provided by Council to independent third parties in order to undertake development activities.

Non-Current				
Trade debtors	-	17,060	-	17,060
Contract Receivables	-	248,226	-	248,226
Loans receivable	-	4,176	-	4,176
Loan to associate - subordinated debt	14	434,393	434,393	434,393
Shares in controlled entities	-	-	500	500
	434,393	703,855	434,893	704,355

The subordinated interest only loan terminates on 30 June 2033 with the interest rate to be set by QTC annually. Applicable interest rate for 2021 was 4.51% (2020: 4.86%).

Movement in accumulated impairment losses (other debtors) is as follows:

Opening balance at 1 July	648	540	648	540
Impairment debts written off during the year	(232)	(264)	(232)	(264)
Additional impairments recognised	191	373	191	373
Closing balance at 30 June	607	648	607	648

13 Inventories

Stores and raw materials are valued at the lower of cost and net realisable value and include, where applicable, expenditure incurred in acquiring inventories and an appropriate portion of variable and fixed overheads. Costs are assigned on the basis of weighted average cost except for land where the costs are allocated to the relevant parcel.

Land acquired with the intention of reselling it (with or without further development) is classified as inventory. This land is valued at the lower of cost or net realisable value. Inventory land being developed and held for resale within the next twelve months is classified as current inventory assets. Inventory land held for resale in future years is classified as non-current inventory assets. Such land is accounted for under AASB 102 *Inventories*.

Profit arising upon sale of land is recognised as revenue in the Statements of Comprehensive Income on settlement.

	Consolidated		Council	
	2021	2020	2021	2020
	\$'000	\$'000	\$'000	\$'000
Current				
Equipment, stores and quarries *	1,633	1,259	1,600	1,231
Land being developed for resale **				
Finished Goods	10,864	12,619	10,864	12,619
Closing current inventories at 30 June	12,497	13,878	12,464	13,850

* Hand held equipment, stores and quarries are internal stocks verified by annual stocktake.



Notes to the Financial Statements
For the year ended 30 June 2021

	Consolidated		Council	
	2021	2020	2021	2020
	\$'000	\$'000	\$'000	\$'000
Non-current				
Land held for future development and resale **				
Work in Progress	36,568	38,636	36,568	38,636 *
Closing non-current inventories at 30 June	36,568	38,636	36,568	38,636

** On 18 November 2020, Council entered into a development agreement with Walker Maroochydore Pty Ltd (Walker) and SunCentral Maroochydore Pty Ltd. Under the development agreement, Walker has exclusive rights to market and develop most of the remaining Council owned land in the Maroochydore City Centre Priority Development Area, consistent with the delivery of the city centre vision in the Maroochydore City Centre Priority Development Area Development Scheme 2019. Council will continue in its current role as the landowner and will retain ownership of the land and buildings until disposed. Walker Corporation is responsible for funding the delivery of the majority of future civil works, commercial and retail buildings, residential apartments and the majority of the remaining infrastructure on the site, including roads and parks.

Land acquired for the Maroochydore City Centre (MCC) precinct is currently classified as a mix of public realm land which continues to be recognised as a Council land asset in property, plant and equipment, and land held for development and resale. The allocation between these two classifications and requisite accounting treatment is based on a management estimation drawn from SunCentral Maroochydore Pty Ltd's (the Development Manager) current land disposal plan and the current MCC Surveyed Priority Development Area (PDA) land area maps.

The development of MCC PDA, although approved, may be subject to further decision changes and planning for each development stage as the project progresses. Only when the decision to develop is made will non-current land inventory be reclassified as current land inventory. Annual Review in consultation with Walker and SunCentral will be conducted to confirm future development plans and land scheduled for development and resale.

The agreement has changed the method of development from a "Land Delivery Model" to a "Development Partner Model". This means that both the land and built form will be developed simultaneously, instead of developing and selling vacant land on a lot by lot basis. It is intended that the development will be completed in stages. Current land inventory is either the subject of a binding agreement with another party or forms part of the exclusive development agreement with Walker Maroochydore Pty Ltd. One land parcel was sold during 2020/21 financial year. Non-current land inventory is being held for future development. Land planned for both resale and development is recognised at cost, being the lesser of cost and net realisable value. Inventory costs include costs to develop the land ready for resale and other directly attributable costs such as project overheads and borrowing costs.



Notes to the Financial Statements
For the year ended 30 June 2021

14 Equity accounted investment

Associates are entities that Sunshine Coast Regional Council has significant influence over. Significant influence is the power to participate in the financial, operating and policy decisions. Investments in the consolidated financial statements are accounted for using the equity method and in the separate Council financial statements using the cost method. Under the equity method, the consolidated entity's share of post-acquisition profits and losses of associates is recognised in the Statements of Comprehensive Income and the interest in the equity of the associates is recognised in the Statements of Financial Position. The cumulative post acquisition movements are adjusted against the cost of the investment.

Council had an interest in one (1) associate during the year being Unitywater. Council has no other joint ventures, joint arrangements or interests in other entities.

Name of Associate	Northern SEQ Distributor-Retailer Authority (trading as Unitywater)
Principal Activity	Provision of Water and Wastewater Services
Principal Place of Business	Caboolture Qld
Proportion of Ownership Interest	37.51% (2020: 37.51%)

(1) Background

The *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009 (the Act)* established the Northern SEQ Distributor-Retailer Authority (the Authority) trading as Unitywater on the 25th June 2010.

The Authority was set up to deliver water and wastewater services to customers within the local government areas of the now three (3) participating Councils - Sunshine Coast Regional, Moreton Bay Regional and Noosa Shire Councils.

Under the Act, governance arrangements for the Authority are established in a Participation Agreement. The agreement provides for participation rights to be held by the participating Councils, with Sunshine Coast Regional Council holding 37.51% of these rights.

The Authority's Board is comprised of independent directors, with no individual Council having the ability to dominate the Authority's decision making to obtain greater benefits from its activities than any other of the participants.

(2) Contractual Agreements

Council provides some contracted services to the Authority, mainly around the collection of infrastructure charges relating to the construction of water and wastewater assets, which are remitted to the Authority.

(3) Returns to Council

Council provided two loans to the Authority from 1 July 2010 under Participating Local Government Fixed rate Loan Agreements (Senior and Subordinated Debt) with monthly interest-only payments for three years to 30 June 2013.

Council agreed to extend the loans with a Participating Local Government (PLG) Loan Agreement between Sunshine Coast Regional Council and the Authority duly executed on 21 June 2013. This new loan was subject to an annual reset rate (to be determined by Queensland Treasury Corporation in accordance with the credit rating assigned for the Authority) with quarterly interest-only payments for twenty years to 30 June 2033. The rate to 30 June 2021 is 4.51% (2020: 4.86%).

Any repayment of principal, or refinancing of the loan shall be subject to the prior written approval and on terms agreed by the Treasurer or Under Treasurer of Queensland.

The Authority operates under a tax equivalent regime, with all tax paid being distributed pro-rata to the participating Councils based on their participation rights. Tax is payable monthly based on a percentage of the Authority's gross revenue.

(4) Participation Rights

Participation rights in the Authority are recognised at initial value plus share of undistributed profits.

	Consolidated		Council	
	2021 \$'000	2020 \$'000	2021 \$'000	2020 \$'000
Movement in carrying amount				
Investment	802,139	760,673	538,213	538,213
Share of profits after tax and before dividends	51,981	53,787	-	-
Dividends received/receivable	(13,200)	(12,321)	-	-
Carrying amount at the end of the financial year	840,920	802,139	538,213	538,213

The Authority is not a publicly listed entity and consequently does not have published price quotations.



Notes to the Financial Statements
For the year ended 30 June 2021

Summary financial information for the Authority, not adjusted for the percentage ownership held by Council, as reflected in their 30 June 2021 financial statements is detailed below.

Extract from the Authority's Statement of Comprehensive Income	2021	2020
	\$'000	\$'000
Total revenues	723,830	730,046
Ordinary expenses	(525,914)	(525,320)
Profit before income tax equivalent	197,916	204,726
Income tax equivalent expense	(59,338)	(61,332)
Total profit (after tax)	138,578	143,394
Share of Profit of equity accounted investment	51,981	53,787
Total assets	4,193,352	4,052,307
Total liabilities	(1,932,989)	(1,896,095)
Net assets	2,260,363	2,156,212

Unitywater use historical cost for reporting their assets value. Council uses fair value.

To ensure consistency of financial reporting, Unitywater has provided Council with an audited assessment of the fair value of its assets delivering assurance that the current carrying amount of the assets is reflective of their fair value.

15 Other assets

	Consolidated		Council	
	2021	2020	2021	2020
	\$'000	\$'000	\$'000	\$'000
<u>Current</u>				
Prepayments	4,507	4,108	4,481	4,074
GST recoverable	2,338	4,108	2,338	4,108
Accrued revenue	20,099	14,601	20,099	14,600
	26,944	22,817	26,917	22,782



Notes to the Financial Statements
For the year ended 30 June 2021

16 (a) Property, plant and equipment

Council	Note	Land \$'000	Buildings \$'000	Plant and Equipment \$'000	Transportation Network \$'000	Stormwater Network \$'000	Other Infrastructure \$'000	Capital Works in Progress \$'000	Total \$'000
For the year ended 30 June 2021									
Gross value / cost		650,941	345,650	57,427	2,610,180	1,369,231	616,887	490,441	6,140,757
Less accumulated depreciation		-	(132,418)	(33,169)	(731,522)	(279,654)	(202,611)	-	(1,379,374)
Book value as at 30 June		650,941	213,232	24,258	1,878,658	1,089,577	414,276	490,441	4,761,383
For the year ended 30 June 2020									
Gross value / cost		592,485	337,138	55,966	2,504,536	1,306,107	592,068	444,673	5,832,975
Less accumulated depreciation		-	(124,391)	(30,959)	(883,074)	(266,891)	(185,443)	-	(1,280,757)
Book value as at 30 June		592,485	212,747	25,009	1,821,462	1,039,216	406,625	444,673	4,542,219
Basis of measurement									
Opening net value as at 1 July		592,485	212,747	25,009	1,821,462	1,039,216	406,625	444,673	4,542,219
Adjustment to opening balance		-	-	-	-	-	-	-	-
Redclassification from/(to) operating expense		-	-	-	-	-	-	-	-
Plus capital expenses		-	-	-	-	-	-	-	-
Transfers from capital works in progress		12,029	8,893	2,750	73,588	47,840	19,472	210,366	204,657
Plus contributed assets		48,066	400	-	33,155	15,310	5,593	(164,572)	-
Less disposals		(1,639)	(129)	(198)	(622)	(16)	(82)	-	97,617
Less depreciation expense		-	(8,600)	(3,337)	(48,943)	(12,773)	(17,361)	-	(2,686)
Revaluation adjustments to asset revaluation surplus		-	-	-	-	-	-	-	(89,038)
Transfer (to)/from intangibles		-	-	-	-	-	-	-	(4,388)
Transfer between classes		-	(80)	34	18	-	28	(26)	90
Book value as at 30 June		650,941	213,232	24,258	1,878,658	1,089,577	414,276	490,441	4,761,383
Range of estimated useful lives in years		unlimited	2-100	2-50	5-unlimited	5-135	5-unlimited	5-unlimited	4,542,219



Notes to Financial Statements
For the Year Ended 30 June 2021

16 Property, Plant and Equipment

(b) Recognition

Purchases of property, plant and equipment are recognised as assets unless the items are below the asset recognition threshold of the asset class in which they belong, or the expenditure relates to maintenance.

Replacement and purchases of separately identifiable components of an asset to renew or increase its service potential, or extend its useful life, are capitalised and recognised as an individual asset. Routine operating maintenance, repairs and minor renewals costs to maintain the operational capacity and useful life of the assets are expensed as incurred.

Expenditure incurred in accordance with Natural Disaster Relief and Recovery Arrangements on road assets is analysed to determine whether the expenditure is capital in nature. Expenditure that extends the useful life or renews the service potential of the asset is capitalised.

Land under the road network that has been dedicated and opened for public use under the *Land Act 1994* or the *Land Title Act 1994* is controlled by Queensland State Government and not recognised in these financial statements.

(c) Measurement

Acquisitions of assets are initially recorded at cost. Cost is determined as the fair value of consideration plus costs directly related to the acquisition and incurred in preparing the asset for use as intended by Council. Subsequent to initial measurement, each asset class is stated at fair value or cost less, where applicable, any accumulated depreciation or accumulated impairment loss, as shown in Note 16(a).

The cost of property, plant and equipment being constructed by Council includes the cost of materials and direct labour, an appropriate portion of overheads incurred, and any other costs directly attributable to bringing the assets to a working condition for their intended use. These costs are treated as capital expenditure.

Property, plant and equipment received in the form of contributions, are recognised as assets and revenue at fair value by Council valuation where the value exceeds the recognition thresholds.

(d) Depreciation

Assets are depreciated from the date of acquisition or when an asset is ready for use by Council.

Land, work in progress, and formation/earthworks associated with roads, constructed waterbodies, and stormwater basins are not depreciated.

Depreciation, where applicable, is calculated on a straight-line basis as to write-off the net cost or revalued amount, less its estimated residual value if appropriate, progressively over the asset's estimated useful life to Council. Management believe that the straight line basis appropriately reflects the even consumption of service potential of all Council assets.

Where assets have separately identifiable components that are subject to renewal, these components have separately assigned useful lives. Any expenditure that increases the originally assessed capacity or service potential of an asset is capitalised and the new depreciable amount is depreciated over the new estimated useful life.

The depreciable amount of improvements to or on leasehold land is allocated progressively over the estimated useful lives of the improvements to Council or the unexpired period of the lease, whichever is the shorter.

Depreciation methods, estimated useful lives and residual values of property, plant and equipment assets are reviewed at the end of each reporting period and adjusted where necessary to reflect any changes in the pattern of consumption, physical obsolescence, technical or commercial obsolescence, or management intentions. Condition assessments are performed as part of standard asset management practices as well as annual revaluation processes which are used to estimate the useful and remaining lives of assessed assets. Details of the range of estimated useful lives for each class of asset are shown in Note 16(a).



**Notes to Financial Statements
For the Year Ended 30 June 2021**

(e) Impairment

Property, plant and equipment held at cost is assessed annually for indicators of impairment. If an indicator of impairment exists, Council determines the asset's recoverable amount. Any amount by which the asset's carrying amount exceeds the recoverable amount is recorded as an impairment loss.

(f) Valuation and Fair Value Measurement

Land, buildings, transportation, stormwater and other infrastructure asset classes are measured at fair value, and are revalued in accordance with AASB 116 *Property, Plant and Equipment* and AASB 13 *Fair Value Measurement*. All other non-current assets, and capital works in progress are measured at cost.

Council considers the carrying amount of its property plant and equipment on an annual basis compared to fair value and makes adjustment where these materially differ. Council performs full comprehensive revaluations by engaging external professionally qualified valuation firms, or other consultants. The asset classes are comprehensively revalued on a rolling basis every three to five years or when material movement in a class has been identified.

In the interim years to a comprehensive valuation, Council engages suitably qualified external consultants to provide cost movement indices relevant for the region and specific asset types, as well as internal engineers and asset managers assess conditions and check cost assumptions to ensure they are still valid. For the land and buildings, management engages external valuers to perform a desktop valuation whereby the regional area cost movements are analysed and applied against updated asset information which includes additions, disposals, changes to useful lives and condition assessments. The valuer then determines suitable indices which are applied to each of these asset classes.

Any revaluation increments arising from the revaluation of an asset are recognised in other comprehensive income and presented in the asset revaluation surplus in equity. A decrease in the carrying amount on revaluation is charged as an expense to the extent that it exceeds the balance of previously recognised revaluation increments for that asset class. Where there isn't sufficient amount available in the surplus, the decrease is recognised in the statement of comprehensive income. Where the class of asset has previously decreased in value and this reduction was recognised as an expense, an increase in the value of the class is recognised in the statement of comprehensive income.

On revaluation, accumulated depreciation is restated proportionately with the change in carrying amount of the asset and any change in the estimated remaining useful life.

Current replacement cost is measured by reference to the lowest cost at which the gross future economic benefits of the asset could be obtained in the normal operations of Council. Where existing assets were over designed, had excess capacity, or were redundant, an adjustment has been made so that the resulting valuation reflects the cost of replacing the existing function based on efficient modern equivalent assets to achieve the required level of service output within Council's planning horizon.

In accordance with AASB 13 *Fair Value Measurement*, fair value measurements are categorised into three levels as follows:

- Level 1** – fair value is based on quoted prices (unadjusted) in active markets for identical assets
- Level 2** – fair value is estimated using inputs that are directly or indirectly observable for the asset, such as prices for similar assets
- Level 3** – fair value is estimated using unobservable inputs for the asset

Council's policy is to recognise transfers in and out of the fair value hierarchy levels as at the end of the reporting period. Fair values of all of Council's assets are calculated and valued based on their "highest and best use".

The table below represents Council's assets measured and recognised at fair value at 30 June 2021. All fair value measurements are recurrent and categorised as either level 2 or level 3 in the fair value hierarchy.

Property, Plant and Equipment Fair Value Hierarchy

	Level 2		Level 3		Total	
	2021 \$'000	2020 \$'000	2021 \$'000	2020 \$'000	2021 \$'000	2020 \$'000
Land	104,773	102,277	546,167	490,209	650,941	592,485
Buildings	4,793	2,760	208,439	209,989	213,232	212,747
Transportation	-	-	1,878,658	1,821,462	1,878,658	1,821,462
Stormwater	-	-	1,089,577	1,039,216	1,089,577	1,039,216
Other Infrastructure	-	-	414,276	406,625	414,276	406,625
	109,566	105,037	4,137,117	3,967,501	4,246,683	4,072,535



Notes to Financial Statements
For the Year Ended 30 June 2021

Council holds assets from the land and buildings financial classes at level 2 and those assets identified at this level are non-specialised in nature and exist within an active market and could be made available for sale. All other assets are considered to be level 3 as there is no active market for sale and key assumptions and inputs into the values derived are not openly visible as the assets are specialised to predominantly government owners.

Land

The fair value of land is measured at current market value using the exit price methodology, taking into consideration the highest and best use, less the cost of any restrictions where they apply. Highest and best use takes into account what is physically possible, legally permissible and financially feasible for each asset.

Land fair values were determined by independent valuation firm Australis Asset Advisory Group Pty Ltd, effective 30 June 2021.

Where there is an active market and liquid sales evidence available and no significant adjustments applied, this was judged to represent level 2 observable inputs. Where directly comparable sales evidence was unavailable, or a significant level of adjustment was required between sales evidence and an asset, level 3 unobservable inputs were used to derive fair value measurement. The adjustments made for level 3 assets included the Sunshine Coast Planning Scheme 2014, zoning, use or significant restriction, case law, sales analysis, as well as professional opinion. The most significant inputs into this valuation approach are price per square metre with consideration given to the existence of restrictions and active markets.

Buildings

The fair value of buildings were determined by Australis Asset Advisory Group Pty Ltd, effective 30 June 2021. The fair value of buildings is either measured using the market approach where there are level 2 inputs available or, in the absence of an active market, the cost approach where predominantly level 3 unobservable inputs are utilised. As many Council buildings are specialised and unique in characteristics, the most significant inputs into the valuation approach were the cost of reproduction for modern equivalent assets.

Where Council buildings are specialised in nature, and there is no active market for the assets, the fair values are derived by an external valuer with reference to relevant recent construction information and adjusted to reflect the consumed or expired service potential of the building asset. Where there is evidence of an active market for assets in the building asset class, fair value has been derived on a market basis from the observed sales prices of comparable properties, after adjusting for differences in key attributes such as property size. Condition was assessed as part of the comprehensive valuation, which took into account both physical and holistic factors such as functionality, capability, utilisation and obsolescence. Building assets are valued, and useful lives applied, at component level in accordance with International Infrastructure Management Manual (IIMM) standards and renewal cycles.

Plant and Equipment

Plant and equipment assets are reported at historical cost for the year ended 30 June 2021.

Plant and equipment are reported at original cost less accumulated depreciation. A condition and useful life review is conducted on a recurrent basis. This review ensures integrity of the necessary assertions relating to existence, ownership and condition in order to determine remaining service potential and useful lives.

Infrastructure Assets

Assets are recognised at component level. Componentisation is based around significance, asset behaviour and service delivery. Depreciation is systematically allocated over a defined useful life of each component recognised, which demonstrates the physical obsolescence of the asset. Where asset condition can be assessed, it is used as a mechanism to determine whether and to what extent the service potential of infrastructure assets has been consumed during the reporting period and to confirm the pattern of consumption of future economic benefits. Consideration has been made for the typical asset life cycle and renewal treatments. Estimated useful lives are disclosed in Note 16(a).



Notes to Financial Statements
For the Year Ended 30 June 2021

Based on Council's consideration of the valuer's reports, where interim valuations have been undertaken, management judges the movement shown in these indices to be the most appropriate measure for reflecting changes in fair value of assets of this nature and elects whether or not to apply these indices.

Transportation Network

Council engaged consulting firm Cardno (Qld) Pty Ltd, which last comprehensively revalued and developed unit rates for the transportation asset class as at 30 June 2019. For 2021, Cardno conducted a cost movement analysis which provided that the overall transportation network assets moved between -0.59% and -0.09% during the current period. Various data sources were assessed including current market rates of key materials and labour, and the implicit price deflator and price indices produced by the Australian Bureau of Statistics (ABS). Additionally, Council's engineering staff assessed the cost movements provided to ensure consistency. Where current condition is available, this information has been applied as an indicator of physical obsolescence to inform the fair value of the assets. In the absence of condition, age based assumptions are used. Management has elected not to apply indices to this financial class for the 2020/21 financial year.

The Sunshine Coast Local Planning Scheme 2014 provides road hierarchy definitions and Council uses these to categorise its road network in order to recognise the different patterns of consumption of roads within the hierarchy. A system of road segmentation is also used and assets are recognised at component level. Components are based on material type and behaviour and include surface, pavement base, pavement sub-base and formation earthworks.

Condition assessments of bridges are undertaken cyclically which includes a visual inspection to determine condition. Where changes to condition are recorded, in accordance with International Infrastructure Management Manual (IIMM) standards, these are used as a basis for assessment of fair value, remaining service potential and remaining useful life. Where updated condition information is available, this has been taken into account for the fair value assessment as at 30 June 2021. Bridge assets are held at structural component levels, and depreciated accordingly over the componentised useful lives.

The fair value of all transportation assets was reported at 30 June 2021 to reflect changes in actual costs of construction for Council and changes in remaining service potential, in accordance with the principles of the cost approach embodied in AASB 13 *Fair Value Measurement*.

Stormwater Network

Council engaged consulting firm Cardno (Qld) Pty Ltd, who last comprehensively revalued and developed unit rates for the stormwater network as at the year ended 30 June 2018. For 2021, Cardno conducted a cost movement analysis which concluded that only the stormwater pits moved by 1.0% and pipes moved by 0.5% across the stormwater network during the current period. Various data sources were assessed including the implicit price deflator and price indices produced by the Australian Bureau of Statistics (ABS). Additionally, Cardno's stormwater engineer assessed the cost movements on the material items within the stormwater asset class for the current period which were consistent with the published indices. Management has elected not to apply indices to this financial class for the 2020/21 financial year.

The fair value of stormwater assets was reported at 30 June 2021 to reflect changes in actual costs of construction for Council and changes in remaining service potential, in accordance with the principles of the cost approach embodied in AASB 13 *Fair Value Measurement*.

Other Infrastructure

The fair values of Other Infrastructure assets last comprehensively revalued by GHD Pty Ltd as at 30 June 2015. For 2021, Australis Asset Advisory Group Pty Ltd conducted detailed cost movement analysis for the varying assets across the financial class and determined that open space infrastructure moved by 1.2% and other infrastructure assets moved by 0.3%. Management has elected not to apply indices to this financial class for the 2020/21 financial year.

Other assets, such as electrical assets including the solar farm, marine infrastructure and landfill assets are typically of a specialised nature such that there is no depth of market for the assets. Fair value for these assets is measured on a cost basis by determining current replacement cost. The gross current values have been updated by reference to movement in relevant recent market data on replacement cost. As there is no depth of market, the net current value of an asset is the current replacement cost less accumulated depreciation adjusted to reflect the consumed or expired service potential of the asset. Condition was assessed taking into account both physical characteristics as well as holistic factors such as functionality, capability, utilisation and obsolescence.



Notes to Financial Statements
For the Year Ended 30 June 2021

Open space assets, such as parks and supporting infrastructure, do not have an active market as they are specialised assets held to provide services to the community. Accordingly, the fair value of such assets is measured using the cost approach valuation technique. The gross current values have been determined by reference to Council's internal costs, such as materials and labour, and relevant recent market data on construction costs to establish current replacement cost unit rates. The net current value of an asset is the current replacement cost less accumulated depreciation adjusted to reflect the consumed or expired service potential of the asset. Where the condition of an asset is known, the information was used to inform the remaining service potential of the asset.

The fair value of waste landfill cells was calculated by reference to cell area and volume specifications, estimated labour and material inputs, services costs, and overhead allocations. The remaining service potential for landfill cells has been determined by the reassessment of remaining volume of landfill cells and site closure predictions. Landfill airspace is assessed bi-annually.

COVID-19 has had no impact on the fair value assessment for 2020/21.



Notes to Financial Statements
For the Year Ended 30 June 2021

16 (g) Fair values derived from valuation

Asset class and fair value hierarchy	Valuation approach	Comprehensive valuation date	Valuer engaged	Key assumptions and estimates as at the comprehensive revaluation date	Index applied	Interim valuation adjustment
Land (Level 2)	Market value	30 June 2020	Australis Asset Advisory Group Pty Ltd	Current zoning and sale prices per square metre (database of recent sales) of comparable properties, adjusted for differences in key attributes such as land size	Nil	Cost movement analysis Index changes in regional market evidence and published indices and cost movements as assessed by the valuer and reviewed by asset managers
Land (Level 3)	Current replacement cost	30 June 2020	Australis Asset Advisory Group Pty Ltd	Sunshine Coast Planning Scheme 2014, current zoning, use or significant restriction, case law, sales analysis, and professional opinion Sales price per square metre (database of recent sales) adjusted for restrictions and key attributes such as land size	Nil	Cost movement analysis Index changes in regional market evidence and published indices and cost movements as assessed by the valuer and reviewed by asset managers
Buildings (Level 2)	Market value	30 June 2020	Australis Asset Advisory Group Pty Ltd	Sale prices per square metre (database of recent sales) of comparable properties, adjusted for differences in key attributes such as condition and gross building area	Nil	Cost movement analysis Index changes in regional market evidence and published indices and cost movements as assessed by the valuer and reviewed by asset managers
Buildings (Level 3)	Current replacement cost	30 June 2020	Australis Asset Advisory Group Pty Ltd	Gross replacement cost Unit rates per square metre for construction derived from industry standard cost guides, project costs from recently completed buildings and other data available Accumulated depreciation Useful life estimates based on construction standards, engineering advice Remaining useful lives based on planned demolition and renewals, condition assessments, completed valuations and age	Nil	Cost movement analysis Index changes in regional market evidence and published indices and cost movements as assessed by the valuer and reviewed by asset managers
Plant and Equipment (Level 3)	Historical cost	n/a	n/a	Original cost less accumulated depreciation Condition and remaining useful life review conducted on recurrent basis	n/a	n/a
Transportation Network (Level 3)	Current replacement cost	30 June 2019	Cardno (Qld) Pty Ltd	Gross replacement cost Unit rates for construction derived from Council supplier arrangement contract rates for materials and services, internal labour rates, recently completed projects and other data available Accumulated depreciation Useful life estimates based on construction standards, engineering advice, average lives of disposed assets, road use volumes and lives applied by neighbouring Councils Remaining useful lives based on age, condition assessments, planned renewals and physical obsolescence	Nil	Cost movement analysis Index changes in market rates of materials, labour, and the ABS implicit price deflator and price indices as assessed by valuer Review of condition assessments
Stormwater Network (Level 3)	Current replacement cost	30 June 2018	Cardno (Qld) Pty Ltd	Gross replacement cost Unit rates for construction per linear, square metre or per item derived from Council supplier arrangement contract rates for materials and services, internal labour rates, recently completed projects and other available data along with development, depth and soil factors Accumulated depreciation Useful life estimates based on construction standards, engineering advice, soil factors and lives applied by neighbouring Councils Remaining useful lives based on age, condition assessments, relining program and physical obsolescence	Nil	Cost movement analysis Index changes in market rates of materials, labour, and the ABS implicit price deflator and price indices as assessed by valuer
Other Infrastructure (Level 3)	Current replacement cost	30 June 2015	GHD Pty Ltd Australis Asset Advisory Group Pty Ltd	Gross replacement cost Unit rates per item, linear metre for construction derived from industry standard cost guides, costs from recently completed projects, manufacturers' supply costs and other available data Accumulated depreciation Useful life estimates based on manufacturer and construction standards, engineering advice, average lives of disposed assets, lives applied by neighbouring Councils Remaining useful lives based on age, park and precinct hierarchy factors, condition assessments, planned renewals, physical obsolescence and remaining air space	Nil	Cost movement analysis Index changes in construction costs as assessed by valuer



Notes to the Financial Statements
For the year ended 30 June 2021

17 Intangible assets

Intangible assets are recognised at cost, and subsequent to initial recognition are held at historical cost. The financial recognition threshold for items of intangible assets is \$5,000, with items with a lesser value being expensed.

Costs associated with intangible assets are capitalised and then amortised on a straight-line basis over the period of expected benefit to Council. Intangible assets are assessed for indicators of impairment annually.

		Intangible	Capital Works in Progress	2021 Total	2020 Total
	Note	\$'000	\$'000	\$'000	\$'000
Consolidated and Council					
Opening net value as at 1 July		9,785	2,099	11,883	14,177
Adjustment to opening balance		-	-	-	(891)
Plus capital expenses		-	1,651	1,651	1,684
Transfers from capital works in progress		1,175	(1,175)	-	-
Less disposals		-	-	-	(40)
Less amortisation provided in period		(2,653)	-	(2,653)	(2,957)
Transfer (to)/from property, plant and equipment	16(a)	-	26	26	(90)
Book value as at 30 June		8,307	2,601	10,908	11,883
Range of estimated useful lives in years		2-25	-		

18 Trade and other payables

Creditors are recognised when goods or services are received, at the amount owed. Amounts owing are unsecured and were generally settled on 7 day terms in 2021 as part of Council's COVID-19 response to the community.

Accrued employee benefits comprise annual leave, leave in lieu and accrued salaries and wages. Annual leave and leave in lieu represents the amount which Council has a present obligation to pay resulting from employees' services provided up to the reporting date. The accrual is based on the present value of remuneration rates that will be paid when the liability is expected to be settled and includes related on-costs.

There has been some delay in employees taking annual leave during COVID-19 restrictions which has resulted in an increase in the annual leave balance. Council does not expect this to have a material impact.

As Council does not have an unconditional right to defer settlement of the annual leave beyond twelve months after the reporting date, annual leave is classified as a current liability.

	Consolidated		Council	
	2021	2020	2021	2020
	\$'000	\$'000	\$'000	\$'000
<u>Current</u>				
Creditors and accruals	37,112	48,422	36,826	47,648
Accrued annual leave	16,858	14,512	16,718	14,301
Other employee entitlements	778	1,116	722	1,027
	54,748	64,050	54,266	62,976

19 Leases

Council as a lessee

Council has leases in place over buildings, vehicles and equipment. Council has applied the exception to lease accounting for leases of low-value assets and short-term leases.

Where Council assesses that an agreement contains a lease, a right-of-use asset and lease liability is recognised on inception of the lease. Council separates non-lease components for buildings.

The right-of-use asset is measured using the cost model where cost on initial recognition comprises: the lease liability, initial direct costs, prepaid lease payments, estimated cost of removal and restoration, less any lease incentives received. The right-of-use is depreciated over the lease term on a straight-line basis and assessed for impairment in accordance with the impairment of assets accounting policy.

The lease liability is initially recognised at the present value of the remaining lease payments at the commencement of the lease. The discount rate is the rate implicit in the lease, however where this cannot be readily determined then the Council's incremental borrowing rate for a similar term with similar security is used.



Notes to the Financial Statements
For the year ended 30 June 2021

Subsequent to initial recognition, the lease liability is measured at amortised cost using the effective interest rate method. The lease liability is re-measured where there is a lease modification, or change in estimate of the lease term or index upon which the lease payments are based (e.g. CPI).

Where the lease liability is re-measured, the right-of-use asset is adjusted to reflect the re-measurement.

Exceptions to lease accounting

Council has applied the exceptions to lease accounting for both short-term leases (i.e. leases with a term of less than or equal to 12 months) and leases of low-value assets. Council recognises the payments associated with these leases as an expense on a straight-line basis over the lease term.

Leases at significantly below market value / Concessionary leases

Council has elected to measure the right-of-use asset arising from the concessionary leases at cost which is based on the associated lease liability at initial recognition.

Terms and conditions of leases

Buildings

Council has the following leases:

Two office buildings due to expire in 2022 along with two long term leases from the Department of Natural Resources for Sunshine Coast Holiday Parks.

Vehicles

Council leases vehicles and trucks which are used for operational purposes, they generally have a lease term of between 3 and 8 years. The lease payments are generally fixed for the term of the lease.

Equipment

Council leases a number of items of equipment, a number of the assets are considered low value and are therefore not subject to lease accounting.

Right-of-use assets

Consolidated and Council

	Vehicles	Buildings	Equipment	Total
	2021	2021	2021	2021
	\$'000	\$'000	\$'000	\$'000
Opening balance 1 July	7,892	2,103	92	10,087
Additions to right-of-use assets	2,092	0	-	2,092
Adjustments to right-of-use assets due to re-measurement of lease liability	(4)	(32)	(10)	(46)
Amortisation	(3,387)	(954)	(82)	(4,422)
Closing balance at 30 June	6,594	1,118	-	7,711

Consolidated and Council

	2020	2020	2020	2020
	\$'000	\$'000	\$'000	\$'000
Adoption of AASB 16 at 1 July	9,144	2,937	129	12,210
Additions to right-of-use assets	2,359	98	10	2,466
Adjustments to right-of-use assets due to re-measurement of lease liability	-	-	24	24
Amortisation	(3,611)	(931)	(71)	(4,613)
Closing balance at 30 June	7,892	2,103	92	10,087

Lease liabilities

The table below shows the maturity analysis of the lease liabilities based on contractual cash flows and therefore the amounts will not be the same as the recognised lease liability in the statement of financial position.



Notes to the Financial Statements
For the year ended 30 June 2021

Consolidated and Council	< 1 year	1-5 years	> 5 years	Total	Total per statement of financial position
	\$'000	\$'000	\$'000	\$'000	\$'000
2021	3,370	4,823	57	8,250	8,004
2020	4,499	6,023	295	10,817	10,482

Liabilities not recognised - extension options

For building leases, Council includes extension options which can be exercised at Council's discretion. At each reporting date Council assesses whether it is reasonably certain that the extension options will be exercised based on current operations and Council strategy.

Amounts included in the statement of comprehensive income related to leases

The following amounts have been recognised in the statement of comprehensive income for leases where Council is the lessee.

Consolidated and Council	2021 \$'000	2020 \$'000
Interest on lease liabilities	185	228
Amortisation of right-of-use assets	4,490	4,613
Expenses relating to short-term and low value leases	4,183	4,576 *
	8,857	9,417
Total cash outflows for leases	8,772	9,467

Leases at significantly below market value - Concessionary / peppercorn leases

Council has a number of leases at significantly below market value for land and buildings which are used for community halls and sporting grounds.

The leases are generally between 2 and 50 years and require payments between \$1 and \$10,000 per annum. The use of the right-of-use asset is restricted by the lessors to specified community services which Council must provide. These services are detailed in the leases.

Council does not believe that any of the leases in place are individually material.

Council as a lessor

Operating leases

When Council is a lessor, the lease is classified as either an operating or finance lease at inception date, based on whether substantially all of the risks and rewards incidental to ownership of the asset have been transferred to the lessee. If the risks and rewards have been transferred then the lease is classified as a finance lease, otherwise it is an operating lease.

Rent from investment and other property is recognised as income on a periodic straight line basis over the lease term.

	Council	
	2021 \$'000	2020 \$'000
Rental income (excluding variable lease payments not dependent on an index or rate) **	3,155	2,798
Direct operating expenses from property that generated rental income	(3,635)	(3,498) *

** Rental income includes "additional rent" of \$0.655 million (2020: \$0.884 million) related to the Sunshine Coast Airport. Further details are in Note 25.



Notes to the Financial Statements
For the year ended 30 June 2021

The minimum lease receipts arising from operating leases are as follows:

	Council	
	2021	2020
	\$'000	\$'000
Not later than one year	2,002	2,578
One to five years	4,104	4,293
Later than five years	5,541	5,699
	11,647	12,570

20 Contract liabilities

	Council	
	2021	2020
	\$'000	\$'000
Development Assessment Fees paid in advance	2,305	2,370
Deposits received in advance for performance obligations in grants	4,432	4,158
Deposits received in advance of services provided (e.g. caravan park fees, events)	3,514	4,729
	10,251	11,257

All Council's contract liabilities are current liabilities

Revenue recognised that was included in the contract liability balance at the beginning of the year

	Council 2021 \$'000	Council 2020 \$'000
Deposits received in advance of services provided (e.g. caravan park fees, events, performance obligations in grants)	5,865	5,130

21 Borrowings

Borrowings are initially recognised at fair value plus any directly attributable transaction costs. Thereafter, they are measured at amortised cost. For loans from Queensland Treasury Corporation (QTC), apart from borrowings for the Sunshine Coast Airport Expansion Project (SCAEP), principal and interest repayments are made semi annually in arrears with interest being expensed as it accrues. For other loans, principal and interest (if applicable) payments are made as per the relevant loan agreements.

For SCAEP borrowings from QTC, full repayment is due on or before 1 July 2023. Borrowings will be repaid on receipt of the New Runway Construction Payment of \$297 million due from Palisade Investment Partners Limited on 30 June 2022.

In accordance with the *Local Government Regulation 2012* Council adopts an annual debt policy that sets out Council's planned borrowings for the next nine years. Council's current policy is to only borrow for capital projects and for a term no longer than the expected life of the asset. Council also aims to comply with the Queensland Treasury Corporation's borrowing guidelines and ensures that sustainability indicators remain within acceptable levels at all times.

	Consolidated		Council	
	2021	2020	2021	2020
	\$'000	\$'000	\$'000	\$'000
<u>Current</u>				
Loans Queensland Treasury Corporation (QTC)	20,834	30,476	20,834	30,476
Loans other	840	840	840	840
	21,674	31,316	21,674	31,316
<u>Non-Current</u>				
Loans Queensland Treasury Corporation (QTC)	650,380	512,240	650,380	512,240
Loans other	6,910	7,495	6,910	7,495
	657,290	519,735	657,290	519,735



Notes to the Financial Statements
For the year ended 30 June 2021

The market value of QTC borrowings represents the value of the debt if Council repaid the debt as at 30 June 2021. As it is the intention of Council to hold the debt for its term, no provision is required to be made in these accounts. The weighted average borrowing rate for the year was 1.797% (2020 3.002%).

Balance at the end of the year (Market Value)	680,360	591,728	680,360	591,728
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Loans Other

In June 2017, Council received a \$12.6 million interest free loan from Economic Development Queensland as part of the Catalyst Infrastructure Program. The loan is to assist with the cost of infrastructure to promote and progress development in the Maroochydore City Centre Priority Development Area, specifically roadworks and three priority intersections to access Stages 1 and 2 of the city centre. The loan is unsecured and is repayable over time with full repayment to be made on by June 2032.

No assets have been pledged as security by the Council for any liabilities, however all loans are guaranteed by the Queensland State Government. There have been no defaults or breaches of the loan agreement during the 2021 or 2020 years.

22 Provisions

Liabilities are recognised for employee benefits such as annual and long service leave in respect of services provided by the employees up to the reporting date.

Short-term benefits which are expected to be wholly settled within 12 months are calculated on wage and salary levels which are expected to be paid and includes related employee on-costs. Amounts not expected to be wholly settled within 12 months are calculated on projected future wage and salary levels and related employee on-costs, and are discounted to present values.

(i) Long service leave

The provision for long service leave represents the present value of the estimated future cash outflows to be made in respect of services provided by employees up to the reporting date. The liability is calculated using current pay rates and projected future increases in those rates and includes related employee on-costs. The estimates are adjusted for the probability of the employee remaining in the Council's employment or other associated employment which would result in Council being required to meet the liability. Adjustments are then made to allow for the proportion of the benefit earned to date, and the result is discounted to present value. The provision is discounted using the Commonwealth Bond yield rates as at the calculation date with a term matching as closely as possible to the term of the long service leave liabilities.

(ii) Landfill and quarry rehabilitation

Where it is probable that Council has either a legal or constructive obligation, provision is made for the cost of rehabilitation of landfill and quarry sites when the use of the facilities is complete.

The landfill rehabilitation provision represents the present value of the anticipated future costs associated with the closure of the landfill sites, decontamination and monitoring of historical residues and leaching on these sites.

The quarry rehabilitation provision represents the present value of the anticipated future costs associated with the closure of the quarries, refilling the basin, and reclamation and rehabilitation of these sites.

The calculation of these provisions requires assumptions such as application of environmental legislation, site closure dates, available technologies and engineering cost estimates. These uncertainties may result in future actual expenditure differing from amounts currently provided. Because of the long-term nature of the liability, the most significant uncertainty in estimating the provision is the costs that will be incurred. The provisions recognised are reviewed at least annually and updated based on the facts and circumstances available at the time, and discounted to present value.

(iii) Land resumption

During detailed design, and with the advent of more accurate LIDAR laser survey technology, it has been identified that trees located in private properties beyond the north-western runway end penetrated the Obstacle Limitation Surface Approach Surface. To ensure safe operation of the new runway, it was determined that these trees required trimming prior to opening of the runway and then periodically into the future as the trees grew. To ensure access to undertake this activity, Council determined to acquire the properties on which the trees were located. Acquisition was accomplished by agreement with the property owners and transfer of title was published in the Government Gazette on 24 May 2019. The outstanding compensation amounts are yet to be determined.



Notes to the Financial Statements
For the year ended 30 June 2021

	Consolidated		Council	
	2021	2020	2021	2020
	\$'000	\$'000	\$'000	\$'000
Current				
Long service leave	22,871	22,314	22,687	22,140
Landfill and quarry rehabilitation	3,429	4,457	3,429	4,457
Per- and poly-fluoroalkyl substances (PFAS) mitigation	-	3,320	-	3,320
	26,300	30,092	26,116	29,917
Non-current				
Long service leave	4,213	3,613	4,044	3,463
Landfill and quarry rehabilitation	47,863	43,785	47,863	43,785
Land resumption	3,320	3,320	3,320	3,320
	55,396	50,717	55,227	50,567

Movements in non-employee benefit provisions:

Landfill and Quarry rehabilitation

		Consolidated		Council	
	Note	2021	2020	2021	2020
		\$'000	\$'000	\$'000	\$'000
Balance at beginning of financial year		48,241	43,260	48,241	43,260
Increase/(decrease) in provision due to effect of interest rate movement		(4,243)	3,463	(4,243)	3,463
Increase/(decrease) in provision due to unwinding of discount	8	38	84	38	84
Increase/(decrease) in provision due to change in estimate		9,108	3,340	9,108	3,340
Increase/(decrease) in provision as a result of actual expenditure incurred during the year		(1,852)	(1,905)	(1,852)	(1,905)
Balance at end of financial year		51,292	48,241	51,292	48,241

Council holds an Environmental Protection Agency licence to operate a number of landfills. Council estimates and discounts expected future costs to restore landfill cells to present value at a discount factor based on Commonwealth bond yield rates.

During 2020/21 an increase in the provision for the landfill and quarry rehabilitation of \$3.051 million (2020 \$4.981 million) was recognised largely due to an increase in interest rates from 0.87% to 1.49%, updated timing of expected expenditure for landfill sites, and an increase in the estimate for the Quarry.

Landfill site	Post closure monitoring cost completion
Buderim	2034
Coolum	2040
Pierce Avenue	2061
Nambour Landfill	2072

At 30 June 2021 the net present value of the projected costs over the next 30 years has been assessed as \$36.994 million for landfill (2020: \$37.966 million) and \$2.6 million for the quarry rehabilitation.

Capital Market Yields - Government 10 year bond rate for 2021 was 1.49% (2020: 0.87%).

23 Other liabilities

Non policy developer contributions reflect cash contributions for which related service obligations have yet to be fulfilled by Council.

Revenue is classified as unearned if it relates to an obligation to supply specific goods and services in future periods. Unearned revenue includes cemetery and rent prepayments.

	Consolidated		Council	
	2021	2020	2021	2020
	\$'000	\$'000	\$'000	\$'000
Current				
Unearned revenue	1,823	1,035	1,767	1,005
Prepaid rates	11,461	10,119	11,461	10,119
	13,284	11,154	13,228	11,124



Notes to the Financial Statements
For the year ended 30 June 2021

24 Commitments for expenditure

Contractual commitments

Contractual commitments at balance date but not recognised in the financial statements are as follows:

	Consolidated		Council	
	2021	2020	2021	2020
	\$'000	\$'000	\$'000	\$'000
Within one year	73,675	56,395	73,293	56,395
One to five years	45,101	110,970	45,101	110,970
Greater than five years	15,256	20,472	15,256	20,472
	134,032	187,838	133,650	187,838

Capital commitments

Commitment for the construction of the following assets contracted for at the reporting date but not recognised as liabilities:

	Consolidated		Council	
	2021	2020	2021	2020
	\$'000	\$'000	\$'000	\$'000
Aerodromes	31	-	31	-
Buildings and Facilities	2,729	5,544	2,729	5,544
Coast and Canals	184	594	184	594
Corporate Major Projects	48,101	13,687	48,101	13,687
Minor Works Program	669	700	669	700
Environmental Assets	506	279	506	279
Fleet	123	1,256	123	1,256
Holiday Parks	73	575	73	575
Information Technology	748	710	748	710
Parks, Gardens and Reserves	5,837	4,378	5,837	4,378
Quarries	19	131	19	131
Stormwater	2,624	1,096	2,624	1,096
Strategic Land and Planning	270	1,981	270	1,981
Sunshine Coast Airport Expansion Project	856	26,464	856	26,464
Transportation	55,714	24,057	55,714	24,057
Waste	1,707	4,717	1,707	4,717
These expenditures are payable within one year	120,191	86,171	120,191	86,171



Notes to the Financial Statements
For the year ended 30 June 2021

25 Contingencies

Contingent assets

On 9 February 2017 Council entered into an agreement with Palisade Investment Partners to effect, among other things, a 99 year lease of Sunshine Coast Airport land and building assets to Palisade, and for Council to construct a new runway. Under the 99 year lease, which commenced on 1 December 2017, Council is entitled to 5% of gross Airport revenue per annum. It is not possible to reliably estimate the amount of gross revenue from the Airport and therefore the amount to be received is a contingent asset at 30 June 2021.

Council received \$0.655 million (2020: \$0.884 million) from the Sunshine Coast Airport, being \$0.006 million higher than original forecast. Future revenue payments of \$1.181 million are included in Council's 2021/22 Adopted Original Budget. The future payments may exceed or be less than these estimates, depending on future airport activities and the impacts of COVID-19 on the airline industry.

Contingent liabilities

Details and estimates of maximum amounts of contingent liabilities are as follows:

	Consolidated		Council	
	2021	2020	2021	2020
	\$'000	\$'000	\$'000	\$'000
At 30 June 2021 there are 60 insurance claims under management with Council's public liability insurer, LGM (2020: 45). The amount required assuming the claims proceed to settlement is:	536	432	536	432
At 30 June 2021 there are 14 compulsory land acquisition claims (2020: 24) pending and are not expected to exceed:	11,425	13,644	11,425	13,644
At 30 June 2021, the 3 standard commercial warranties valid in the prior year have now expired.	-	98,000	-	98,000
At 30 June 2021 Council may be required by the Department of Environment and Science (DES), to treat water on the Sunshine Coast Airport site that has been contaminated with per- and poly-fluoroalkyl substances (PFAS). The amount required in the event of a legal requirement is:	20,000	20,000	20,000	20,000
Total Contingent liabilities	31,961	132,076	31,961	132,076

Based on advice from Council's solicitors, there are claims that may result in future settlements being made by Council. The total of these claims, liability for which is not admitted, has not been quantified as they are still in progress.

Local Government Workcare

Council is a member of the Queensland local government workers compensation self-insurance scheme, Local Government Workcare. Under this scheme the Council has provided an indemnity towards a bank guarantee to cover bad debts which may remain should the self insurance licence be cancelled and there was insufficient funds available to cover outstanding liabilities.

Only the Queensland Government's workers compensation authority may call on any part of the guarantee should the above circumstances arise. Council's maximum exposure to the bank guarantee is \$3,147,709 (2020: \$2,877,529). The latest audited financial statements for Local Government Workcare are as at 30 June 2020 and show accumulated member funds (equity) of \$42.163 million.



Notes to the Financial Statements
For the year ended 30 June 2021

Local Government Mutual

Council is a member of the local government mutual liability self-insurance pool, LGM Queensland. In the event of the pool being wound up or it is unable to meet its debts as they fall due, the trust deed and rules provide that any accumulated deficit will be met by the individual pool members in the same proportion as their contribution is to the total pool contributions in respect to any year that a deficit arises.

The latest audited financial statements for LGM Queensland are as at 30 June 2020 and show accumulated member funds (equity) of \$74.664 million, and it is not anticipated any liability will arise.

26 Superannuation

The Sunshine Coast Regional Council contributes to the LGIASuper Regional Defined Benefits Fund (the scheme), at the rate of 12% for each permanent employee who is a defined benefit member. This rate is set in accordance with the LGIASuper trust deed and may be varied on the advice of an actuary. The Regional Defined Benefits Fund is a complying superannuation scheme for the purpose of the Commonwealth Superannuation Industry (Supervision) legislation and is also governed by the *Local Government Act 2009*.

The scheme is a pooled defined benefit plan and it is not in accordance with the deed to allocate obligations, plan assets and costs at the council level.

Any amount by which the scheme is over or under funded may affect future contribution rate obligations, but has not been recognised as an asset or liability of the council.

Technically Council can be liable to the scheme for a portion of another local governments' obligations should that local government be unable to meet them. However the risk of this occurring is extremely low and in accordance with the LGIASuper trust deed changes to Council's obligations will only be made on the advice of an actuary.

The last completed actuarial assessment of the scheme as required under Superannuation Prudential Standard 160 was undertaken as at 1 July 2018. The actuary indicated that "At the valuation date of 1 July 2018, the net assets of the scheme exceeded the vested benefits and the scheme was in a satisfactory financial position as at the valuation date." The measure of vested benefits represents the value of benefit entitlements should all participating employees voluntarily exit the scheme. Council is not aware of anything that has happened since that time that indicates the assets of the scheme are not sufficient to meet the vested benefits, as at the reporting date.

No changes have been made to prescribed employer contributions which remain at 12% of employee assets and there are no known requirements to change the rate of contributions.

The next triennial actuarial review is due 1 July 2021.

The most significant risks that may result in LGIASuper increasing the contribution rate, on the advice of the actuary, are:

Investment risk - The risk that the scheme's investment returns will be lower than assumed and additional contributions are needed to fund the shortfall.

Salary growth risk - The risk that wages or salaries will rise more rapidly than assumed, increasing vested benefits to be funded.

The amount of superannuation contributions paid by Sunshine Coast Regional Council to the superannuation scheme in this period for the benefit of employees was:

	Note	Consolidated		Council	
		2021 \$'000	2020 \$'000	2021 \$'000	2020 \$'000
Superannuation contributions made to the Regional Defined Benefits Fund		1,490	1,393	1,490	1,393
Other superannuation contributions for employees		13,991	14,418	13,991	14,239
Total superannuation contributions paid by Council for employees:	6	15,482	15,812	15,482	15,632



Notes to the Financial Statements
For the year ended 30 June 2021

27 Controlled entities

Council has 100% controlling interests in Sunshine Coast Events Centre Pty Ltd and SunCentral Maroochydore Pty Ltd.

The Sunshine Coast Events Centre at Caloundra specialises in staging corporate events and has a range of performance and function spaces available for hire.

SunCentral Maroochydore Pty Ltd is responsible for providing development management services for the Maroochydore City Centre project.

The following table shows revenue and expenses before consolidating eliminations.

Controlled entity	SunCentral Maroochydore Pty Ltd		Sunshine Coast Events Centre Pty Ltd	
	2021 \$'000	2020 \$'000	2021 \$'000	2020 \$'000
Revenue	5,491	13,032	3,111	3,231
Expense	(5,473)	(12,988)	(3,004)	(3,263)
Surplus/deficit	18	44	107	(32)

Controlled entities that have not been consolidated

Council has 100% controlling interest in Sunshine Coast Arts Foundation Ltd, however because of its size and nature it is not material to Council's operations and has not been consolidated into Council's accounts.

The principal objects of the foundation are for the public charitable purposes of promoting and advancing arts, craft, design, visual arts, movable cultural heritage, Aboriginal arts, and community arts. Council has no control over the assets. The net profit for the foundation in 2021 was \$0.024 million (2020: \$0.057 million)

28 Trust funds

Consolidated		Council	
2021 \$'000	2020 \$'000	2021 \$'000	2020 \$'000
12,720	7,510	11,642	7,305

In accordance with the *Local Government Act 2009* and *Local Government Regulation 2012*, a separate trust bank account and separate accounting records are maintained for funds held on behalf of outside parties.

Council performs only a custodial role in respect of these monies. As these funds cannot be used by the Council, they are not brought to account in these financial statements.



Notes to the Financial Statements
For the year ended 30 June 2021

29 Reconciliation of net result for the year to net cash inflow/(outflow) from operating activities

	Note	Consolidated		Council	
		2021 \$'000	2020 \$'000	2021 \$'000	2020 \$'000
Net result		203,241	177,766	164,335	136,308 *
Non-cash items					
Depreciation and amortisation	16,17	98,181	96,630	98,156	96,571
Share of net profit of equity accounted investment		(38,781)	(41,466)	-	-
Unwinding of discount on below market borrowings		254	-	254	-
Infrastructure from developers at fair value		(102,524)	(115,683)	(102,524)	(115,683)
		<u>(42,870)</u>	<u>(60,519)</u>	<u>(4,114)</u>	<u>(19,112)</u>
Investing activities					
Net loss on disposal of property, plant and equipment		851	10,631	851	10,631
Non-recurrent sale from contracts		(14,373)	(186)	(14,373)	(186)
Non-recurrent grants and contributions		(79,134)	(41,375)	(79,134)	(41,375)
Early repayment adjustment	8	34,346	-	34,346	-
		<u>(58,311)</u>	<u>(30,930)</u>	<u>(58,311)</u>	<u>(30,930)</u>
Changes in operating assets and liabilities					
(Increase)/decrease in receivables		(17,035)	2,832	(17,722)	2,009
(Increase)/decrease in inventory		2,633	(982)	3,455	99
Increase/(decrease) in payables		(8,671)	(10,607)	(8,710)	(10,518)
Increase/(decrease) contract liabilities		(1,006)	11,257	(1,006)	11,257
Increase/(decrease) other liabilities		2,136	(19,255)	2,104	(19,215)
Increase/(decrease) in other provisions		858	(11,429)	860	(11,546)
		<u>(21,085)</u>	<u>(28,184)</u>	<u>(21,019)</u>	<u>(27,914)</u>
Net cash inflow from operating activities		80,976	58,131	80,891	58,351



Notes to the Financial Statements
For the year ended 30 June 2021

30 Reconciliation of liabilities arising from financing activities

For the year ended June 2021	As at 30 June 2020	Change in accounting policy	Cash flows	Non-cash changes	Non-cash changes (Fair Value)	As at 30 June 2021
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Consolidated						
Borrowings *	551,051	-	93,313	34,346	254	678,964
Lease Liabilities	10,482	-	(4,882)	2,219	185	8,004
	561,533	-	88,431	36,565	439	686,968
Council						
Borrowings	551,051	-	93,313	34,346	254	678,964
Lease Liabilities	10,416	-	(4,774)	2,082	185	7,909
	561,467	-	88,539	36,428	439	686,873

* Borrowings include a non-cash adjustment for an early repayment adjustment as a result of refinancing Council's debt. Refer note 8(b) for further details.

For the year ended June 2020	As at 30 June 2019	Change in accounting policy	Cash flows	Non-cash changes (Leases)	Non-cash changes (Fair Value)	As at 30 June 2020
	\$'000		\$'000			\$'000
Consolidated						
Borrowings	407,488	-	143,291	-	272	551,051
Lease Liabilities	-	12,651	(4,662)	2,493	-	10,482
	407,488	12,651	138,629	2,493	272	561,533
Council						
Borrowings	407,488	-	143,291	-	272	551,051
Lease Liabilities	-	12,651	(4,662)	2,427	-	10,416
	407,488	12,651	138,629	2,427	272	561,467

31 Financial instruments and financial risk management

Sunshine Coast Regional Council has exposure to the following risks arising from financial instruments:

- credit risk
- liquidity risk
- market risk

Risk Management Framework

Council is responsible for the establishment and oversight of the risk management framework, together with developing and monitoring risk management policies specifically for managing credit, liquidity and market risk.

Council's risk management policies are established to identify and analyse the risks faced, to set appropriate limits and controls and to monitor these risks and adherence against limits. Council aims to manage volatility to minimise potential adverse effects on the financial performance of Council.

Council's Audit Committee oversees how management monitors compliance with Council's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by Council. Council's audit committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and ad hoc reviews of risk management controls and procedures, the results of which are reported to the audit committee.

Council does not enter into derivatives.



Notes to the Financial Statements
For the year ended 30 June 2021

Credit risk

Credit risk is the risk of financial loss if a counterparty to a financial instrument fails to meet its contractual obligations. These obligations arise principally from Council's investments and receivables from customers.

Exposure to credit risk is managed through regular analysis of credit counterparty ability to meet payment obligations.

Investments in financial instruments are required to be made with Queensland Treasury Corporation (QTC) or similar state/commonwealth bodies or financial institutions in Australia, in line with the requirements of the *Statutory Bodies Financial Arrangements Act 1982*.

No collateral is held as security relating to the financial assets held by the Council.

The exposure to credit risk for trade receivables by type of counterparty was as follows:

	Consolidated		Council	
	2021	2020	2021	2020
	\$'000	\$'000	\$'000	\$'000
Property Charges	11,376	12,019	11,376	12,019
Trade and other debtors	35,884	22,820	35,795	22,261
Contract Receivables - Sunshine Coast Airport Expansion Project	296,772	248,226	296,772	248,226
Loans to associates	434,393	434,393	434,893	434,893
Receivable other	696	4,176	696	4,176
Total	779,123	721,634	779,534	721,575

The carrying amounts of financial assets at the end of the reporting period represent the maximum exposure to credit risk for Council. Refer Note 12.

Expected credit loss assessment

Council uses an allowance matrix to measure the expected credit losses of trade receivables from individual customers, which comprise a very large number of small balances.

Loss rates are calculated using a 'roll rate' method based on the probability of a receivable progressing through successive stages of delinquency to write-off.

After reviewing macro economic conditions, Council reached the conclusion that forward looking conditions indicated no foreseeable expected deviations from historically calculated ratios, thus no forward looking adjustments were made.



Notes to the Financial Statements
For the year ended 30 June 2021

Write offs throughout the year

Consolidated and Council - 2021

	Gross carrying amount	Historical probability of default	Lifetime expected credit loss	Credit impaired
	\$'000	%	\$'000	\$'000
Statutory Charges				
Current				
Not past due	8,425	< .01%	(7)	8,419
Past due 31-60 days	147	< .01%	()	147
Past due 61-90 days	270	< .01%	()	270
More than 90 days	2,534	< .01%	(2)	2,532
Total	11,377	-	(9)	11,370

	Gross carrying amount	Historical probability of default	Lifetime expected credit loss	Credit impaired
	\$'000	%	\$'000	\$'000
Other Debtors				
Current				
Not past due	766,436	< .01%	(597)	765,839
Past due 31-60 days	579	< .01%	()	579
Past due 61-90 days	258	< .01%	()	258
More than 90 days	1,080	< .01%	(1)	1,079
Total	768,353	-	(598)	767,753

Consolidated and Council - 2020

	Gross carrying amount	Historical probability of default	Lifetime expected credit loss	Credit impaired
	\$'000	%	\$'000	\$'000
Statutory Charges				
Current				
Not past due	8,447	< .01%	(8)	8,439
Past due 31-60 days	629	< .01%	(1)	629
Past due 61-90 days	209	< .01%	-	209
More than 90 days	2,733	< .01%	(2)	2,731
Total	12,019	-	(11)	12,008

	Gross carrying amount	Historical probability of default	Lifetime expected credit loss	Credit impaired
	\$'000	%	\$'000	\$'000
Other Debtors				
Current				
Not past due	707,263	< .01%	(635)	706,629
Past due 31-60 days	420	< .01%	-	420
Past due 61-90 days	197	< .01%	-	197
More than 90 days	2,382	< .01%	(2)	2,380
Total	710,263	-	(637)	709,626

All amounts that were written off during the reporting period and are no longer subject to enforcement activity.
Interest is charged on outstanding rates. No interest is charged on other debtors.



Notes to the Financial Statements
For the year ended 30 June 2021

Liquidity risk

Liquidity risk refers to the situation where Council may encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial asset.

Council's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Council's reputation.

Council is exposed to liquidity risk through its normal course of business and through its borrowings from QTC and other institutions.

Council manages its exposure to liquidity risk by maintaining sufficient cash deposits, both short and long term, to cater for unexpected volatility in cash flows.

Council is also exposed to liquidity risk through the Participating Local Government Fixed Rate Loan Agreement (Subordinated Debt) between Council and Northern SEQ Distributor-Retailer Authority (trading as Unitywater). Under the Agreement the borrower may request the lender to capitalise all or part of the interest payable, thereby representing a risk to securing cash flow anticipated by Council.

The policies introduced by Council to support customers through COVID-19, as well as the pandemic itself have impacted expected timing of cash flows for Council. This has led to a slight increase in liquidity risk resulting in higher debtors and a lower cash flow position, however at this time the effect on Council is minimal.

The following sets out the liquidity risk of financial liabilities (excluding lease liabilities for 2021, refer Note 19) held by Council. The amounts disclosed in the maturity analysis represent the contractual undiscounted cash flows at balance date:

Consolidated			0 to 1 year	1 to 5 years	Over 5 years	Total
	Note		\$'000	\$'000	\$'000	\$'000
2021						
Trade and other payables	18		37,112	-	-	37,112
Loans - Queensland Treasury Corporation (QTC)	21		28,700	378,900	363,466	771,067
Loan - Economic Development Queensland	21		840	3,360	5,040	9,240
			66,652	382,260	368,506	817,418
2020						
Trade and other payables	18		48,422	-	-	48,422
Loans - Queensland Treasury Corporation (QTC)	21		40,879	371,110	214,025	626,014
Loan - Economic Development Queensland	21		840	3,360	5,880	10,080
			90,140	374,470	219,905	684,516
Council			0 to 1 year	1 to 5 years	Over 5 years	Total
			\$'000	\$'000	\$'000	\$'000
2021						
Trade and other payables	18		36,826	-	-	36,826
Loans - Queensland Treasury Corporation (QTC)	21		28,700	378,900	363,466	771,067
Loan - Economic Development Queensland	21		840	3,360	5,040	9,240
			66,366	382,260	368,506	817,132
2020						
Trade and other payables	18		47,648	-	-	47,648
Loans - Queensland Treasury Corporation (QTC)	21		40,879	371,110	214,025	626,014
Loan - Economic Development Queensland	21		840	3,360	5,880	10,080
			89,367	374,470	219,905	683,742



Notes to the Financial Statements
For the year ended 30 June 2021

The outflows in the above table are not expected to occur significantly earlier and are not expected to be for significantly different amounts than indicated in the table.

Market risk

Market risk is the risk that changes in market indices, such as interest rates, will affect Council's income or the value of its holdings of financial instruments.

Interest rate risk

Council is exposed to interest rate risk through its borrowings from the Queensland Treasury Corporation, investments held with other financial institutions and shareholder loans with the Northern SEQ Distributor Retailer Authority (Unitywater).

Council also has access to a mix of variable and fixed rate funding options through QTC so that interest rate risk exposure can be minimised.

Council's loan from Economic Development Queensland is interest free as therefore not subject to interest rate risk.

Sensitivity

Sensitivity to interest rate movements is shown for variable financial assets and liabilities based on the carrying amount at reporting date.

Council accounts for the interest free loan from Economic Development Queensland at Fair Value through Profit or Loss.

The following interest rate sensitivity analysis depicts what effect a reasonably possible change in interest rates (assumed to be 1%) would have on the profit and equity, based on the carrying values at the end of the reporting period. The calculation assumes that the change in interest rates would be held constant over the period.

Consolidated and Council	Net carrying amount		Effect on Net Result 1% increase/(decrease)		Effect on Equity 1% increase/(decrease)	
	2021	2020	2021	2020	2021	2020
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Cash and Cash Equivalents	208,320	199,675	2,083	1,997	2,083	1,997
QTC Loans	(671,214)	(542,715)	-	-	-	-
Other Loans	(9,240)	(10,080)	-	-	-	-
Net total	(472,135)	(353,120)	2,083	1,997	2,083	1,997

The risk in borrowing is effectively managed by borrowing from the Queensland Treasury Corporation, and having access to a mix of floating and fixed funding sources such that the desired interest rate risk exposure can be minimised. Interest rate risk in other areas is minimal.

In its management of interest rate risk associated with Unitywater shareholder loans, Council has a number of options available to mitigate risk from market interest rate movements including:

- * Principal reduction for corresponding external loan liabilities
- * Conversion of current external loan liabilities from principal and interest repayments to payment of interest only with terms negotiated to match the review periods with Unitywater shareholder loans; or
- * Undertake interest rate hedging through QTC to protect against market fluctuations in interest rates payable by Unitywater.



Notes to the Financial Statements
For the year ended 30 June 2021

The fair value of interest bearing loans and borrowings is calculated based on the discounted expected future cash flows. The fair values of the loans and borrowings, together with their carrying amounts, are as follows:

	Carrying Amount		Fair Value	
	2021	2020	2021	2020
	\$'000	\$'000	\$'000	\$'000
Queensland Treasury Corporation (QTC) borrowings	671,214	542,715	680,360	591,728
Economic Development Queensland borrowings	9,240	10,080	7,750	8,335
	680,454	552,795	688,110	600,064

Fair value

The fair value of trade and other receivables and payables is assumed to approximate the value of the original transaction, less any allowance for impairment.

The fair value of borrowings is based on the market value of debt outstanding. The market value of a debt obligation is the discounted value of future cash flows based on prevailing market rates and represents the amount required to be repaid if this was to occur at balance date. The market rate is provided by QTC and is disclosed in Note 21.

QTC applies a book rate approach in the management of debt and interest rate risk to limit the impact of market value movements to clients' cost of funding. The book value represents the carrying value based on amortised cost using the effective interest method.

32 National competition policy

The competitive neutrality principle provides that a government entity conducting a business activity in competition with the private sector should not enjoy a net advantage over its competitors only because it is in the public sector.

Competition reforms must be applied to significant business activities and may be applied to prescribed business activities.

(a) Significant business activities

The expenditure threshold for identifying a "significant business activity" for the 2020/21 financial year is \$9.70 million.

Council has resolved to apply the competitive neutrality principle to the Waste and Resources Management significant business activity through full cost pricing.

This requires charging for goods or services at the full cost of providing the goods or service in accordance with the pricing provisions and identifying the cost of community service obligations (CSO).

Full cost pricing in simple terms means that, on average, prices should fully recover all the relevant costs of supplying a product or service and total revenue received by the business should equal the sum of:

- a) operational costs;
- b) administrative and overhead costs;
- c) cost of resources;
- d) depreciation expense;
- e) equivalents for Commonwealth or State taxes;
- f) equivalents for the cost of funds advantage Council obtains because of State guarantees on borrowings;
- g) return on capital (i.e. cost of debt plus return on equity invested in the business).

The CSO value is determined by Council, and represents an activity's costs(s) which would not be incurred if the primary objective of the activity was to make a profit.

Council provides funding from general revenue to the business activity to cover the cost of providing non-commercial community services or costs deemed to be a CSO.

Full cost pricing is successfully applied if the total expected revenue from providing all of the activity's goods and services, including any CSO, is enough to meet expected total costs as defined above.



Notes to the Financial Statements
For the year ended 30 June 2021

(b) Activities to which the code of competitive conduct is applied

The expenditure threshold for identifying a "prescribed business activity" for the 2020/21 financial year is \$340,000. Council has resolved to apply the Code of Competitive Conduct to the following business activities:

- a) Sunshine Coast Holiday Parks
- b) Quarries

This requires the application of the competitive neutrality principle, the pricing provisions and identifying any CSO.

(c) Business activity statements

The following activity statements are for activities subject to the competitive neutrality principle:

	Sunshine Coast Holiday Parks	Quarry Business Activity	Waste and Resource Management
	2021	2021	2021
	\$'000	\$'000	\$'000
Revenue for services provided to Council	813	2,781	1,167
Revenue for services provided to external clients	19,503	1,723	79,226
Community Service Obligations (CSOs)	-	226	1,171
	20,316	4,730	81,564
Less : Expenditure	13,514	10,419	64,984
Surplus / (deficit)	6,802	(5,689)	16,581

Description of CSO's provided to business activities:

	Net cost 2021	Net cost 2021
	\$'000	\$'000
Margin applied to internal sales	226	
Waste collection and disposal charges for charitable organisations		1,171



Notes to the Financial Statements
For the year ended 30 June 2021

33 Related party disclosures

The group consists of Sunshine Coast Regional Council, its wholly owned entities and one associate. Details of subsidiaries and associates are disclosed in Note 1.03.

(a) Transactions with Subsidiaries

<u>SunCentral Maroochydore Pty Ltd (wholly owned entity)</u>	2021 \$'000	2020 \$'000
Revenue		
Receipt of contributions and sponsorship from subsidiary	10	74
Expenditure		
Purchase of materials and services from subsidiary	-	(4)
Annual development management fee paid to subsidiary	(1,850)	(1,971)
Maroochydore City Centre development costs paid to the subsidiary in accordance with established Development Service Contracts	(3,557)	(10,192)
	(5,397)	(12,093)

SunCentral Maroochydore Pty Ltd is dependant on funding provided by Council. Funding support has been agreed to by Council for the 2021/22 financial year. No SunCentral employees are related parties of Council.

<u>Sunshine Coast Events Centre Pty Ltd (wholly owned entity)</u>	2021 \$'000	2020 \$'000
Revenue		
Recoupment of operating costs paid on behalf of the subsidiary	194	228
Recoupment of internal service costs from the subsidiary	89	89
Expenditure		
Operational funding paid to subsidiary	(1,562)	(1,527)
Purchase of materials and services from subsidiary	(38)	(74)
Maintenance and equipment provided to subsidiary	-	(3)
Payment of operating costs on behalf of the subsidiary	(204)	(245)
Provision of internal services to the subsidiary	(383)	(356)
Capital expenditure incurred on the property	(251)	(963)
	(2,155)	(2,851)

Sunshine Coast Events Centre Pty Ltd is dependant on funding provided by Council. Funding support has been agreed to by Council for the 2021/22 financial year. No Events Centre employees are related parties of Council.

<u>Sunshine Coast Arts Foundation Ltd (controlled entity)</u>	2021 \$'000	2020 \$'000
Revenue		
Receipt of venue hire revenue from subsidiary	2	-
Expenditure		
Operational funding paid to subsidiary	(106)	(106)
Specific project funding	-	(10)
Insurance premiums	-	(3)
	(104)	(119)

The Sunshine Coast Arts Foundation Ltd is currently dependent on funding provided by Council as part of a three year funding agreement expiring in 2021. The foundation aims to be self funding from 2022. Cr Baberowski, a member of Council's Key Management Personnel, was appointed as a director of the foundation by a resolution of the Sunshine Coast Council in August 2018.



Notes to the Financial Statements
For the year ended 30 June 2021

(b) Transactions with associates

<u>Unitywater (associate)</u>	2021 \$'000	2020 \$'000
<i>Revenue</i>		
Interest paid to Council	19,592	21,112
Recoupment Unitywater expenses incurred by Council	451	571
Participation returns (dividends) paid to Council	13,200	12,321
Tax equivalent paid to Council	17,054	16,409
<i>Expenditure</i>		
Water and sewerage charges for Council properties	(4,454)	(4,526)
Purchase of materials and services	(946)	(594)
	<u>44,897</u>	<u>45,293</u>

Further detail regarding Unitywater is contained in Note 14 Equity accounted investment.

(c) Transactions with Key Management Personnel

Key Management Personnel include the Mayor and Councillors, Chief Executive Officer and members of the Executive Leadership Team. Compensation paid to Key Management Personnel comprises:-

	2021 \$'000	2020 \$'000
Short term employee benefits	(4,601)	(5,009)
Post employment benefits	(472)	(508)
Long term employee benefits	-	(65)
Termination benefits	-	(333)
	<u>(5,073)</u>	<u>(5,915)</u>

Detailed remuneration disclosures for Councillors are provided in the annual report.

The amounts disclosed in the above table are amounts related to Key Management Personnel recognised as an expense during the reporting period.

(d) Transactions with other related parties

Other related parties include the close family members of Key Management Personnel and any entities controlled or jointly controlled by Key Management Personnel or their close family members. Close family members include a spouse, child and dependent of a member of Key Management Personnel or their spouse.

Details of transactions between Council and other related parties are disclosed below.

	2021 \$'000	2020 \$'000
(i) Employee expenses for close family members of key management personnel	(135)	(193)
(ii) Purchase of materials and services from entities controlled by close family members of key management personnel	-	(2,307)
(iii) Development applications submitted by related parties of key management personnel	1	6
	<u>(134)</u>	<u>(2,494)</u>



Notes to the Financial Statements
For the year ended 30 June 2021

- (i) All close family members of key management personnel were employed through an arm's length process. They are paid in accordance with Council's Certified Agreement for the job they perform and fill office and field staff roles.
- (ii) There were no purchases of materials and services from entities controlled by close family members of key management personnel in 2020/21.
- (iii) All development applications are assessed in accordance with relevant legislative requirements and paid for by applicants as per Council's adopted Fees & Charges. Council received over 20,000 (2020: 29,000) development applications during the year, 8 (2020: 19) of which were from related parties.

(e) Outstanding balances

The following balances are outstanding at the end of the reporting period in relation to transactions with other parties.

Receivables		2021	2020
		\$'000	\$'000
(i) Not past due		10	2
Past due		2	
Past due	more than 90 days	9	32
		21	34

No expense has been recognised in the current year or prior year for bad or doubtful debts in respect of amounts owed by related parties.

(f) Loans and guarantees to/from related parties

Details	2021	2020
	\$'000	\$'000
Loan to associate (Unitywater) - subordinated debt	434,393	434,393

Refer to Note 31 Financial instruments and financial risk management.

(g) Transactions with related parties that have not been disclosed

Most of the entities and people that are related parties of Council live and operate within the Sunshine Coast region. Therefore, on a regular basis ordinary citizen transactions occur between Council and its related parties. Some examples include:

- Payment of rates
- Use of Council swimming pools
- Payment of animal registration
- Attendance at a Council event

Council has not included these types of transactions in its disclosure, where they are made on the same terms and conditions available to the general public.



Notes to the Financial Statements
For the year ended 30 June 2021

34 Restated balances
30 June 2021

- (a) During 2020/21, Council identified a prior period error that related to contributed assets that had acquisition dates prior to 1 July 2020. As a result, for 2019/20 Council had understated its contributed revenue and property, plant and equipment by \$18.066 million and applicable depreciation by \$0.259 million. To correct the impact of the prior period error, Council has adjusted the 2019/20 comparative amounts in the Statements of Comprehensive Income, Statements of Financial Position, Statements of Changes in Equity and notes where indicated.
- (b) During 2020/21, Council identified a prior period error that relates to asset records which have not previously been financially recognised, along with some erroneous records that have been removed from the financial register and operating expenditure held in works in progress that relates to dates prior to 1 July 2020. As a result, for 2019/20 Council had understated its plant and equipment and intangibles by \$10.399 million and associated depreciation and amortisation by \$5.063 million. To correct the impact of the prior period error, Council has adjusted the 2019/20 comparative amounts in the Statements of Comprehensive Income, Statements of Financial Position, Statements of Changes in Equity and notes where indicated.

<u>Council</u>	<u>Note</u>	<u>Actual</u>	<u>Adjustments</u>	<u>Restated</u>
		<u>2020</u>	<u>2020</u>	<u>Actual</u>
		<u>\$'000</u>	<u>\$'000</u>	<u>2020</u>
				<u>\$'000</u>
Statement of Comprehensive Income (Extract)				
Non-recurrent revenue				
Grants, subsidies, contributions, donations and other	4(b)	138,992	18,066	157,058
Total non-recurrent revenue		139,178	18,066	157,244
Total income		592,118	18,066	610,185
Recurrent expenses				
Materials and Services	7	194,849	3,115	197,965
Depreciation and amortisation	16	88,780	259	89,038
Total recurrent expenses		454,408	3,374	457,782
Net result (deficiency)		121,615	14,693	136,308
Total comprehensive income for the year		117,247	14,693	131,940
Statement of Financial Position (Extract)				
Non current assets				
Property, plant and equipment	16	4,523,368	18,851	4,542,219
Intangibles	17	12,774	(891)	11,883
Inventories	13	36,568	2,068	38,636
Total non-current assets		5,825,299	20,028	5,845,328
Total assets		6,076,785	20,028	6,096,813
Community equity				
Retained surplus/(deficiency)		4,691,253	20,028	4,711,281
Total community equity		5,349,477	20,028	5,369,505



Financial statements

Management Certificate For the year ended 30 June 2021

These general purpose financial statements have been prepared pursuant to sections 176 and 177 of the Local Government Regulation 2012 (the Regulation) and other prescribed requirements.

In accordance with section 212(5) of the Regulation we certify that:

- (i) the prescribed requirements of the *Local Government Act 2009* and *Local Government Regulation 2012* for the establishment and keeping of accounts have been complied with in all material respects; and
- (ii) the general purpose financial statements, as set out on pages 1 to 51 present a true and fair view, in accordance with Australian Accounting Standards, of Council's and the consolidated entity's transactions for the financial year and financial position at the end of the year.

A handwritten signature in blue ink, appearing to read "Mark Jamieson", written over a dotted line.

Cr Mark Jamieson
Mayor
Sunshine Coast Regional Council

Dated: 7 October 2021

A handwritten signature in blue ink, appearing to read "Emma Thomas", written over a dotted line.

Emma Thomas
Chief Executive Officer
Sunshine Coast Regional Council

Dated: 7 October 2021



INDEPENDENT AUDITOR'S REPORT

To the Councillors of Sunshine Coast Regional Council

Report on the audit of the financial report

Opinion

I have audited the accompanying financial report of Sunshine Coast Regional Council (the council) and its controlled entities (the group).

In my opinion, the financial report:

- a) gives a true and fair view of the council's and group's financial position as at 30 June 2021, and of their financial performance and cash flows for the year then ended
- b) complies with the *Local Government Act 2009*, the Local Government Regulation 2012 and Australian Accounting Standards.

The financial report comprises the statements of financial position as at 30 June 2021, the statements of comprehensive income, statements of changes in equity and statements of cash flows for the year then ended, notes to the financial statements including significant accounting policies and other explanatory information, and the certificate given by the Mayor and Chief Executive Officer.

Basis for opinion

I conducted my audit in accordance with the *Auditor-General Auditing Standards*, which incorporate the Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial report* section of my report.

I am independent of the council and group in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to my audit of the financial report in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code and the *Auditor-General Auditing Standards*.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Key audit matters

Key audit matters are those matters that, in my professional judgement, were of most significance in the audit of the financial statements. I addressed these matters in the context of the audit of the financial report as a whole and in forming my opinion. I do not provide a separate opinion on these matters.

**Note 16(a) Property, plant and equipment—Infrastructure assets (\$3.4b)**

Key audit matter	How my audit addressed the key audit matter
<p>Council's infrastructure assets (transport network, stormwater network and other infrastructure) were measured at fair value at balance date using the current replacement cost method that comprises:</p> <ul style="list-style-type: none"> Gross replacement cost, less Accumulated depreciation <p>Council values the gross replacement cost of its infrastructure assets with reference to the unit rate at which it could construct a substitute asset of comparable quality in the normal course of business.</p> <p>Council engaged qualified consultants to provide cost movement indices to derive unit rates as at 30 June 2021.</p> <p>Unit rates require significant judgement for determining the:</p> <ul style="list-style-type: none"> parts of assets (components) that are replaced at different times in the asset life-cycle, or that have materially different replacement costs due to physical location attributes average project dimensions tasks (and applicable costs) required for replacing components, excluding those that result in duplication or are ineligible for inclusion in the cost of an asset on-costed labour charges directly attributable service, materials, and plant costs (inputs) for each applicable task indices for measuring subsequent changes in unit rates. <p>In measuring accumulated depreciation, council's engineers and asset managers use significant judgement for estimating how long asset components will provide future economic benefits for. Asset lives are dependent on a range of factors including asset management practices, maintenance programs, construction materials and construction methods, obsolescence, environmental factors, degradation through use, management intentions and fiscal availability.</p> <p>The significant judgements required for gross replacement cost and useful lives outlined above are also significant for calculating annual depreciation expense.</p>	<p>My procedures included, but were not limited to:</p> <ul style="list-style-type: none"> assessing the competence, capabilities and objectivity of valuers who have provided information on unit rates and unit cost movements assessing the reasonableness of unit rates by evaluating the methods by which council determined the movement in unit cost indices and reasonableness of the result. This was done by: <ul style="list-style-type: none"> inquiring with council management and the independent valuer to identify if there had been any significant changes to construction costs resulting from factors such as changed building codes, environmental or safety regulations, construction methods and technological advances corroborating council's representations against recent construction activity and asset management plans obtaining an understanding of the methodologies used and assessing their design, integrity and appropriateness with reference to common industry practice considering evidence of labour rate changes and supplier rate changes comparison with other publicly available indices and other available information on the movement of key cost drivers. assessing the reasonableness of useful lives by: <ul style="list-style-type: none"> reviewing management's annual assessment of useful lives reviewing for evidence of infrastructure obsolescence, failure or disposals that could indicate a remaining useful life less than what is recorded reviewing for evidence of infrastructure assets continuing to be used for longer than their recorded useful lives comparing council's infrastructure useful life assumptions to other local councils considering whether council's asset management plans are consistent with useful lives assigned to infrastructure assets assessing council's processes for performing asset condition assessments and adjusting in its asset registers and financial systems.



Other information

Other information comprises financial and non-financial information (other than the audited financial report) in an entity's annual report.

At the date of this auditor's report, the available other information in Sunshine Coast Regional Council's annual report for the year ended 30 June 2021 was the current year financial sustainability statement and long-term financial sustainability statement.

The councillors are responsible for the other information.

My opinion on the financial report does not cover the other information and accordingly I do not express any form of assurance conclusion thereon. However, as required by the Local Government Regulation 2012, I have expressed a separate opinion on the current year financial sustainability statement.

In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report and my knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude that there is a material misstatement of this information, I am required to report that fact. I have nothing to report in this regard.

Responsibilities of the councillors for the financial report

The councillors are responsible for the preparation of the financial report that gives a true and fair view in accordance with the *Local Government Act 2009*, the Local Government Regulation 2012 and Australian Accounting Standards, and for such internal control as the councillors determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

The councillors are also responsible for assessing the council's and group's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless it is intended to abolish the council or to otherwise cease operations of the group.

Auditor's responsibilities for the audit of the financial report

My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.



As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for expressing an opinion on the effectiveness of the council's or group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the council.
- Conclude on the appropriateness of the council's and group's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the council's or group's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. I base my conclusions on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the council or group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the financial report. I am responsible for the direction, supervision and performance of the audit of the group. I remain solely responsible for my audit opinion.

I communicate with the council regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

Report on other legal and regulatory requirements

In accordance with s.40 of the *Auditor-General Act 2009*, for the year ended 30 June 2021:

- a) I received all the information and explanations I required.
- b) I consider that the prescribed requirements in relation to the establishment and keeping of accounts were complied with in all material respects.

**Prescribed requirements scope**

The prescribed requirements for the establishment and keeping of accounts are contained in the *Local Government Act 2009*, any other Act and the Local Government Regulation 2012.

The applicable requirements include those for keeping financial records that correctly record and explain the council's and group's transactions and account balances to enable the preparation of a true and fair financial report.

A handwritten signature in blue ink that reads "C. G. Strickland".

C G Strickland
as delegate of the Auditor-General

8 October 2021

Queensland Audit Office
Brisbane



Current Year Financial Sustainability Statement
Sunshine Coast Regional Council
For the year ended 30 June 2021

Measures of Financial Sustainability

Council's performance at 30 June 2021 against key financial ratios and targets:

		Consolidated 2021	Council 2021	Target
Operating surplus ratio	Net result (excluding capital items) divided by total operating revenue (excluding capital items)	2.2%	-5.9%	Between 0% and 10%
Asset sustainability ratio	Capital expenditure on the replacement of assets (renewals) divided by depreciation expense.	75.7%	75.7%	Greater than 90%
Net financial liabilities ratio	Total liabilities less current assets divided by total operating revenue (excluding capital items)	49.6%	54.3%	Not greater than 60%

Note 1 - Basis of Preparation

The current year financial sustainability statement is a special purpose statement prepared in accordance with the requirements of the *Local Government Regulation 2012* and the *Financial Management (Sustainability) Guideline 2013*. The amounts used to calculate the three reported measures are prepared on an accrual basis and are drawn from the Council's audited general purpose financial statements for the year ended 30 June 2021.

Note 2 - Impact of Early Repayment Adjustment

During 2021 Council refinanced its existing loan portfolio and increased the principal amount which resulted in one-off early repayment costs of \$34.346 million. The refinanced amount will result in lower interest rates and free up cash flow through lower repayments over the life of the loan portfolio.

The early repayment costs have impacted the Operating Surplus Ratio, and if this hadn't occurred, the ratio would have been 1.4% which is within the targeted range.

Certificate of Accuracy

For the year ended 30 June 2021

This current-year financial sustainability statement has been prepared pursuant to Section 178 of the *Local Government Regulation 2012* (the Regulation).

In accordance with Section 212(5) of the Regulation we certify that this current-year financial sustainability statement has been accurately calculated.

Cr Mark Jamieson
Mayor
Sunshine Coast Regional Council

Dated: 7 October 2021

Emma Thomas
Chief Executive Officer
Sunshine Coast Regional Council

Dated: 7 October 2021



INDEPENDENT AUDITOR'S REPORT

To the Councillors of Sunshine Coast Regional Council

Report on the Current Year Financial Sustainability Statement

Opinion

I have audited the accompanying current year financial sustainability statement of Sunshine Coast Regional Council for the year ended 30 June 2021, comprising the statement, explanatory notes, and the certificate of accuracy given by the Mayor and the Chief Executive Officer.

In accordance with section 212 of the Local Government Regulation 2012, in my opinion, in all material respects, the current year financial sustainability statement of Sunshine Coast Regional Council for the year ended 30 June 2021 has been accurately calculated.

Basis of opinion

I conducted my audit in accordance with the *Auditor-General Auditing Standards*, which incorporate the Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the current year financial sustainability statement* section of my report.

I am independent of the council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to my audit of the statement in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code and the *Auditor-General Auditing Standards*.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Emphasis of matter – basis of accounting

I draw attention to Note 1 which describes the basis of accounting. The current year financial sustainability statement has been prepared in accordance with the Financial Management (Sustainability) Guideline 2013 for the purpose of fulfilling the council's reporting responsibilities under the Local Government Regulation 2012. As a result, the statement may not be suitable for another purpose. My opinion is not modified in respect of this matter.

Other Information

Other information comprises financial and non-financial information (other than the audited financial report) in an entity's annual report.

At the date of this auditor's report, the available other information in Sunshine Coast Regional Council's annual report for the year ended 30 June 2021 was the general purpose financial statements and long-term financial sustainability statement.

The councillors are responsible for the other information.

My opinion on the current year financial sustainability statement does not cover the other information and accordingly I do not express any form of assurance conclusion thereon.



However, as required by the Local Government Regulation 2012, I have expressed a separate opinion on the general purpose financial report.

In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report and my knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude that there is a material misstatement of this information, I am required to report that fact. I have nothing to report in this regard.

Responsibilities of the councillors for the current year financial sustainability statement

The councillors are responsible for the preparation and fair presentation of the current year financial sustainability statement in accordance with the Local Government Regulation 2012. The councillors responsibility also includes such internal control as the councillors determine is necessary to enable the preparation and fair presentation of the statement that is accurately calculated and is free from material misstatement, whether due to fraud or error.

Auditor's responsibilities for the audit of the current year financial sustainability statement

My objectives are to obtain reasonable assurance about whether the current year financial sustainability statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this statement.

My responsibility does not extend to forming an opinion on the appropriateness or relevance of the reported ratios, nor on the council's future sustainability.

As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the council's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the council.
- Evaluate the overall presentation, structure and content of the statement, including the disclosures, and whether the statement represents the underlying transactions and events in a manner that achieves fair presentation.



I communicate with the council regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

A handwritten signature in blue ink that reads "C. G. Strickland".

C G Strickland
as delegate of the Auditor-General

8 October 2021

Queensland Audit Office
Brisbane



Long-Term Financial Sustainability Statement
Sunshine Coast Regional Council
For the year ended 30 June 2021

				Forward Estimates									
Measures of Council		Measure	Target	Actuals at 30 June 2021	30 June 2022	30 June 2023	30 June 2024	30 June 2025	30 June 2026	30 June 2027	30 June 2028	30 June 2029	30 June 2030
Operating surplus ratio	Net result (excluding capital items) divided by total operating revenue (excluding capital items)		Between 0% and 10%	-5.9%	3.8%	5.9%	7.8%	8.6%	9.9%	9.7%	10.2%	10.7%	10.0%
Asset sustainability ratio	Capital expenditure on the replacement of assets (renewals) divided by depreciation expense.		greater than 90%	75.7%	85.6%	88.4%	84.1%	79.9%	79.5%	75.8%	71.5%	74.1%	78.5%
Net financial liabilities ratio	Total liabilities less current assets divided by total operating revenue (excluding capital items)		not greater than 60%	54.3%	80.5%	87.6%	86.0%	73.4%	60.0%	50.9%	40.0%	31.6%	28.8%

Sunshine Coast Regional Council's Financial Management Strategy

Council measures revenue and expenditure trends over time as a guide to future requirements and to make decisions about efficient allocation of resources to ensure the most effective provision of services. Council ensures that its financial management strategy is prudent and that its long-term financial forecast shows a sound financial position whilst also being able to meet the community's current and future needs.

The above forward estimates are aligned with Council's Long Term Financial Forecast, Financial Plan, Corporate Plan, Operational Plan and the Department of Infrastructure, Local Government and Planning financial sustainability measures.

The Operating Surplus Ratio, indicating the extent to which revenues cover operational expenses only, has been negatively impacted by COVID-19 in the amount of \$8.762 million. In addition, Council refinanced its existing loan portfolio and increased the principal amount which resulted in one-off early repayment costs of \$34.346 million. The early repayment costs have impacted the Operating Surplus Ratio, and if this hadn't occurred, the ratio would have been 1.4% which is within the targeted range.

The Asset Sustainability Ratio (reflecting the ongoing development of Council's asset management plans) is a strong result considering Council's relatively young asset base and reflects Council's ongoing commitment to the renewal of its assets.

The Sunshine Coast region has experienced exponential growth in recent periods, leading to an increase in new and contributed assets. The influx of new assets is reducing the collective age of Council's assets, lowering the requirement of renewals expenditure and the Asset Sustainability Ratio forecast. Sunshine Coast Council's renewal program is based on asset management plans and is completed in conjunction with a stringent scheduled maintenance program.

Although the Net Financial Liabilities Ratio is within target, this is due to the Sunshine Coast Airport Expansion Project Contract Receivable of \$297 million moving from non-current assets to current assets. Without this movement, the ratio would have exceeded the target at 117.3%. Council has significant borrowings for this project, which will be repaid on receipt of the \$297 million from Palisade Investment Partners Limited due on 30 June 2022.

The Financial Management (Sustainability) Guideline 2013 states "high average Net Financial Liabilities ratio projections over the long-term are typically indicative of a local government that is undertaking/has undertaken significant infrastructure projects. Whilst some local governments may not achieve the recommended target for Net Financial Liabilities Ratio on average over the long-term, this does not necessarily indicate that a local government is likely to be unsustainable over the long-term. In such cases, well-managed local governments with robust financial management systems and the ability to service current and projected debt levels, can maintain long-term sustainability and average Net Financial Liabilities ratio projections over the long-term that exceed the recommended target."

Certificate of Accuracy

For the year ended 30 June 2021

This long-term financial sustainability statement has been prepared pursuant to Section 178 of the *Local Government Regulation 2012* (the Regulation).

In accordance with Section 212(5) of the Regulation we certify that this current-year financial sustainability statement has been accurately calculated.

Cr Mark Jamieson
Mayor
Sunshine Coast Regional Council

Dated: 7 October 2021

Emma Thomas
Chief Executive Officer
Sunshine Coast Regional Council

Dated: 7 October 2021



Your ref:
Our ref: 2021-4139
Michael Keane 3149 6077

8 October 2021

Councillor M Jamieson
Mayor
Sunshine Coast Regional Council
Locked Bag 72
SUNSHINE COAST MAIL CENTRE QLD 4560

Dear Councillor Jamieson

Final Management Report for the Sunshine Coast Regional Council

We have completed our 2021 financial audit for the Sunshine Coast Regional Council. I issued an unmodified audit opinion on your financial statements.

The purpose of this letter is to update you on any matters that have arisen since we issued our closing report to the audit committee on 30 September 2021.

Reporting on issues identified after the closing report

I can confirm that we have not identified significant issues since the presentation of our closing report. Issues and other matters formally reported to management and an update on actions taken by management to resolve these issues is included as Appendix A to this letter.

Report to parliament

Each year we report the results of all financial audits and significant issues to parliament.

This year we intend to include the results of our audit of the Sunshine Coast Regional Council in our report to parliament on the results of the local government sector. In this report we will comment on the results of our audit of your financial report, any significant internal control issues we identified, and the overall results of the sector, including, major transactions and events. We will discuss the proposed content of our report with your Chief Financial Officer and will continue to consult as we draft our report. Formally, you will have an opportunity to comment on our report and for these comments to be included in the final report.

Audit fee

The final audit fee for this year is \$245,000 exclusive of GST (2020: \$239,000). This fee is less than the \$250,000 estimated fee in our external audit plan due to savings in travel costs relating to COVID restrictions during the audit.

We would like to thank you and your staff for their engagement in the audit this year, and look forward to working with your team again next year.

If you have any questions about this letter or would like to discuss any matters regarding our audit service, please contact me on 07 3149 6032 or Michael Keane, Senior Manager on 07 3149 6077.

Yours sincerely

C G Strickland
Senior Director

Enc.

Queensland Audit Office
Level 13, 53 Albert Street, Brisbane Qld 4000
PO Box 15396, City East Qld 4002

Phone 07 3149 6000
Email qao@qao.qld.gov.au
Web www.qao.qld.gov.au
 Queensland Audit Office (QAO)

Appendix A—Matters previously reported



Status

The following table summarises all control deficiencies, financial reporting issues and other matters that were raised this year.

Our risk ratings are as follows—refer to [Our rating definitions](#) for more detail.

Reference	Issue	Status/Comment action date
Significant Deficiencies		
21-IR-1	Insufficient segregation of duties between employee masterfile changes and payroll processing	Resolved—We have verified that Council is now performing and reviewing a fortnightly pay control report on changes by Senior Payroll Officers.
Deficiencies		
21-CR-1	Grants revenue register is not updated and reviewed regularly	Work in progress Management agrees with the recommendation. Action date: 30 June 2022
21-IR-2	Establishing and documenting the procedures for user access and change management for the SAP payroll system	Resolved pending audit clearance—This will be verified as part of FY2022 testing after an ample period has elapsed to confirm operating effectiveness of changes.
21-IR-3	Review of privileged users and activities for the SAP payroll system	Resolved pending audit clearance—This will be verified as part of FY2022 testing after an ample period has elapsed to confirm operating effectiveness of changes.
21-IR-4	Management of Domain Administrator service accounts	Resolved—We have verified that Council has now restricted privileged service accounts to prevent interactive logon.
21-IR-8	Comprehensive valuation not performed for Other Infrastructure asset class at least every five years	Work in progress Action date: 30 June 2022
20-IR-1	Delays in recording contributed assets (updated)	Work in progress Council has implemented improvements in internal processes, however, has recognised a material prior period error (circa \$19m) in the 2020–21 financial report. Further system and process improvements are planned for 2021–22 however the risk of delays in receiving required information from external parties remains. Original Action date: 30 June 2021 Revised Action date: 30 June 2022

Appendix A—Matters previously reported (cont.)



Reference	Issue	Status/Comment action date
Financial reporting issues		
No active financial reporting issues		
Other matters		
21-IR-5	Recording the results of TechOne user access review	Resolved
21-IR-6	Contracts over \$200,000 not published on Council's website	Resolved
21-IR-7	Active Directory password setting	Resolved

Appendix B—Our rating definitions



Internal rating definitions

	Definition	Prioritisation of remedial action
Significant deficiency 	<p>A significant deficiency is a deficiency, or combination of deficiencies, in internal control that requires immediate remedial action.</p> <p>Also, we increase the rating from a deficiency to a significant deficiency based on:</p> <ul style="list-style-type: none"> the risk of material misstatement in the financial statements the risk to reputation the significance of non-compliance with policies and applicable laws and regulations the potential to cause financial loss including fraud, or where management has not taken appropriate timely action to resolve the deficiency. 	<p>This requires immediate management action to resolve.</p>
Deficiency 	<p>A deficiency arises when internal controls are ineffective or missing, and are unable to prevent, or detect and correct, misstatements in the financial statements. A deficiency may also result in non-compliance with policies and applicable laws and regulations and/or inappropriate use of public resources.</p>	<p>We expect management action will be taken in a timely manner to resolve deficiencies.</p>
Other matter 	<p>An other matter is expected to improve the efficiency and/or effectiveness of internal controls, but does not constitute a deficiency in internal controls. If an other matter is not resolved, we do not consider that it will result in a misstatement in the financial statements or non-compliance with legislative requirements.</p>	<p>Our recommendation may be implemented at management's discretion.</p>

Financial reporting issues

	Potential effect on the financial statements	Prioritisation of remedial action
High 	<p>We assess that there is a high likelihood of this causing a material misstatement in one or more components (transactions, balances and disclosures) of the financial statements, or there is the potential for financial loss including fraud.</p>	<p>This requires immediate management action to resolve.</p>
Medium 	<p>We assess that there is a medium likelihood of this causing a material misstatement in one or more components of the financial statements.</p>	<p>We expect management action will be taken in a timely manner.</p>
Low 	<p>We assess that there is a low likelihood of this causing a material misstatement in one or more components of the financial statements.</p>	<p>We recommend management action to resolve; however, a decision on whether any action is taken is at management's discretion.</p>

Community Financial Report 2020/21

This report provides a representation of Sunshine Coast Council's recent financial performance.

Financial Statements

The financial statements consist of four reports, with accompanying notes. The notes disclose Council's accounting policies and provide additional information and greater detail on the values contained in the statements. When read in conjunction with each other, the documents provide an overall understanding of Council's financial position.

Statement of Comprehensive Income

The statement of comprehensive income provides information about revenues and expenses and shows if a surplus or deficit has been achieved in delivering Council services.

Statement of Financial Position

The statement of financial position provides information about assets and liabilities. Together they provide the net worth of Council, which has been built up over many years. This net worth is also called the Community Equity.

Statement of Changes in Equity

The statement of changes in equity summarises the increase (or decrease) in Council's net worth for the year.

Statement of Cash Flows

The statement of cash flows shows changes to cash balances and how they occurred. It differs from the statement of comprehensive income in that it excludes non-cash expenses such as depreciation, accruals and revaluation of assets such as land and buildings.

Measures of Financial Sustainability (Ratios)

Financial sustainability ratios examine the relationships between different financial categories. These ratios are also used for comparison purposes when benchmarking with other organisations.

There are various financial sustainability measures available however Council is required to calculate its ratios in accordance with the Financial Management (Sustainability) Guideline issued by the Department of State Development, Infrastructure, Local Government and Planning. The Current Year Financial Sustainability ratios are also audited by the Auditor-General of Queensland.

Business Activities – Full Cost Recovery Performance

Council conducts a number of business activities. The full cost recovery performance reports on the value of Council's investment in these activities.

Statement of Comprehensive Income

The following figures relate to Council only for the year ended 30 June 2021, and the numbers have been rounded. The figures do not include Council's controlled entities as per the Consolidated columns in the financial statements.

Revenue

Where did the money come from?

Council received \$471 million in recurrent operating revenue during the 2020/21 year with the major source of this revenue generated from the rates and utility charges. Total recurrent revenue increased by \$18 million (4%) on the previous year.

Revenue	%	\$'000
Rates & Utilities	67.8%	319,349
Fees & Charges	13.9%	65,233
Interest Received	5.2%	24,672
Grants & Other	6.7%	31,399
Unitywater	6.4%	30,254
Total		470,908

Expenses

Where was the money spent?

Council returns the majority of revenues to the community in the form of services and community projects. Total recurrent expenses during the 2020/21 year were \$499 million which was an increase of \$41 million (9%) on the previous year.

Expenses	%	\$'000
Employee Benefits	29.9%	149,238
Materials & Services	40.7%	202,887
*Finance Costs	9.4%	46,880
Depreciation & Amortisation	19.7%	98,156
Contributions to Controlled Entities	0.3%	1,562
Total		498,722
* includes Early Repayment Adjustment of		34,346

Operating Result

The Operating Result is derived from the Statement of Comprehensive Income by deducting Total Recurrent Expenses from Total Recurrent Revenue, with Council's result for 2020/21 being a deficit of \$28 million. During 2020/21 Council refinanced its existing loan portfolio to take advantage of lower interest rates and free up cashflow through lower repayments. This resulted in one-off early repayment costs of \$34 million.

Restatement of the Operating Result to exclude one-off accounting adjustments delivers a positive Operating Result of \$10 million. In addition, Council's operating result was adversely impacted by approximately \$9 million due to COVID-19.

Statement of Financial Position

Assets - Liabilities = Community Equity

Assets

What do we own?

The value of all assets we controlled as at 30 June 2021 totalled \$6.4 billion. This figure is further broken down into current assets \$590 million (9%) and non-current assets \$5.8 billion (91%). Current assets are those that are readily available to meet expenses and mainly include cash and amounts owed by customers. Non-current assets include property plant and equipment and investment in associates (Unitywater).

Assets	%	\$'000
Cash & Cash Equivalents	3.2%	206,199
Trade & Other Receivables	12.2%	779,534
Inventories & Other	1.3%	83,565
Property, Plant & Equipment and Intangibles	74.8%	4,772,290
Investments in Associates	8.4%	538,213
Total		6,379,800

Liabilities

What do we owe?

The value of all liabilities as at 30 June 2021 was \$846 million. This figure consists of current liabilities \$129 million (15%) and non-current liabilities of \$717 million (85%). The largest single debt owed by Council is to the Queensland Treasury Corporation (QTC) which is the state government-owned lending agency. This money is borrowed for infrastructure and large-scale region shaping projects.

Liabilities	%	\$'000
Trade & Other Payables	6.4%	54,266
Borrowings	80.3%	678,963
Provisions	9.6%	81,343
Other Liabilities	3.7%	31,388
Total		845,960

Community Equity Result

The community equity result for 2020/21 as at 30 June 2021, is \$5.5 billion.

Capital Expenditure (Property, Plant & Equipment Assets)

Additions to Assets for the financial year

Category	\$'000
Aerodromes	225
Buildings and Facilities	9,231
Coast and Canals	3,877
Environmental Assets	3,189
Minor Capital Works	2,169
Fleet	2,064
Holiday Parks	1,074
Information Technology	2,036
Parks and Gardens	20,099
Quarries	304
Stormwater	6,106
Transportation	80,448
Waste	9,468
Total SCC Core Capital Program	140,291
Corporate Major Projects	34,849
Strategic Land and Commercial Properties	34,711
Maroochydore City Centre	2,175
Sunshine Coast Airport Runway	33,737
Total Other Capital Program	71,735
TOTAL	212,026

Capital Expenditure sits outside the normal operating costs of Council and is included in the **Property Plant and Equipment** balance on the **Statement of Financial Position**. Capital expenditure includes infrastructure costs such as the development of the new Maroochydore City Centre, construction of the new airport runway and work on corporate major projects. It also includes work on core Council assets such as buildings, roads, landfill and waste facilities, stormwater etc. Capital costs appear in the operating statement as a **depreciation expense** over the life of the asset.

The amounts in the table include capital expenditure only and exclude project costs of an operating nature.

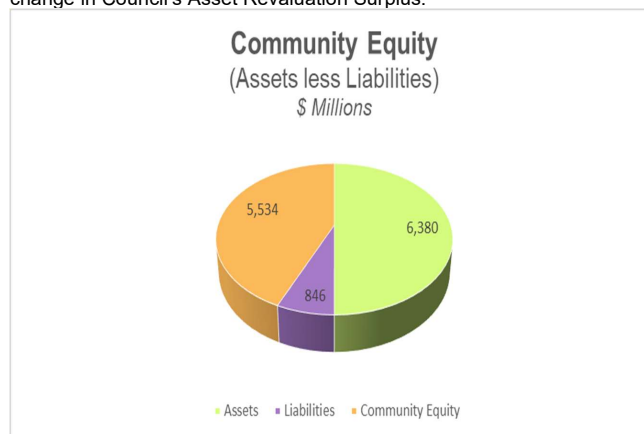
Statement of Changes in Equity

Community Equity

What is our net worth?

Assets (what we own) less liabilities (what we owe) equal Council's net worth (Community Equity). **As at 30 June 2021, the Community Equity for Council was \$5.5 billion, an increase of \$164 million compared to the prior year.**

The increase in Community Equity is due to an increase to Council's Retained Surplus of \$164 million, with no change in Council's Asset Revaluation Surplus.



Council's total Community Equity (\$5.5 billion) is made up of:

- **Retained Surplus** being the initial and ongoing investment of the Community along with the profit or loss results of all financial years (\$4.9 billion).
- **Asset Revaluation Surplus** which is the accumulated value of the assets in excess of what we have paid for them (\$658 million).

Statement of Cash Flows

Cash Flow

Cash in, cash out.

Council's total cash as at 30 June 2021 was \$206 million.

There are three types of activities that have an impact on cash balances.

1. **Operating activities** including receipts from customers and payments to suppliers, interest and dividends, grants, and the cost of borrowings.
2. **Investing activities** include investments made in property, plant and equipment, proceeds from sale of assets, and contributions.
3. **Financing activities** include the cash movement from borrowings proceeds received, less repayment commitments.

Overall cash balances for Council increased by \$9 million (4%) for the financial year.

Business Activities – Full Cost Recovery Performance

Council's Financial Sustainability Plan requires the performance of Council's business activities be published annually in the Community Financial Report.

2020/21 Financial Data	Waste and Resource Management	Sunshine Coast Holiday Parks	Quarries Business Unit
	\$'000	\$'000	\$'000
Operating revenue	80,393	20,316	4,504
Community service obligations	1,171	0	226
Total operating revenue	81,564	20,316	4,730
Operating expenditure excluding interest	50,006	9,309	9,959
Depreciation	4,060	863	237
Competitive neutrality costs including income tax equivalent	457	550	31
Total operating expenditure	54,523	10,722	10,226
Earnings before interest and tax (EBIT)	27,041	9,594	(5,496)
Target return	7,824	5,433	421
Weighted average cost of capital %	8.1%	10.8%	0.0%
Interest	3,354	402	193
Income tax equivalent	7,106	2,390	0
Net Income	16,581	6,802	(5,689)
Value of Council's Investment in the Business Activity	87,655	60,039	5,212

Note: Weighted average cost of capital and return on capital are calculated on a pre-tax nominal basis net of assumed revaluation gains.

Value of Council's investment in the Business Activity excludes strategic land holdings.

Measures of Financial Sustainability (Ratios)

Ratios – Long-Term Sustainability Statement (Council)

Ratio	Target	Actuals	Forward Estimates								
		30 June 2021	30 June 2022	30 June 2023	30 June 2024	30 June 2025	30 June 2026	30 June 2027	30 June 2028	30 June 2029	30 June 2030
Operating surplus ratio*	Between 0% and 10%	-5.9%	3.8%	5.9%	7.8%	8.6%	9.9%	9.7%	10.2%	10.7%	10.0%
Asset sustainability ratio	greater than 90%	75.7%	85.6%	88.4%	84.1%	79.9%	79.5%	75.8%	71.5%	74.1%	78.5%
Net financial liabilities ratio	not greater than 60%	54.3%	80.5%	87.6%	86.0%	73.4%	60.0%	50.9%	40.0%	31.6%	28.8%

Operating Surplus Ratio - Measures the extent to which operating revenues raised cover operational expenses.

Asset Sustainability Ratio - Measures the extent to which the infrastructure assets managed by Council are being replaced as they reach the end of their useful lives.

Net Financial Liabilities Ratio - Measures the extent to which the net financial liabilities of Council can be repaid from operating revenue.

Financial Management Strategy

Council measures revenue and expenditure trends over time as a guide to future requirements and to make decisions about efficient allocation of resources to ensure the most effective provision of services. Council ensures that its financial management strategy is prudent and that its long-term financial forecast shows a sound financial position whilst also being able to meet the community's current and future needs.

The above forward estimates are aligned with Council's Long-Term Financial Forecast, Financial Plan, Corporate Plan, Operational Plan and the Department of State Development, Infrastructure, Local Government and Planning financial sustainability measures.

The Operating Surplus Ratio, indicating the extent to which revenues cover operational expenses only, has been negatively impacted by COVID-19 in the amount of \$8.762 million. In addition, Council refinanced its existing loan portfolio and increased the principal amount which resulted in one-off early repayment costs of \$34.346 million. The early repayment costs have impacted the Operating Surplus Ratio, and if this hadn't occurred, the ratio would have been 1.4% which is within the targeted range.

The Asset Sustainability Ratio (reflecting the ongoing development of Council's asset management plans) is a strong result considering Council's relatively young asset base and reflects Council's ongoing commitment to the renewal of its assets.

The Sunshine Coast region has experienced exponential growth in recent periods, leading to an increase in new and contributed assets. The influx of new assets is reducing the collective age of Council's assets, lowering the requirement of renewals expenditure and the Asset Sustainability Ratio forecast. Sunshine Coast Council's renewal program is based on asset management plans and is completed in conjunction with a stringent scheduled maintenance program.

Although the Net Financial Liabilities Ratio is within target, this is due to the Sunshine Coast Airport Expansion Project Contract Receivable of \$297 million moving from non-current assets to current assets. Without this movement, the ratio would have exceeded the target at 117.3%. Council has significant borrowings for this project, which will be repaid on receipt of the \$297 million from Palisade Investment Partners Limited due on 30 June 2022.

The Financial Management (Sustainability) Guideline 2013 states "high average Net Financial Liabilities ratio projections over the long-term are typically indicative of a local government that is undertaking/has undertaken significant infrastructure projects. Whilst some local governments may not achieve the recommended target for Net Financial Liabilities Ratio on average over the long-term, this does not necessarily indicate that a local government is likely to be unsustainable over the long-term. In such cases, well-managed local governments with robust financial management systems and the ability to service current and projected debt levels, can maintain long-term sustainability and average Net Financial Liabilities ratio projections over the long-term that exceed the recommended target."

SunCentral Maroochydore Pty Ltd

ANNUAL REPORT

2021



SunCentral®

SunCentral Maroochydore Pty Ltd | A.B.N. 92 603 652 231 | 30 June 2021



ARTIST'S IMPRESSION

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CHAIR'S FOREWORD

This past year will long be remembered as a historic one for the Maroochydore City Centre.

After many years of planning, civil design and construction, and the opening of our very first office building (Foundation Place by Evans Long), we witnessed the emergence of authentic mixed-use urban fabric with the commencement of Market Lane Residences by Habitat Development Group and Holiday Inn Express by Proinvest. The City Hall by Sunshine Coast Council is also well-advanced in its construction on First Avenue. All of these buildings are scheduled to open in 2022 and just like Foundation Place, these early-mover projects will help shape the core business precinct, stimulate economic activity and add significantly to the enlivenment of the city centre.

With enthusiasm and momentum growing, SunCentral is progressing numerous, exciting 'first-for-region' proposals within the city centre. Such opportunities will not only fulfil the aspirations envisaged when the city centre was first imagined, but deliver tangible and enduring competitive advantage for the Sunshine Coast. We anticipate these projects commencing construction in the coming years.

A milestone achievement during the last financial year was the completion of the Balance Land Expressions of Interest process initiated by SunCentral in 2019/20. The result of this significant procurement exercise was the signing of the tripartite development agreement between Walker Corporation, Sunshine Coast Council and SunCentral in November 2020. The agreement will see up to \$2.5B invested by Walker Corporation over the next fifteen years with Walker Corporation funding and completing the civil infrastructure and building construction across 75% of the site.

Securing one of Australia's largest and most successful development companies is an outstanding outcome for the Sunshine Coast. Walker Corporation has significant capacity and expertise to deliver the city centre our Sunshine Coast region deserves. I look forward to seeing Walker Corporation's first projects start over the next eighteen months.

Notwithstanding the unprecedented circumstances associated with COVID-19, by any other measure it has been a terrific year for SunCentral, Maroochydore City Centre and the Sunshine Coast as a whole. I would like to thank the SunCentral Board, the Chief Executive Officer and his team, and our supportive and visionary member - Sunshine Coast Council for their hard work, perseverance and collaborative spirit throughout the year.

Finally, on behalf of the organisation I want to acknowledge the immense service of two long-standing company officers.

SunCentral's inaugural Chairman Dr Doug McTaggart retired in April 2021 after providing exemplary oversight since his appointment in 2015. Doug's contribution has been enormous. The Board and I thank him for his inspiring leadership.

The company's inaugural company secretary Mr David Wright, retired in June 2021. Since 2015 David has provided a focussed and steadfast approach to governance and company performance that has been greatly appreciated by the Board and management.



Morgan Parker

**Chair
SunCentral Maroochydore**

DIRECTORS' REPORT FOR THE YEAR ENDED 30 JUNE 2021

The Directors present their report together with the financial report of SunCentral Maroochydore Pty Ltd (the Company) for the reporting period from 1 July 2020 to 30 June 2021.

Directors

The Directors of the Company at any time during, or since the end of, the reporting period are:

Name, qualifications and independence status	Experience and other directorships
Dr Doug McTaggart Bec (Hons), MA, PhD, DUniv, FAICD, SF Fin. Chairperson Independent Non-Executive Director	Extensive experience in corporate leadership, commercial development, infrastructure financing and investment. Currently a director of Suncorp Group, Spark Infrastructure (Chairman), AAINZ, and also a member of the ANU Council. Formerly the CEO of Queensland Investment Corporation, Professor of Economics and Associate Dean at Bond University, and Under Treasurer of Queensland Treasury. He is a highly experienced Chairman and well respected in the financial, commercial and investment banking sectors. Appointed as Director and Chairperson in March 2015. Retired April 2021.
Mr Morgan Parker LLB Chairperson Independent Non-Executive Director	Morgan has more than 27 years' experience as a global real estate investor, developer and banker, completing 60 projects in nine countries worth \$20 billion. He is currently a non-executive director of ASX-listed Garda Property Group, Newcastle Airport, Saudi Entertainment Ventures and an advisory board member of UbiPark. Morgan was a founding board member of the Asia Pacific Real Assets Association and served on the Asia board of the International Council of Shopping Centres for a decade. A former Chief Executive Officer, he previously worked for Morgan Stanley, Lendlease, Macquarie Group and Dubai Holding. Appointed as a Director on the SunCentral Maroochydore Board in March 2015 and appointed as Chairperson in May 2021.
Ms Alison Quinn B.Com Independent Non-Executive Director	Extensive experience as a senior executive in a range of industries across the corporate and public sectors including banking, finance and property development and has worked in Real Estate since 1994. Current directorships include Uniting Care Qld and BWP Trust (ASX:BWP). Alison is an Advisory Board Member for ADCO Constructions, Chair of Investor Advisory Committees for the QIC Property Fund and Shopping Centre Fund and is an Advisory Panel member of Economic Development Queensland. Previous roles include Chief Executive Officer of Retire Australia and past board roles including the Property Council of Australia, Retirement Living Council and Urban Development Institute of Australia. Appointed Director in April 2019.
Mr Paul McLean Independent Non-Executive Director	Extensive experience in the property and real estate industry through the past 30 years, and formerly, the long-term Chief Executive of Savills Australia. Currently, Chair of the Major Projects and Infrastructure Committee for Mater Group, Advisory Board member for CJO Private, a member of the Brisbane Archdiocese Building and Property committee, and Chair of Youngcare. Appointed Director in April 2019.
Mr Peter Sherrie Independent Non-Executive Director	Extensive experience in strategic business development and leading professionals to drive high performing teams and profitability. Currently General Manager of Urbex, a wholly-owned subsidiary of the long-standing national property and construction company, the BMD Group. Current directorships include Andiworth Pty Ltd, Beveridge Land Pty Ltd, Beveridge Property Developers Pty Ltd and Club Mandalay Pty Ltd. Appointed Director in October 2019.

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DIRECTORS' REPORT FOR THE YEAR ENDED 30 JUNE 2021

Directors have been in office since the start of the reported period to the date of this report unless otherwise stated.

Chief Executive Officer

Following his appointment by the Member, Mr John Knaggs took up the position of Chief Executive Officer of SunCentral Maroochydore Pty Ltd, in May 2015.

Company Secretary

Mr David Wright was appointed to the position of Company Secretary in April 2015. Mr Wright resigned in June 2021. Mr John Gallagher was appointed to the position of Company Secretary on 19 July 2021.

Directors' Meetings

The number of meetings attended by each of the Directors of the Company during the reported period are:

Director	No. of full meetings of Directors		No. of Committee Meetings	
	A	B	A	B
Dr D F McTaggart	11	11	0	0
Mr M B Parker	12	12	3	3
Ms A Quinn	12	12	3	3
Mr P McLean	12	12	0	0
Mr P Sherrie	12	12	0	0

A = Number of meetings attended B = Number of meetings eligible to attend

Audit, Risk & Remuneration Committee Meetings

The Audit, Risk & Remuneration Committee comprises Ms Quinn and Mr Parker (as Chairperson). The meeting is attended by the Company's Chief Executive Officer and Company Secretary/Chief Financial Officer. The purpose of the Committee is to provide advice and assistance to the Board in relation to efficient governance and risk management. The Committee achieves its objective by reviewing, advising and making recommendations to the Board on:

- the integrity of internal financial management, control and reporting systems;
- annual project and operating budget reporting;
- annual remuneration of the Chairman, Directors and Chief Executive Officer;
- compliance with statutory reporting obligations;
- the appointment and performance of the external auditor;
- the appointment of an internal auditor;
- the adequacy of internal control systems; and
- the quality of internal and external reporting of financial and non-financial information.

Corporate Governance Statement

Responsibilities

The Directors are responsible to the Member for the performance of the Company in both the short and the long term and seek to balance the sometimes competing objectives in the best interests of the Company as a whole. The Directors draw on relevant corporate governance best practice principles to assist them to contribute to the performance of the Company.

The functions of the Board include:

- To deliver on the aspirations of the Sunshine Coast Regional Council in establishing an identifiable city heart for the wider Sunshine Coast – a contemporary central business district characterised as a high density, transit orientated city centre with a high quality public realm and embedded smart city technology;
- Review and approval of corporate strategies, the annual budget and financial plans;
- Monitoring organisational performance and the achievement of the Company's strategic goals and objectives, as outlined in the Company's Statement of Corporate Intent;
- Monitoring financial performance including approval of the annual financial report and liaison with the Company's auditors;
- Appointment, and assessment of the performance, of the Chief Executive Officer;
- Ensuring there are effective management processes in place and approving major development initiatives;
- Enhancing and protecting the reputation of the Company and the Member;
- Ensuring the significant risks facing the Company have been identified and appropriate and adequate control, monitoring and reporting mechanisms are in place; and
- Reporting to the Member.

SunCentral Maroochydore Pty Ltd – Annual Report 2021

DIRECTORS' REPORT FOR THE YEAR ENDED 30 JUNE 2021

Board Members

Details of the members of the Board, their qualifications and independent status are set out in the Directors' report under the heading "Directors". The Board operates in accordance with the principles set out in the Company's constitution, including:

- The Board can be a minimum of one (1) and a maximum of ten (10) and currently comprises of four (4) Members.
- Subject to the approval of the Member, the Directors may elect a Chairperson and may determine the period for which the Chairperson will hold office.

Objectives

The Company's objectives are to:

1. Promote, facilitate, carry out and control the development, disposal and management of land and other property within the MCC PDA;
2. Achieve an appropriate balance between commercial and non-commercial functions and outcomes;
3. Ensure the MCC becomes a high density city centre and identifiable city heart for the wider Sunshine Coast;
4. Accommodate public facilities and entertainment that benefit the general community; and
5. Achieve excellence and innovation in the management of integrated private/public open space and park areas.

Review of Operations

During the reporting period the company generated income of \$5,491,079 of which \$5,433,741 was provided by the parent entity, Sunshine Coast Regional Council. Development costs incurred in the pursuit of the company's objectives totalled \$3,620,783. The profit for the Company for the reporting period amounted to \$18,223 (2020: \$43,605).

Significant Changes in the State of Affairs

Following the Balance Land Expressions of Interest process in 2019/20, SunCentral, Sunshine Coast Council and Walker Corporation, entered into a tripartite development agreement in November 2020. Under the Maroochydore City Centre Development Agreement, Walker Corporation are responsible for the funding and delivery of the balance land civil infrastructure and the majority of buildings within the city centre project. As foreshadowed, SunCentral has modified its operations accordingly.

Principal Activities

The Company is a special purpose entity established by the Sunshine Coast Regional Council to be responsible for delivering and managing the Maroochydore City Centre (MCC) Priority Development Area (PDA) as part of a 'beneficial enterprise' as defined under the *Local Government Act 2009 (Qld)*. No significant change to the nature of these activities occurred during the year.

Events Subsequent to the End of the Reporting Period

There are no significant events subsequent to the end of the reporting period.

Events After the Reporting Period

The Directors are not aware of any significant events after the reporting period.

Likely Developments and Expected Results of Operations

Likely developments in the operations of the Company and the expected results of those operations in future reported periods have not been included in this report as the inclusion of such information is likely to result in unreasonable prejudice to the Company.

Environmental Regulation

The Company's operations are not regulated by any significant environmental regulation under a law of the Commonwealth or of a state or territory.

Dividends

The Company is an Australian Proprietary Company that is limited by shares. No dividends were paid or declared by the Company during the reported period.

DIRECTORS' REPORT FOR THE YEAR ENDED 30 JUNE 2021

Options

No options over issued shares or interests in the company were granted during or since the end of the reported period and there were no options outstanding at the date of this report.

No shares were issued during or since the end of the year as a result of the exercise of an option over unissued shares or interests.

Indemnification of Officers

No indemnities have been given or insurance premiums paid, during or since the end of the reported period, for any person who is or has been an officer or auditor of the Company.

Proceedings on Behalf of Company

No person has applied for leave of court to bring proceedings on behalf of the Company or intervene in any proceedings to which the Company is a party for the purpose of taking responsibility on behalf of the company for all or any part of those proceedings.

The Company was not a party to any such proceedings during the year.

Auditor's Independence Declaration

A copy of the auditor's independence declaration as required under s307C of the *Corporations Act 2001* is set out on page 9.

This report is made with a resolution of the Directors:



Mr Morgan Parker

Chairman

Dated at Maroochydore this day 13th of September 2021.

AUDITOR'S INDEPENDENCE DECLARATION

To the Directors of SunCentral Maroochy Pty Ltd

This auditor's independence declaration has been provided pursuant to s.307C of the *Corporations Act 2001*.

Independence declaration

As lead auditor for the audit of SunCentral Maroochy Pty Ltd for the financial year ended 30 June 2021, I declare that, to the best of my knowledge and belief, there have been:

- (a) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit
- (b) no contraventions of any applicable code of professional conduct in relation to the audit.



Charles Strickland
as delegate of the Auditor-General

10 September 2021
Queensland Audit Office
Brisbane

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE YEAR ENDED 30 JUNE 2021

	Note	2021	2020
		\$	\$
Income			
Revenue	4	5,474,236	13,001,955
Investment income	5	16,843	29,797
Total Income		5,491,079	13,031,752
Expenses			
Development Costs	6a	3,620,783	11,008,080
Operating Expenses	6b	1,826,736	1,921,627
Depreciation and amortisation	12	25,337	58,440
Total Expenses		5,472,856	12,988,147
Net profit/(loss) before income tax		18,223	43,605
Net profit/(loss) for the year		18,223	43,605
Total comprehensive income for the year		18,223	43,605
Profit attributable to:			
Parent Entity		18,223	43,605

STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2021

	Note	2021	2020
		\$	\$
Assets			
Current Assets			
Cash and cash equivalents	9	1,144,099	1,242,456
Trade and other receivables	10	127,618	808,204
Other assets	11	18,978	19,311
Total Current Assets		1,290,694	2,069,971
Non-Current Assets			
Property, plant and equipment	12	12,391	30,858
Right of use leased assets	13a	95,483	66,053
Total Non-Current Assets		107,874	96,911
Total Assets		1,398,568	2,166,882
Liabilities			
Current Liabilities			
Trade and other payables	14	377,580	1,197,692
Employee benefit provisions		184,280	174,280
Lease liability	13b	71,328	65,554
Total Current Liabilities		633,189	1,437,525
Non-Current Liabilities			
Employee benefit provisions		-	5,857
Lease liability	13b	24,155	499
Total Non-Current Liabilities		24,155	6,356
Total Liabilities		657,344	1,443,881
Net Assets		741,226	723,002
Equity			
Equity attributable to Parent Entity:			
Share capital	17	500,000	500,000
Retained earnings		241,226	223,002
Total Equity		741,226	723,002

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 30 JUNE 2021

	Share Capital (Ordinary)	Retained Earnings	Total
	\$	\$	\$
Balance as at 1 July 2020	500,000	223,002	723,002
Comprehensive income			
Profit for the year	-	18,224	18,224
Other comprehensive income for the year	-	-	-
Total comprehensive income for the year attributable to members of the parent entity	-	18,224	18,224
Transactions with owners, in their capacity as owners, and other transfers	-	-	-
Shares issued during the year	-	-	-
Dividends paid or provided for	-	-	-
Total transactions with owners and other transfers	-	-	-
Balance at 30 June 2021	500,000	241,226	741,226

	Share Capital (Ordinary)	Retained Earnings	Total
	\$	\$	\$
Balance as at 1 July 2019	500,000	198,923	698,923
Effect of correction of error	-	(19,526)	(19,526)
Restated balance at 1 July 2019	500,000	179,397	679,397
Comprehensive income			
Profit for the year	-	43,605	43,605
Other comprehensive income for the year	-	-	-
Total comprehensive income for the year attributable to members of the parent entity	-	43,605	43,605
Transactions with owners, in their capacity as owners, and other transfers	-	-	-
Shares issued during the year	-	-	-
Dividends paid or provided for	-	-	-
Total transactions with owners and other transfers	-	-	-
Balance at 30 June 2020	500,000	223,002	723,002

The opening retained earnings balance for 2020 has been adjusted, along with the leave provision to reflect the correct balance for long service leave as this was not adjusted in the prior year.

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 30 JUNE 2021

	Note	2021	2020
		\$	\$
Cash flows from operating activities			
Cash receipts from customers		6,154,763	13,792,624
Cash paid to suppliers and employees		(6,262,900)	(13,999,856)
Cash generated from operating activities		(108,137)	(207,232)
Interest received		16,843	29,797
Borrowing costs		(153)	-
Net cash generated from operating activities	19	(91,477)	(177,435)
Cash flows from investing activities			
Proceeds from sale of property, plant and equipment		-	-
Acquisition of property, plant and equipment		(6,910)	(6,806)
Net cash used in investing activities		(6,910)	(6,806)
Cash flows from financing activities			
Proceeds from issue of share capital		-	-
Net cash provided by financing activities		-	-
Net increase/(decrease) in cash and cash equivalents		(98,357)	(184,241)
Cash and cash equivalents at 1 July 2020		1,242,456	1,426,697
Cash and cash equivalents as at 30 June 2021	9	1,144,099	1,242,456

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

1. Reporting entity concept

SunCentral Maroochydore Proprietary Limited (the Company) is a private company limited by shares, incorporated and domiciled in Australia. The address of the Company's registered office is 9 Golf Street, Maroochydore Queensland 4558. The Company's prime purpose is the promotion and development management of the Maroochydore City Centre project on the Sunshine Coast in Queensland. The Company's parent entity is the Sunshine Coast Regional Council.

SunCentral Maroochydore Pty Ltd is a for-profit entity for financial reporting purposes under Australian Accounting Standards.

2. New and revised standards effective in the current and future reporting period

There are no new standards to adopt in the current year.

3. Basis of preparation

a. General Information and statement of compliance

The financial report is a general purpose financial report which has been prepared in accordance with Australian Accounting Standards (AASBs) and Interpretations of the Australian Accounting Standards Board and the *Corporations Act 2001*. The financial statements were approved by the Board of Directors on the date shown on the Directors' declaration.

b. Reporting period and Comparatives

Pursuant to the provisions of AASB 101 Presentation of Financial Statements, and as agreed with the Company's parent entity, the financial statements as presented are for the reporting period from 1 July 2020 through to 30 June 2021. The Comparative period represents the reporting period from 1 July 2019 to the 30 June 2020.

c. Basis of measurement

The financial report, except for the cash flow information, has been prepared on an accrual basis and is based on the historical cost basis, modified, where applicable, by the measurement at fair value. The amounts presented in the financial statements have been rounded to the nearest dollar.

d. Functional and presentation currency

These financial statements are presented in Australian dollars, which is the Company's functional currency.

e. Use of estimates and judgements

The preparation of financial statements in conformity with AASBs requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

f. Cash and cash equivalents

Cash and cash equivalents include cash on hand, deposits held at call with the banks and other short-term highly liquid investments with original maturities of three months or less.

g. Trade and Other Receivables

Trade and other receivables include amounts due from 'customers' for services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.

h. Trade and Other Payables

Trade and other payables represent the liabilities for goods and services received by the Company that remain unpaid at the end of the reporting period. The balance is recognised as a current liability with the amounts normally paid within 32 days of recognition of the liability.

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

3. Basis of preparation cont.

i. Financial instruments

1) *Non-derivative financial assets*

The Company initially recognises receivables and deposits on the date that they are originated. All other financial assets are recognised initially on the trade date at which the Company becomes a party to the contractual provisions of the instrument.

The Company ceases to recognise a financial asset when the contractual rights to the cash flows from the asset expire, or it transfers the rights to receive the contractual cash flows on the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred. Any interest in transferred financial assets that is created or retained by the Company is recognised as a separate asset or liability.

Financial assets and liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Company has a legal right to offset the amounts and intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

The Company has the following non-derivative financial assets: cash and cash equivalents (refer to Note 9 and receivables (refer to Note 10). Such financial assets are recognised at fair value plus any directly attributable transaction costs.

2) *Non-derivative financial liabilities*

The Company initially recognises debt securities issued and subordinated liabilities on the date that they are originated. All other financial liabilities are recognised initially on the trade date at which the Company becomes a party to the contractual provisions of the instrument. The Company ceases to recognise a financial liability when its contractual obligations are discharged, cancelled or expired. Financial assets and liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Company has a legal right to offset the amounts and intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

The Company has the following non-derivative financial liabilities: trade and other payables (refer to Note 14). Such financial liabilities are recognised at fair value plus any directly attributable transaction costs.

3) *Compound financial instruments*

The Company has not issued any compound financial instruments.

4) *Derivative financial instruments, including hedge accounting*

The Company holds no derivative financial instruments.

j. Property, plant and equipment

i. *Recognition and measurement*

Items of property, plant and equipment are measured at historic cost less accumulated depreciation and accumulated impairment losses.

Cost includes expenditures that are directly attributable to the acquisition of the asset. The cost of self-constructed assets includes the cost of materials and direct labour, any other costs directly attributable to bringing the asset to a working condition for its intended use and capitalised borrowing costs. Purchased software that is integral to the functionality of the related equipment is capitalised as part of that equipment.

Gains and losses on disposal of an item of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment and are recognised as "other income" in the statement of comprehensive income.

Plant and equipment that have been contributed at no cost or for nominal cost are recognised at the fair value of the asset at the date it is acquired.

ii. *Depreciation*

Depreciation is recognised in expenses on a straight-line basis over the estimated useful lives of each item of property, plant and equipment. Depreciation is recognised on a straight-line basis over the term of the lease for leasehold improvements over the shorter of either the unexpired period of the lease or the estimated useful life of the improvement.

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

3. Basis of preparation cont.

The estimated useful lives for the current and comparative periods are as follows:

<u>Classification of Asset</u>	<u>Depreciation Rate</u>
• Office equipment	2 years
• Leasehold improvements	2 years
• Office furniture	3 years

Depreciation methods, useful lives and residual values are reviewed at each reporting date.

k. Leases

Lease payments for operating leases, where substantially all the risks and benefits remain with the lessor, are recognised as expenses on a straight-line basis over the lease term.

l. Impairment

1) Financial assets

A financial asset is assessed at each reporting date to determine whether there is any objective evidence that it is impaired. A financial asset is impaired if objective evidence indicates that a loss event has occurred after the initial recognition of the asset, and that the loss event had a negative effect on the estimated future cash flows of that asset that can be estimated reliably.

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount and the present value of the estimated future cash flows discounted at the asset's original effective interest rate. Losses are recognised in finance costs and reflected in an allowance account against receivables. Interest on the impaired asset continues to be recognised through the unwinding of the discount. When a subsequent event causes the amount of impairment loss to decrease, the decrease in impairment loss is reversed through income.

2) Non-Financial assets

The carrying amounts of the Company's non-financial assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists then the assets recoverable amount is estimated.

An impairment loss is recognised if the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount. Impairment losses are recognised in expenses.

m. Employee Benefits

Provision is made for the Company's liability for employee benefits arising from services rendered by employees to the end of the reporting period. Employee benefits are presented as current liabilities where the entity does not have any unconditional right to defer settlements beyond 12 months, regardless of when the actual settlement is expected to occur. Employee benefits that are expected to be settled within one year have been measured at the amounts expected to be paid when the liability is settled. Employee benefits payable later than one year have been measured at the present value of the estimated future cash outflows to be made for those benefits. In determining the liability, consideration is given to employee wage increases and the probability that the employee may not satisfy vesting requirements.

1) Salaries and wages

A liability for salaries and wages is reported in Note 14 within accrued expenditure.

2) Annual leave

A liability for annual leave is reported in Note 14.

3) Long service leave

A liability for long service leave is reported on the face of the Statement of Financial Position.

4) Superannuation

Contributions are made by the entity to each employee's designated superannuation fund and are charged as expenses when incurred.

n. Provisions

A provision is recognised if, as a result of a past event, the Company has a present legal or constructive obligation that can be estimated reliably and it is probable that an outflow of economic benefits will be required to settle the obligation.

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

o. Revenue

Revenue from services rendered is recognised as income in proportion to the stage of completion of the transaction at the reporting date. The stage of completion is assessed by reference to surveys of work performed.

Development Revenue:

Income derived from the parent entity, in order to meet costs directly attributable to the company's delivery of the development of the Maroochydore City Centre Priority Development Area on the behalf of the parent entity.

Development Management Fee:

Income derived from the parent entity, corresponding to the costs incurred by the company in the managing the delivery of the Maroochydore City Centre Priority Development Area.

p. Interest Received

Interest Received comprises interest income on funds invested. Interest income is recognised as it accrues using the effective interest method.

q. Income tax

The Company is exempt from income tax under section 24AM of the *Income Tax Assessment Act 1936 (ITAA 1936)* on the basis that the Company is a State/Territory Body (STB), by virtue of the fact that the Company's sole shareholder is the Sunshine Coast Regional Council.

r. Goods and services tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). In these circumstances, the GST is recognised as part of the cost of acquisition of the asset or part of the expense.

Receivables and payables are stated with the amount of GST included. The net amount of GST recoverable from, or payable to, the ATO is included as a current asset or liability in the statement of financial position.

Cash flows are included in the statement of cash flows on a gross basis. The GST components of cash flows arising from investing and financing activities which are recoverable from, or payable to, the ATO are classified as operating cash flows.

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

4. Revenue	2021	2020
	\$	\$
The Company's revenue for the reporting period consist of the following:		
Development Revenue		
Construction	2,601,767	8,624,509
Project & Site Management	496,764	641,264
Marketing, Engagement & Partner Attraction	522,253	1,742,308
Total Development Revenue	3,620,783	11,008,080
Development Management Fee	1,850,000	1,971,000
Other Income		
Sundry income	3,454	22,875
	5,474,236	13,001,955

The majority of revenue is provided by the parent entity (Sunshine Coast Regional Council) as reported at note 20(d).

5. Investment income	2021	2020
	\$	\$
Investment income for the reporting period consists of the following:		
Interest income on bank deposits	16,843	29,797
	16,843	29,797

6. Expenses	2021	2020
	\$	\$
a. Development Costs		
Construction	2,083,877	7,704,808
Detailed Design	33,594	381,638
Marketing, Engagement & Partner Attraction	522,253	1,742,308
Master Planning	484,296	538,063
Project & Site Management	496,764	641,264
	3,620,783	11,008,080
b. Operating Expenses		
Board & Governance costs	431,435	423,312
Financial costs	18,066	17,316
General costs	21,270	30,853
Information Technology & Communication costs	64,418	72,783
Premises costs	125,679	147,039
Staff costs	1,143,718	1,170,585
Contractor / Consultant costs	22,150	59,740
	1,826,736	1,921,627

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NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

7. Key management personnel

Details of key management personnel for the period have been detailed in the Director's Report.

Key management personnel includes the remuneration for all Non-Executive Directors and the Chief Executive Officer, as follows:

Key management personnel compensation (or remuneration)	2021	2020
	\$	\$
Short term employee benefits	764,546	741,213
Post employment benefits	74,687	80,156
Other long term employee benefits	4,144	11,479
	843,377	832,847

Total remuneration for all Non-Executive Directors and the Chief Executive Officer was agreed by the Company's Member in March 2015. The base fee for the Chairperson is \$109,589 per annum. Base fees for other directors are \$63,927 per annum. Directors' base fee cover all Board activities. Directors are entitled to superannuation contributions of 10% of the base fee.

8. Employee remuneration

Included in operating overheads for the reporting period are the following expenses for staff other than the CEO:

	2021	2020
	\$	\$
Salaries and wages	497,982	540,724
Superannuation	55,924	59,986
Increase/(Decrease) in liability for annual leave	(19,723)	7,824
Increase/(Decrease) in liability for long service leave	(6,076)	768
	528,107	609,302

9. Cash and cash equivalents

	2021	2020
	\$	\$
Cash at bank - unrestricted	1,144,099	1,242,456
Call Deposits	-	-
Cash and cash equivalents in the statement of cash flows	1,144,099	1,242,456

The Company's exposure to interest rate risk and a sensitivity analysis for financial assets and liabilities is disclosed in note 15. An indemnity amount over cash and cash equivalents has been provided in relation to the Local Government Workcare Bank Guarantee. Refer to Note 22 for further details.

10. Trade and other receivables

	2021	2020
	\$	\$
Trade debtors	1,320	98,394
Accrued development revenue	125,675	708,704
Accrued Interest receivable	623	1,107
	127,618	808,204

The Company's exposure to credit and currency risk and impairment losses related to trade and other receivables are disclosed in note 15. No collateral is held over trade and other receivables.

11. Other assets

	2021	2020
	\$	\$
Prepayments	18,978	19,311
	18,978	19,311

SunCentral Maroochydore Pty Ltd – Annual Report 2021

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

12. Property, plant and equipment

Details of the Company's property, plant and equipment and their carrying amount are as follows:

Measurement at cost	Office Furniture \$	Office Equipment \$	Leasehold Improvements \$	Total \$
Asset Values				
Opening gross value as at 1 July 2020	52,859	45,287	57,113	155,258
Additions at cost	7,340	-	-	7,340
Disposals	(1,928)	(7,466)	(1,318)	(10,712)
Closing gross value as at 30 June 2021	58,271	37,821	55,795	151,886
Accumulated Depreciation & Impairment				
Opening accumulated depreciation balance as at 1 July 2020	35,190	33,440	55,771	124,400
Depreciation provided during period	14,292	9,703	1,342	25,337
Depreciation on disposals	(1,457)	(7,466)	(1,318)	(10,241)
Closing accumulated depreciation and impairment as at 30 June 2021	48,025	35,677	55,795	139,497
Total book value as at 30 June 2021	10,245	2,144	-	12,390

Measurement at cost	Office Furniture \$	Office Equipment \$	Leasehold Improvements \$	Total \$
Asset Values				
Opening Gross Value as at 1 July 2019	52,859	38,571	57,113	148,542
Additions at cost	-	6,716	-	6,716
Closing gross value as at 30 June 2020	52,859	45,287	57,113	155,258
Accumulated Depreciation & Impairment				
Opening accumulated depreciation balance as at 1 July 2019	17,179	19,699	29,082	65,960
Depreciation provided during period	18,011	13,741	26,689	58,440
Closing accumulated depreciation and impairment as at 30 June 2020	35,190	33,440	55,771	124,400
Total book value as at 30 June 2020	17,669	11,847	1,342	30,858

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

	Buildings	Plant & Equipment	Total
	\$	\$	\$
13. Right of use of leased assets			
(a) Right-of-use assets			
Opening balance as at 1 July 2020	52,000	14,053	66,053
Additions	82,837	48,310	131,148
Depreciation charge	79,612	22,105	101,717
Disposals/de-recognition	-	-	-
Closing balance at 30 June 2021	55,225	40,259	95,483
Balance at 1 July 2019	95,333	46,028	141,361
Additions	-	-	-
Depreciation charge	43,333	31,975	75,308
Disposals/de-recognition	-	-	-
Closing balance at 30 June 2020	52,000	14,053	66,053
	2021	2020	
	\$	\$	
(b) Lease liabilities			
Current	71,328	65,554	
Non-Current	24,155	499	
This is for the recognition of the leases for: Gold Street lease expires 6/22 - \$55,225; Toyota vehicle lease expires 12/23 - \$40,258.			
14. Trade and other payables	2021	2020	
	\$	\$	
Trade and other payables recognised consist of the following:			
Unsecured liabilities:			
Trade creditors	132,781	961,065	
Annual Leave	103,595	102,620	
Accrued expenditure	38,910	68,311	
GST liabilities	21,719	989	
Payroll liabilities	76,576	53,707	
Amounts payable to: ultimate parent entity	4,000	11,000	
	377,580	1,197,692	

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

14. Trade and other payables cont.

Financial liabilities at amortised cost classified as trade and other payables:	2021	2020
	\$	\$
Trade and other payables:		
- Total current	377,580	1,197,692
Financial liabilities as trade and other payables	377,580	1,197,692

The average credit period on trade and other payables (excluding GST payable) is 32 days. No interest is payable on outstanding payables during this period. The Company's exposure to currency and liquidity risk related to trade and other payables is disclosed in note 15.

15. Financial instruments

a. Financial risk management

i. Overview

The Company has exposure to the following risks from its use of financial instruments:

- Credit risk
- Liquidity risk
- Market risk

Risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities.

ii. Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers.

Trade and other receivables

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. The demographics of the Company's customer base, including the default risk of the industry in which customers operate, has less of an influence on credit risk.

At the reporting date, there were no significant concentrations of credit risk. The Company does not require collateral in respect of trade and other receivables.

iii. Liquidity risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they fall due. The Company's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient readily available funds to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

Typically, the Company ensures that it has sufficient cash on demand to meet expected operational expenses for a period of 365 days, including the servicing of financial obligations. This excludes the potential impact of extreme circumstances that cannot reasonably be predicted.

iv) Market risk

Market risk is the risk of changes in market prices. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

b. Credit risk

i. Exposure to credit risk

The carrying amount of the Company's financial assets represents the maximum credit exposure.

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

15. Financial instruments cont.

	Note	2021	2020
		\$	\$
Cash and cash equivalents	9	1,144,099	1,242,456
Trade and other receivables	10	127,618	808,204
		1,271,716	2,050,660

The Company's maximum exposure to credit risk for trade receivables at the reporting date by geographic region was:

Australia	127,618	808,204
	127,618	808,204

The Company's maximum exposure to credit risk for trade receivables at the reporting date by type of customer was:

Parent Entity	125,675	807,097
Other	1,320	-
	126,995	807,097

Credit risk related to balances with banks and other financial institutions is managed by the Board of Directors. Surplus funds are only invested with counterparties with a Standard and Poor's rating of at least AA-.

ii. Impairment losses

The ageing of the Company's trade receivables at the reporting date was:

	Gross 2021	Impairment 2021	Gross 2020	Impairment 2020
	\$	\$	\$	\$
Not past due	127,618	-	808,204	-
Past due 31-60 days	-	-	-	-

c. Liquidity risk

Liquidity risk refers to the situation where the Company may encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial asset. The Company is exposed to liquidity risk through its trading in the normal course of business.

	2021	2020
	\$	\$
- less than 12 months	377,580	1,197,692
	377,580	1,197,692

d. Currency risk

The Company has no current exposure to foreign currency risk.

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

16. Fair Value Measurements

The Company does not subsequently measure any liabilities at fair value or a recurring basis, or any assets or liabilities at fair value on a non-recurring basis. The fair value of trade and other receivables is assumed to approximate the value of the original transaction, less any allowance for impairment.

	2021	2020
	\$	\$
Ordinary Shares in issue as at commencement of reporting period	500,000	500,000
On issue at 30 June 2021	500,000	500,000

i. Ordinary shares

The sole holder of these shares is entitled to dividends as declared from time to time and are entitled to one vote at general meetings of the Company.

ii. Issue of ordinary shares

In April 2015, the Company approved the issue of 500,000 \$1 ordinary shares to the Sunshine Coast Regional Council.

18. Construction contract commitments

Commitments for construction contracts at the reporting date but not recognised in the financial statements

	2021	2020
	\$	\$
Payable - minimum payments:		
Not later than 12 months	381,743	1,425,186
	381,743	1,425,186

19. Reconciliation of cash flow from operating activities

	2021	2020
	\$	\$
Cash flows from operating activities		
Net profit / (loss) for the year	18,223	43,605
<i>Adjustments for:</i>		
Depreciation	25,337	58,440
Operating surplus before changes in working capital and provisions	43,560	102,045
Change in trade and other receivables	680,143	790,079
Change in prepayments	332	10,049
Change in trade and other payables	(820,109)	(1,090,906)
Change in provisions and employee benefits	4,143	10,768
Change in accrued interest	485	529
Net cash generated from operating activities	(91,446)	(177,436)

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

20. Related party transactions

Related Parties

The Company's main related parties are as follows:

a. Entities exercising control over the Company

The parent entity, which exercises control over the Company, is the Sunshine Coast Regional Council. The Council and its controlled entities including this company form a group and Unitywater is an associate of the Council and is therefore also a related party.

b. Key management personnel

Any person(s) having authority and responsibility for planning, directing and controlling the activities of the company, directly or indirectly, including any Director of the company is considered key management personnel. For details of disclosures relating to key management personnel compensation, refer to Note 7. Key management personnel during the period have been identified in the Director's Report.

c. Other related parties

Other related parties include close family members of key management personnel and entities controlled or jointly controlled by those key management personnel, individually or collectively with their close family members. No transactions with this type of entity has occurred in the period.

d. Transactions with related parties

Transactions between related parties are on normal commercial terms and conditions no more favourable than those available to other parties unless otherwise stated.

	2021	2020
The following transactions occurred with related parties:	\$	\$
Revenue		
Parent entity - Sales of goods and services	5,433,741	12,141,558
Associate of the Parent Entity - Sales of goods and services	-	700,067
Expenditure		
Parent entity - Purchase of goods and services	4,000	73,680

21. Auditor remuneration

The provision relating to the audit or review of the financial statements and all other services during the reporting period, is as follows:

	2021	2020
Audit of the financial statements by the Auditor-General of Queensland	25,000	24,600
	25,000	24,600

22. Contingent liabilities

Details and estimate of maximum amounts of contingent liabilities are as follows:

	2021	2020
Indemnity amount provided to the Local Government Workcare Bank Guarantee	17,990	17,244
	17,990	17,244

The Company is a member of the Queensland local government workers compensation self-insurance scheme, Local Government Workcare. Under this scheme the Company has provided an indemnity towards a bank guarantee to cover bad debts which may remain should the self-insurance licence be cancelled and there were insufficient funds available to cover outstanding liabilities. Only the Queensland Government's workers compensation authority may call on any part of the guarantee should the above circumstances arise.

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

23. Economic dependency and going concern

The financial statements have been prepared on a going concern basis which contemplates continuity of normal business activities and the realisation of assets and settlement of liabilities in the ordinary course of business. Currently, the ability of the Company to continue its operations at current levels is dependent upon future ongoing funding being provided by its parent entity the Sunshine Coast Regional Council. The Directors believe that necessary funding will be forthcoming, and that there are no current indications that the funding arrangements will change.

24. Events after the reporting period

No other matters or circumstances have arisen since the end of the reporting period which significantly affected or may significantly affect the operations of the Company, the result of those operations, or the state of affairs of the Company in the future reporting periods.

DIRECTORS' DECLARATION FOR THE YEAR ENDED 30 JUNE 2021

In the opinion of the Directors of SunCentral Maroochydore Pty Ltd (the Company):

- a. the financial statements and notes, set out on pages 10 to 26 are in accordance with the *Corporations Act 2001*, including:
 - i. complying with Australian Accounting Standards, Australian Accounting Interpretations and the *Corporations Regulation 2001*;
 - ii. giving a true and fair view of the Company's financial position as at 30 June 2021 and of its performance for the year ended on that date; and
- b. There are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of the Directors:



Mr Morgan Parker
Chairman

Dated at Maroochydore this day 13th September 2021.



INDEPENDENT AUDITOR'S REPORT

To the Members of SunCentral Maroochydore Pty Ltd

Report on the audit of the financial report

Opinion

I have audited the accompanying financial report of SunCentral Maroochydore Pty Ltd.

In my opinion, the financial report:

- a) gives a true and fair view of the company's financial position as at 30 June 2021, and its financial performance and cash flows for the year then ended
- b) complies with Australian Accounting Standards.

The financial report comprises the statement of financial position as at 30 June 2021, the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, notes to the financial statements including significant accounting policies and other explanatory information, and the directors' declaration.

Basis for opinion

I conducted my audit in accordance with the *Auditor-General Auditing Standards*, which incorporate the Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of my report.

I am independent of the company in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to my audit of the financial report in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code and the *Auditor-General Auditing Standards*.

I am also independent of the company in accordance with the auditor independence requirements of the *Corporations Act 2001*, and confirm that the independence declaration required by the *Corporations Act 2001*, which has been given to the directors of the company, would be in the same terms if given to the directors as at the time of this auditor's report.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Other information

Other information comprises the information included in the company's annual report for the year ended 30 June 21, but does not include the financial report and my auditor's report thereon.

Those charged with governance are responsible for the other information.

My opinion on the financial report does not cover the other information and accordingly I do not express any form of assurance conclusion thereon.



In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or my knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact.

I have nothing to report in this regard.

Responsibilities of the company for the financial report

The company's directors are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards, and for such internal control as the company's directors determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

The company's directors are also responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the company or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial report

My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the company.



- Conclude on the appropriateness of the company's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. I base my conclusions on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

I communicate with the company's directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

A handwritten signature in blue ink that reads "C. G. Strickland".

C G Strickland
as delegate of the Auditor-General

14 September 2021
Queensland Audit Office
Brisbane



Explanatory Memorandum

Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] –Additional South East Queensland Regional Plan 2017 (SEQRP) Sites and Other Zoning Matters

Post notification ministerial review version

November 2021



1. Short title

The amendment instrument to which this explanatory memorandum relates is the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* relating to additional *South East Queensland Regional Plan 2017* (SEQRP) sites and other zoning matters.

2. Type of local planning instrument

The proposed amendment to the *Sunshine Coast Planning Scheme 2014* constitutes a 'major amendment' in accordance with Schedule 1 of the *Minister's Guidelines and Rules* (July 2017) made under the *Planning Act 2016*.



3. Entity making the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]



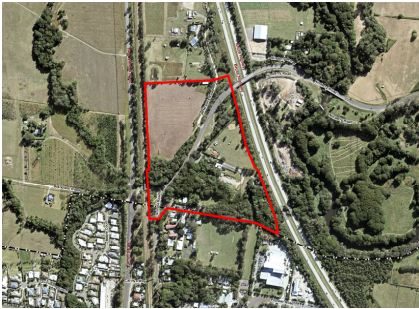

The entity making the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* is the Sunshine Coast Regional Council.

4. Land affected by the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]

The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* applies to land described in **Table 4.1**.

Table 4.1 Land affected by the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment No. [to be inserted])

Site ID	Property Description	Address	Ownership Category	Map of Subject Land
Chevallum North	Lot 6 on RP845421 Lot 18 on SP313573	23 – 25 and 31 Sunridge Farm Road, Chevallum	Private	
Chevallum South	Former Lot 3 on RP57951	521 Chevallum Road, Chevallum	Private	

Site ID	Property Description	Address	Ownership Category	Map of Subject Land
Forest Glen	Lot 2 on SP313571	7172 Bruce Highway, Forest Glen	Private	
Landsborough South	Lot 1 on RP171420 Lots 1 and 2 on SP217050 Lots 1 and 2 on RP213979 Lots 2-4 on RP183962 Lot 1 on RP185758 Lot 1 on RP171421 Lots 1-3 on RP180992	46, 47, 52, 57, 62, 63, 66, 69, 75, 77, 79 and 81 Hardwood Road, Landsborough; and 10 White Gums Street, Landsborough	Private	
Yandina North-East	Lots 2 and 13 on RP913584 Lot 4 on RP810295 Lots 2, 5 and 7 on SP101470 Lot 4 on RP208301	1, 20 and 28 Ninderry Road, BRIDGES 7 Lalor Road, YANDINA Bruce Highway, YANDINA Ninderry Road, BRIDGES	Private and State of Queensland	
Yandina North	Lots 224 and 225 on C311561 Lots 293 and 294 on C311603 Lots 299, 300, 301, 302 on C311641 Lot 342 on CG356	35-53, 55-73, 75-93, Brandons Road, YANDINA. 47 -69, 81 Steggalls Road, YANDINA. 14 Browns Creek Road, YANDINA. 96 Cooloolabin Road, YANDINA	Private	

5. Purpose of the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]

The purpose of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* is to:-

- (a) make zoning changes and local plan area boundary changes relating to specific sites, in order to:
 - (i) respond to changes to the urban footprint under the *South East Queensland Regional Plan 2017*; and
 - (ii) better reflect existing development approvals or desired future land uses;
- (b) amend local plan provisions, where relevant, to provide more detailed planning outcomes in response to zoning and local plan area boundary changes; and
- (c) amend the growth management boundaries to reflect zoning and local plan area boundary changes.

6. Reasons for the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]

Council has prepared the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* to respond to changes to the urban footprint under the *South East Queensland Regional Plan 2017* and to reflect the desired future use of land. The sites included in this amendment were part of a review process to determine which additional sites are suitable for inclusion in an urban zone at this time. In addition, a small number of other sites not related to changes to the urban footprint are included in this amendment to better reflect existing and approved land uses.

7. Details of the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]

The details of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* are outlined in **Table 7.1** below and **Appendix 1**.

Table 7.1 provides a summary of those aspects of the proposed amendment relating to assessment benchmarks.

Appendix 1 – Details of Proposed Amendment (Site Specific) provides further details on the site specific aspects of the proposed amendment.

Table 7.1 Summary of proposed amendment relating to assessment benchmarks

Planning Scheme Part	Summary of Amendment
Part 7 (Local Plans)	Amend the Forest Glen/Kunda Park/Tanawha local plan code, as follows: <ul style="list-style-type: none"> Amend the Forest Glen/Kunda Park/Tanawha Local Plan Elements Figure, as detailed in Appendix 1.
Part 7 (Local Plans)	Amend the Landsborough local plan code, as follows: <ul style="list-style-type: none"> Include new or amended performance outcomes and acceptable outcomes for the proposed additional Low density residential zoned land in Precinct LAN LPP-2 (Landsborough Town East) in relation to lot sizes, nominating <i>secondary dwelling</i> and <i>dual occupancy</i> lots and ecological protection and connectivity requirements. Amend the Landsborough Local Plan Elements Figure, as detailed in Appendix 1.
Part 7 (Local Plans)	Amend the Yandina local plan code, as follows: <ul style="list-style-type: none"> Include a new overall outcome relating to the proposed Community facilities zoned land south of Brandons Road to ensure development is master

Planning Scheme Part	Summary of Amendment
	<p>planned, compatible with rural town character and provides an appropriate transition to adjacent rural areas.</p> <ul style="list-style-type: none"> • Include new performance outcomes and acceptable outcomes for the proposed Low density residential zoned land north of Steggalls Road in relation to lot sizes, provision of pedestrian and cycle access, provision of necessary road network upgrades to service development and a requirement to provide appropriate landscape buffering and separation to rural land. • Include new performance outcomes relating to the proposed Community facilities zoned land south of Brandons Road to require development of the site to be master planned, protective of environmental features, compatible with rural town character and provide appropriate buffering and separation to rural land. • Include a new performance outcome and acceptable outcomes relating to development at 1 Ninderry Road, Bridges (Lot 2 on RP913584), specific to a Warehouse use (where for <i>caravan and boat storage</i>), requiring development to be temporary in nature and not impact on the rural character and scenic amenity of the locality. • Amend the Yandina Local Plan Elements Figure, as detailed in Appendix 1.

8. Compliance with the Planning Act 2016

In accordance with the Minister's Alignment Amendment Rules, the *Sunshine Coast Planning Scheme 2014* was amended for alignment with the *Planning Act 2016* on 3 July 2017. The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* does not materially affect this compliance.

The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* has been prepared in accordance with:-

- (a) Section 20 (Amending planning schemes under the Minister's rules) of the *Planning Act 2016*; and
- (b) *Minister's Guidelines and Rules* (July 2017) made under the *Planning Act 2016*.

9. Compliance with State planning instruments

At the time of the gazettal of the *Sunshine Coast Planning Scheme 2014* in May 2014, the Minister identified that the *South East Queensland Regional Plan 2009-2031* and the *State Planning Policy* were appropriately reflected in the planning scheme.

A new State Planning Policy (SPP) commenced on 3 July 2017 and a new Regional Plan, *ShapingSEQ South East Queensland Regional Plan 2017*, was released on 11 August 2017.

The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* does not adversely affect the planning scheme's compliance with State planning instruments.

A review of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* has confirmed that the proposed amendment complies with the relevant aspects of the State planning instruments. In accordance with Schedule 3 (Required Material) of the *Minister's Guidelines and Rules*, particular aspects of the proposed amendment that have been identified as potentially relevant to State planning instruments are detailed in **Table 9.1** below.

Table 9.1 Compliance with State planning instruments

Aspect of Proposed Amendment	State Interest	Summary of Compliance
All site specific amendments	South East Queensland Regional Plan 2017	The subject sites are all currently included in the Urban footprint regional land use category under the <i>South East Queensland Regional Plan 2017</i> . The proposed zoning changes are consistent with the intent of the <i>South East Queensland Regional Plan 2017</i> as they will provide for additional urban land supply within the Urban footprint.
All site specific amendments	State Planning Policy July 2017 – Planning for liveable communities and housing	The proposed amendment will provide for additional urban development to accommodate population growth, in a variety of locations, whilst also preserving the prevailing character of each site's setting and providing for high levels of amenity and access to services, facilities and recreational opportunities.
All site specific amendments	State Planning Policy July 2017 – Planning for economic growth	The proposed amendment provides for logical extensions to existing urban areas of the Sunshine Coast and supports economic growth of the region.
All site specific amendments	State Planning Policy July 2017 – Planning for the environment and heritage	The subject sites are currently included in the Urban footprint under the <i>South East Queensland Regional Plan 2017</i> . The proposed amendment is consistent with the intent of the <i>South East Queensland Regional Plan 2017</i> as it will provide predominantly for additional urban land supply. Areas of significant environmental value will be protected through appropriate zoning, local plan provisions and existing overlays. The amendment has no material effect on the cultural heritage values of the Sunshine Coast.
All site specific amendments	State Planning Policy July 2017 – Planning for safety and resilience to hazards	The proposed sites have been reviewed for safety and resilience to hazards and are considered suitable for inclusion in an urban zone, subject to site specific constraints being addressed through existing overlays or, where necessary, local plan provisions.
All site specific amendments	State Planning Policy July 2017 – Planning for infrastructure	The subject sites are logical extensions to existing urban areas that are capable of being efficiently serviced with extension to existing services. Further, the proposed scale of development is not likely to have significant impacts on existing services and facilities.

10. Consultation with government agencies

During the preparation of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]*, Council officers consulted, initially, with representatives from the former Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) to discuss the proposed amendment on 7 March 2019.

A briefing was then provided to representatives of the following agencies on 2 April 2019:

- Department of State Development, Manufacturing, Infrastructure and Planning;
- Department of Environment and Science;
- Department of Natural Resources, Mines, and Energy;
- Department of Agriculture and Fisheries;
- Department of Public Housing and Works; and
- Queensland Police Service.

In accordance with the *Planning Act 2016* and the *Minister's Guidelines and Rules (July 2017)*, Council sent a copy of the proposed amendment to the Planning Minister on 3 June 2019, for formal consideration of State interests and to seek approval for Council to proceed to public consultation.

11. Compliance with state imposed conditions

Council received approval from the Planning Minister by letter dated 13 May 2020, that Council may commence public consultation, subject to the following condition:

1. The council must remove the following sites from the proposed amendment:
 - (a) Landsborough North:
 - Lot 10 on RP144551;
 - Lot 1, 2, 3 and 4 on RP196184;
 - Lot 1 and 2 on RP186673;
 - Lot 4 and 5 on RP196179;
 - Lot 1 and 2 on RP204823;
 - Lot 259 on CG840; and
 - Lot 257 and 258 on SP280929.
 - (b) Yandina North
 - Lot 937 on C311485.

The proposed amendment has been changed prior to public consultation to comply with the above Ministerial condition.

12. Public consultation

On 13 May 2020, Council received advice from the Planning Minister that it may proceed to public consultation, subject to conditions. Public consultation on the proposed planning scheme amendment was required to be undertaken for a minimum of 20 business days, in accordance with the *Minister's Guidelines and Rules*. The proposed planning scheme amendment was placed on formal public consultation for 25 business days from 2 November to 4 December 2020 (inclusive).

The consultation and communication strategy implemented during the public consultation period involved the following:-

- a public notice published in the Courier Mail (including the on-line version of the Sunshine Coast Daily) on 31 October 2020;
- written notice (letters and emails[ST1][RS2]) sent prior to the public consultation period to affected and adjoining land owners, which included information sheets about the proposed amendment;
- release of an industry newsflash issued to all regular planning scheme users and community members that have previously expressed an interest in receiving information about planning scheme and development matters;

- a copy of the public notice, amendment documentation and information sheets made available at all Council offices and on Council's website;
- dedicated web page on Council's 'Have Your Say' webpage, including a copy of the public notice, amendment documentation, information sheets and an online submission form;
- briefings to key stakeholders, including Organisation Sunshine Coast Association of Residents (OSCAR) and affiliates (e.g. Sunshine Coast Environment Council [ST3][RS4] (SCEC)), Urban Development Institute of Australia (UDIA), Bli Bli Community Association and Yandina and District Community Association; and
- various phone, email and counter enquiries.

13. Consideration of public submissions

In accordance with the *Minister's Guidelines and Rules*, following public consultation, Council must consider every properly made submission about the proposed amendment, and may consider other submissions.

A total of 678 submissions were received in relation to the proposed planning scheme amendment. Of the total number of submissions received:

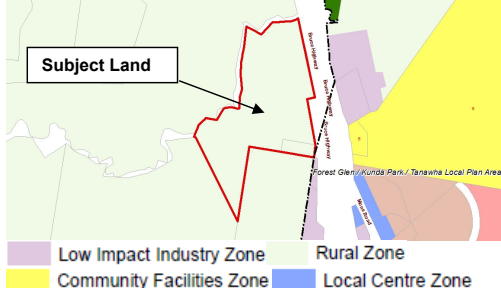
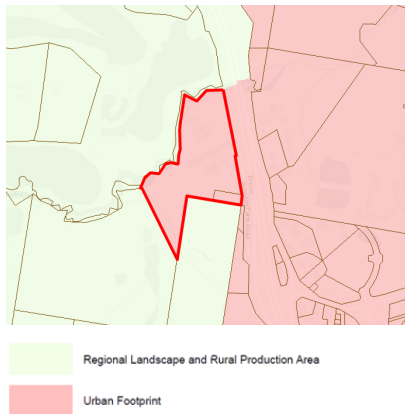
- 354 submissions (approximately 52%) indicated provisional or full support for the proposed planning scheme amendment; and
- 324 submissions (approximately 48%) either objected partially or completely objected to the proposed planning scheme amendment.

A consultation report has been prepared, which provides a summary of the matters raised in submissions and how these matters have been dealt with (refer to **Appendix 2 – Consultation Report**). A copy of the consultation report will be provided to each person who made a submission and will also be made available to view or download on Council's website.

14. Background studies and reports

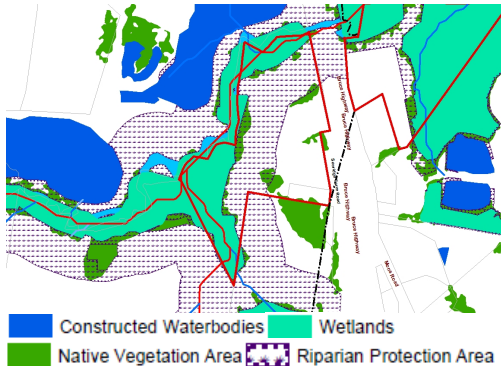
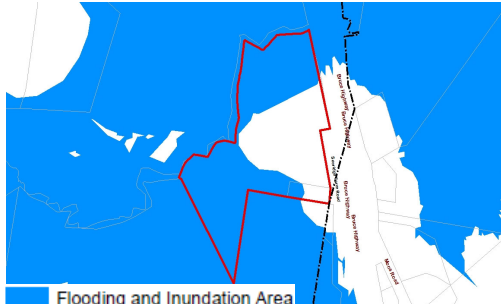
No additional background studies or reports have been prepared to inform the preparation of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]*.

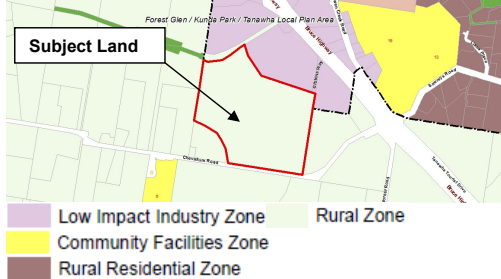
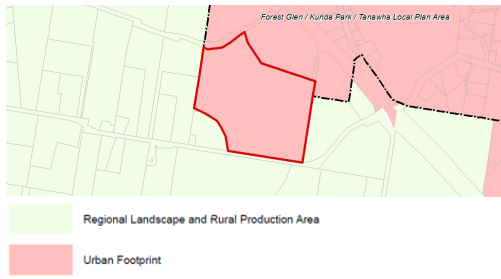
Appendix 1: Details of Proposed Amendment (Site Specific)

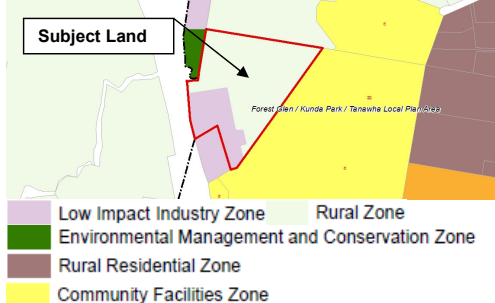
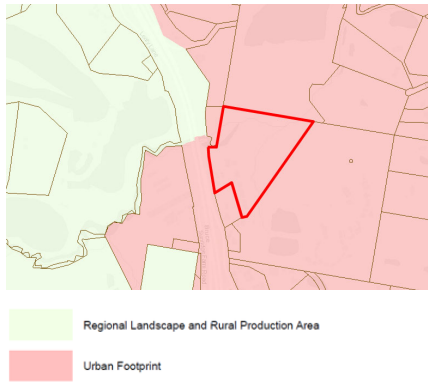
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
Chevallum North	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>Figure 2: Extract of South East Queensland Regional Plan 2017 – Regional Land Use Category</p> 	<p>The subject land is currently included in the Rural zone under the <i>Sunshine Coast Planning Scheme 2014</i> (refer Figure 1) but has subsequently been included in the Urban Footprint regional land use category under the <i>South East Queensland Regional Plan 2017</i> (refer Figure 2).</p> <p>The larger (10.7 hectare) northern lot (Lot 18 on SP313573) was formerly the Sunridge Poultry Farm and is currently used for an industrial use, which predominantly comprises outdoor storage of heavy vehicles and associated equipment. The smaller (4,000m²) southern lot (Lot 6 on RP845421) is currently vacant and previously formed part of adjoining farm land.</p> <p>The subject land is partly affected by both environmental and flood constraints mainly associated with Eudlo Creek (refer Figure 3 and Figure 4). As such, it is considered that only part of the subject land is suitable for urban development. Notwithstanding the flood extent shown in the Flood hazard overlay, Council's latest flood information indicates that the portion of the subject land occupied by the northern most building and hardstand area is not significantly affected by the 1% annual exceedance probability (AEP) flood event (including climate change to 2100).</p> <p>It is therefore proposed that only the part of the subject site which is located generally outside (e.g. up to 0.5m inundation depth) of the latest flood information for the 1% AEP future climate flood event be included in an urban zone.</p> <p>In consideration of the subject land's inclusion in the Urban Footprint, proximity to the Bruce Highway, the existing industrial use of the land and adjacency to existing Low impact industry zoned land, it is considered appropriate that part of the subject land be included in the Low impact industry zone and the residual part of the site that is relatively more constrained be retained in the Rural zone.</p> <p>The proposed zoning change will also require consequential amendments to other parts of the planning scheme, particularly in relation to the Local plan area boundary and Urban Growth Management Boundary.</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> 1. Lot 6 on RP845421 is included wholly in the Low impact industry zone; 2. part of Lot 18 on SP313573 is included in the Low impact industry zone and the residual part of the lot is retained in the Rural zone; 3. the Urban Growth Management Boundary is amended to include that part of the subject land proposed to be included in the Low impact industry zone; 4. the Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary is amended to include the subject land within the local plan area; 5. the Forest Glen/Kunda Park/Tanawha local plan elements figure is amended to include a local ecological linkage along Eudlo Creek; and 6. other consequential amendments are undertaken, as required, to other parts of the planning scheme for consistency with the above amendments.


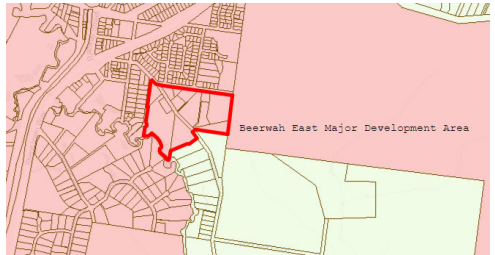
Explanatory Memorandum for the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]
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Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 3: Extract of Sunshine Coast Planning Scheme 2014 – Biodiversity, Waterways and Wetlands Overlay</p>  <p>Figure 4: Extract of Sunshine Coast Planning Scheme 2014 – Flood Hazard Overlay</p> 		

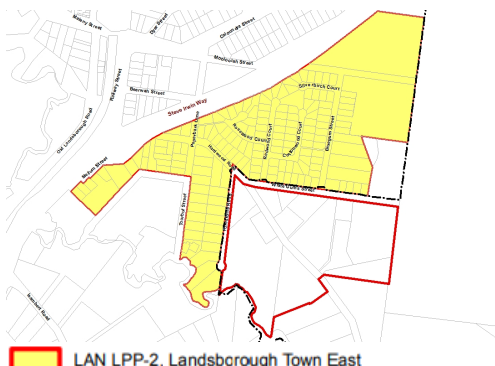
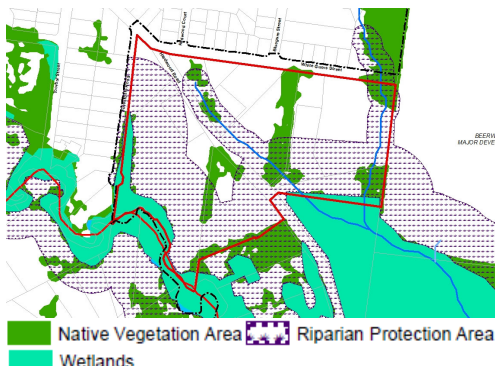
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
Chevallum South	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>Figure 2: Extract of South East Queensland Regional Plan 2017 – Regional Land Use Category</p> 	<p>The subject land is currently included in the Rural zone under the planning scheme (refer Figure 1) but is included in the Urban Footprint regional land use category under the <i>South East Queensland Regional Plan 2017</i> (refer Figure 2).</p> <p>The subject land has been approved, via Court Order, for industrial development (MCU11/0076) and substantial site works have been undertaken in accordance with an Operational Works approval (OPW16/0104).</p> <p>Relevantly, the Operational Works approval provides for the filling of land proposed to be used for industrial uses to achieve the required flood immunity and the balance of the land used as a flood balance area (i.e. stormwater detention lakes).</p> <p>As such, it is considered appropriate to reflect the current development approvals over the subject land and include this land in the Low impact industry zone, which is also consistent with the zoning of adjoining industrial land to the north of the subject land.</p> <p>The proposed zoning change will also require consequential amendments to other parts of the planning scheme particularly in relation to the Local plan area boundary and Urban Growth Management Boundary.</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> 1. Former Lot 3 on RP57951 is included in the Low impact industry zone; 2. the Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and the Urban Growth Management Boundary is amended to include the subject land within these boundaries; 3. the Forest Glen/Kunda Park/Tanawha local plan elements figure is amended to include a local ecological linkage along the boundary of the subject land adjacent to Eudlo Creek; and 4. other consequential amendments are undertaken, as required, to other parts of the planning scheme for consistency with the above amendments.

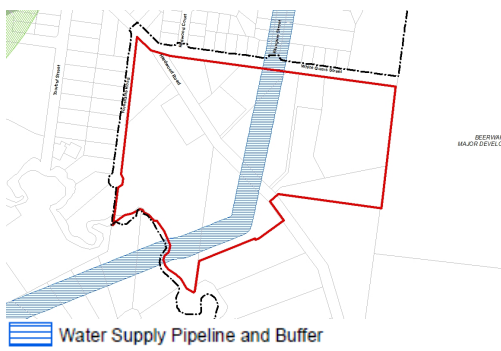
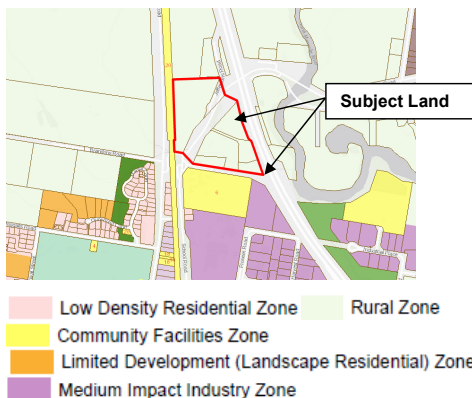
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
Forest Glen	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>Figure 2: Extract of South East Queensland Regional Plan 2017 – Land Use Category</p> 	<p>Lot 2 on SP313571 (the subject land) is currently partly included in the Rural zone and partly in the Low impact industry zone under the planning scheme (refer Figure 1). The subject land is wholly included in the Urban Footprint regional land use category under the <i>South East Queensland Regional Plan 2017</i> (refer Figure 2).</p> <p>The subject land has existing industrial uses generally located on that part of the land included in the Low impact industry zone. However, a prior development permit (MCU08/0022) approved part of the subject land currently included in the Rural zone for industrial purposes. This development approval has been acted upon.</p> <p>As such, it is proposed to amend the zoning of Lot 2 on SP313571 to better align the Low impact industry zone with the approved and developed industrial uses on the lot.</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> the Low impact industry zone applying to part of Lot 2 on SP313571 is amended to fully include the existing approved industrial uses on the subject land; the Urban Growth Management Boundary is amended to include the additional land proposed to be included in the Low impact industry zone; and other consequential amendments are made, as required, to other parts of the planning scheme for consistency with the above amendments.

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
Landsborough South	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>Figure 2: Extract of South East Queensland Regional Plan 2017 – Regional Land Use Category</p> 	<p>Currently located within the Rural zone, the subject land is located directly adjacent to the eastern boundary of the Landsborough local plan area (refer Figure 1). The subject land has been wholly included within the Urban Footprint regional land use category under the <i>South East Queensland Regional Plan 2017</i> (refer Figure 2).</p> <p>The subject land comprises 13 individually owned lots with a total area of approximately 16 hectares, and is located approximately one kilometre from the Landsborough local centre. Mellum Creek forms the southern boundary of the subject land, with a rural residential estate located beyond. The Beerwah State Forest is located directly to the east and forms part of the Beerwah East Major Development Area (MDA) designated under the <i>South East Queensland Regional Plan 2017</i>. Relevantly, the subject land is bordered by the Landsborough Town East local plan precinct to the north and west (refer Figure 3).</p> <p>A variety of rural and semi-industrial type uses are currently located within the subject land in close proximity to existing dwellings. This current land use arrangement reflects the subject land's historic rural zoning and location on the periphery of Landsborough township. However, the presence of the Beerwah East MDA, which if developed, will provide regionally significant residential and employment outcomes, provides an opportunity for the subject land to transition into residential uses.</p> <p>The subject land is relatively unconstrained; however, portions of the land contain ecological features mapped by the Biodiversity, waterways and wetlands overlay (refer Figure 4). It is considered that any adverse impacts can be avoided or mitigated through sensitive subdivision design, with guidance from local plan elements and provisions as well as existing overlay code provisions.</p> <p>The subject land is noted as containing a section of the SEQwater Northern Pipe Interconnector, which traverses the subject land in a north-south alignment (refer Figure 5). While this may restrict the ability to construct dwellings or otherwise potentially reduce development yields in the vicinity of this pipeline, it is considered this constraint can be resolved</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> 1. Lots 1 and 2 on SP217050, Lot 1 on RP171421, Lots 1 and 2 on RP213979, Lot 1 on RP171420, Lots 1, 2 and 3 on RP180992, Lot 1 on RP185758, Lots 2, 3 and 4 on RP183962 are included within the Low density residential zone and are included within the existing local plan precinct, LAN LPP-2 (Landsborough Town East); 2. the Landsborough local plan code is amended to include suitable provisions to ensure development within local plan precinct, Precinct LAN LPP-2 (Landsborough Town East): <ol style="list-style-type: none"> a. includes a new minimum lot size of 800m² for lots created between Forestdale Road and Hardwood Road; b. nominates secondary dwelling and dual occupancy lots on a plan of development; c. contributes to the provision of cycleways and

Explanatory Memorandum for the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]
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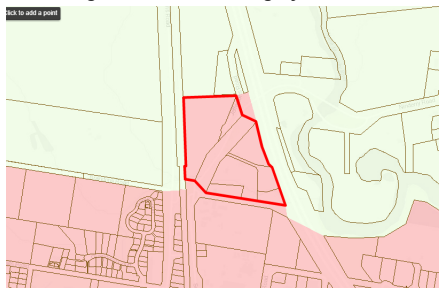
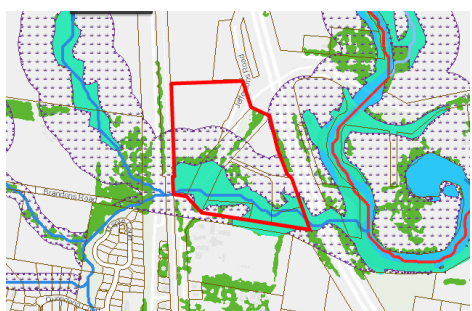
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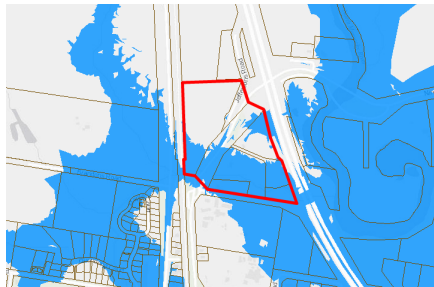
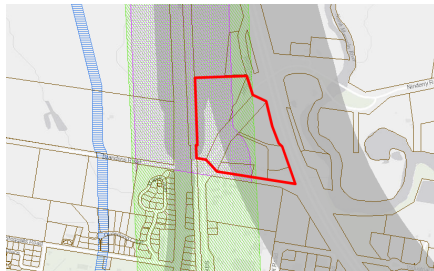
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 3: Extract of Sunshine Coast Planning Scheme 2014 – Local Plan Precinct Mapping</p>  <p>Figure 4: Extract of Sunshine Coast Planning Scheme 2014 – Biodiversity, Waterways and Wetlands Overlay</p>  <p>Native Vegetation Area Wetlands Riparian Protection Area</p>	<p>through future development assessment processes with the Regional Infrastructure Overlay currently identifying this pipeline.</p> <p>Given the subject land's adjacency to the existing urban area of Landsborough, and proximity to the Beerwah East MDA, it is considered appropriate to include the subject land within the Low density residential zone.</p> <p>Further, the subject land's adjacency to the existing Landsborough Town East (LAN LPP-2) local plan precinct provides an opportunity to extend this precinct in order to ensure that future development of the subject land occurs in a manner that accords with the existing urban fabric and character of this area.</p> <p>It is proposed that this zoning be supported by specific local plan elements and local plan precinct provisions to provide guidance on preferred lot sizes, pedestrian linkages and protection of environmental features.</p> <p>Furthermore, the subject land presents an opportunity to provide a significant ecological linkage between the Racemosa Environmental Reserve located to the south and areas of environmental significance to the north of the subject land. In this regard, it is proposed to include a requirement to provide a 25m wide buffer along the eastern boundary to serve this function.</p> <p>The proposed zoning change will also require consequential amendments to other parts of the planning scheme particularly in relation to the Local plan area boundary and Urban Growth Management Boundary.</p>	<p>pedestrian paths linking the subject land to the Landsborough town centre; and</p> <p>d. responds to environmental features located within the subject land and provides for enhanced ecological connectivity to areas adjacent to the subject land;</p> <p>3. consequential amendments are made, as required, to other parts of the planning scheme for consistency with the above amendments.</p>

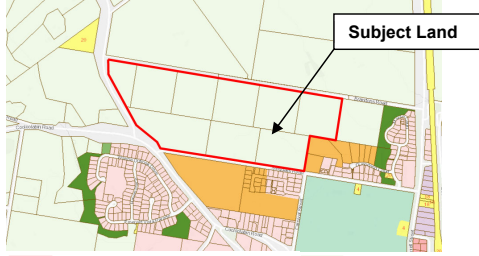
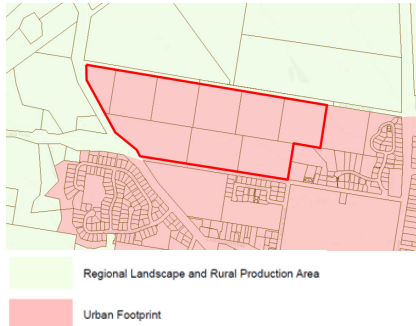
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 5: Extract of Sunshine Coast Planning Scheme 2014 – Regional Infrastructure Overlay</p>  <p>Water Supply Pipeline and Buffer</p>		
Yandina North-East	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>Subject Land</p> <p>Low Density Residential Zone Rural Zone Community Facilities Zone Limited Development (Landscape Residential) Zone Medium Impact Industry Zone</p>	<p>The subject land is currently included in the Rural zone (refer Figure 1) and is also included in the Urban Footprint regional land use category under the <i>South East Queensland Regional Plan 2017</i> (refer Figure 2).</p> <p>Portions of the land are subject to mapped planning scheme overlays, including the Biodiversity, waterways and wetlands overlay (refer Figure 3), the Flood hazard overlay (refer Figure 4) and the Regional infrastructure overlay (refer Figure 5).</p> <p>Whilst the subject land is considered physically suitable for industrial development, there are existing sensitive land uses located on the portion of the subject land to the south-east of Ninderry Road (i.e. Spirit House Restaurant and dwelling houses).</p> <p>Land use conflicts are difficult to resolve once land is included in an urban zone and considering there is no immediate demand for industrial development, it is not intended that this land be included in an urban zone at this time. Having said this, that part of the subject land to the north-west of Ninderry Road (being Lot 2 on RP913584 at 1 Ninderry Road, Bridges) may</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> 1. Lots 2 and 13 on RP913584, Lots 2, 5 and 7 on SP101470, Lot 4 on RP810295 and Lot 4 on RP208301 are included within the Yandina local plan area boundary; 2. the Yandina local plan code is amended to include an additional performance outcome and acceptable outcome that provides for caravan and boat storage on land north of Ninderry Road and within the Yandina local plan area boundary, subject to appropriate buffering;

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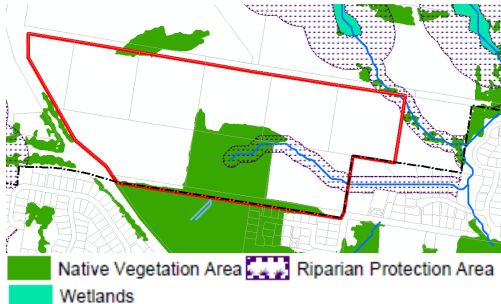
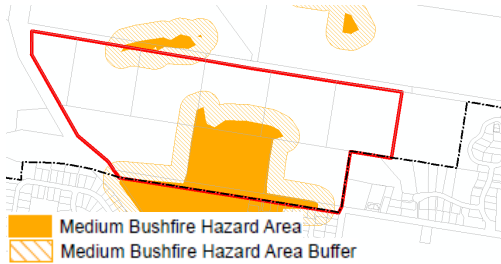
Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 2: Extract of South East Queensland Regional Plan 2017 – Regional Land Use Category</p>  <p>lock to add a point</p> <p>Regional Landscape and Rural Production Area</p> <p>Urban Footprint</p> <p>Figure 3: Extract of Sunshine Coast Planning Scheme 2014 – Biodiversity, Waterways and Wetlands Overlay</p>  <p>Native Vegetation Area</p> <p>Wetlands</p> <p>Riparian Protection Area</p> <p>Natural Waterbodies</p>	<p>be suitable for an interim low impact industrial use, subject to amenity and ecological considerations.</p> <p>In order to retain this portion of the subject land for potential future industrial uses, it is considered that the site should be limited to a use which does not require permanent buildings or infrastructure, such as outdoor storage. Anecdotally, there is increasing demand for the storage of personal recreational vehicles and the like (e.g. caravans and boats), which this site may be suited to accommodate.</p> <p>As such, it is proposed to retain the subject land in the Rural zone but include it in the Yandina Local Plan Area boundary.</p> <p>It is also proposed that the Yandina local plan code is amended to include a new performance outcome and acceptable outcome to provide for <i>caravan and boat storage</i> for that part of the subject land to the north-west of Ninderry Road (Lot 2 on RP913584 at 1 Ninderry Road, Bridges). However, in consideration of the proposal to retain this land in the Rural zone and potential for land use conflicts, it is not proposed that the level of assessment is changed from impact assessment for such a use.</p> <p>The proposed amendment will also require consequential amendments to other parts of the planning scheme particularly in relation to the Yandina local plan area boundary.</p>	<p>3. the Yandina local plan elements figure is amended to include a landscape buffer element to the transport corridors adjacent to Lot 2 on RP913584; and</p> <p>4. consequential amendments are made, as required, to other parts of the planning scheme for consistency with the above amendments.</p>

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 4: Extract of Sunshine Coast Planning Scheme 2014 – Flood Hazard Overlay</p>  <p>Figure 5: Extract of Sunshine Coast Planning Scheme 2014 – Regional Infrastructure Overlay</p>  <p>Legend:</p> <ul style="list-style-type: none"> Major Road Corridor and Buffer Railway Corridor and Buffer Gas Pipeline Corridor and Buffer Water Supply Pipeline and Buffer 		

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
Yandina North	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>Low Density Residential Zone Rural Zone Community Facilities Zone Limited Development (Landscape Residential) Zone Medium Impact Industry Zone Environmental Management and Conservation Zone</p> <p>Figure 2: Extract of South East Queensland Regional Plan 2017 – Regional Land Use Category</p>  <p>Regional Landscape and Rural Production Area Urban Footprint</p>	<p>Comprising 9 lots with a total area of approximately 36 hectares, the subject land is located immediately north of the Yandina local plan area, between Brandons Road to the north and Steggalls Road to the south (refer Figure 1). The subject land has been wholly included within the Urban Footprint regional land use category under the <i>South East Queensland Regional Plan 2017</i> (refer Figure 2).</p> <p>The land is predominantly unconstrained; however, there are some localised exceptions, particularly with respect to vegetation, bushfire and flooding constraints.</p> <p>Lot 294 on C311603 is mapped as being entirely subject to the <i>Native Vegetation Area</i> within the Biodiversity, waterways and wetlands overlay (refer Figure 3). To a lesser extent, 15-33 Brandons Road (Lot 937 on C311485) is also affected by riparian vegetation associated with a tributary of the North Maroochy River. It is noted that the Bushfire hazard overlay reflects the extent of <i>Native Vegetation Area</i> mapping (refer Figure 4), with a buffer area extending into adjacent lots.</p> <p>The presence of several cane drains across the subject land is also noted, which may contribute to localised flooding during storm events. Lot 293 on C311603 is also identified as being subject to the Flood hazard overlay; however, not to the extent that would completely preclude further development from occurring (refer Figure 5).</p> <p>The subject land is considered to represent a logical extension to the Yandina local plan area, given its location immediately adjoining the existing local plan area and relative ease of infrastructure provision and accessibility.</p> <p>Moreover, owing to the subject land's historic use for agriculture, it is not highly fragmented and a number of lots are in common ownership. This further represents an opportunity to provide for a coordinated and integrated development outcome.</p> <p>The subject land's inclusion in the Urban Footprint also provides an opportunity for the provision of a retirement/aged care facility to service Yandina, with representations made to council in this regard. The three north-eastern most lots, 35-</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> 1. Lot 293 on C311603, Lots 300, 301 and 302 on CC311641 and Lot 342 on CG356 are included in the Low density residential zone; 2. Lots 224 and 225 on C311561 and Lot 299 on C311641 are included in the Community facilities zone and annotated 15. <i>Residential care facility/Retirement facility</i>; 3. Lot 294 on C311603 is included in the Limited development (landscape residential) zone; 4. the Yandina local plan code is amended to include suitable provisions to ensure development within the Low density residential zone north of Steggalls Road: <ol style="list-style-type: none"> a. provides a configuration of lot sizes that are consistent within the character of the nearby existing residential areas; b. provides a transition in lot sizes to adjacent rural areas;

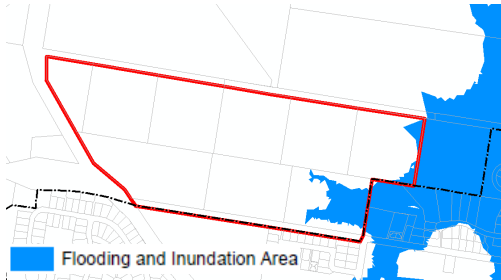
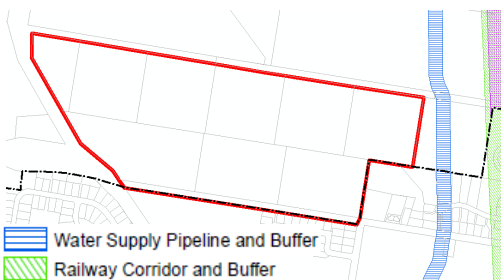
Explanatory Memorandum for the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]
Additional SEQRP sites and other zoning matters - Post notification ministerial review version

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Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 3: Extract of Sunshine Coast Planning Scheme 2014 – Biodiversity, Waterways and Wetlands Overlay</p>  <p>Figure 4: Extract of Sunshine Coast Planning Scheme 2014 – Regional Infrastructure overlay</p> 	<p>53, 55-73 and 75-93 Brandons Road (Lots 224 and 225 on C311561, Lot 299 on C311641) are proposed to be included within the Community facilities zone, and annotated for a residential care/retirement facility.</p> <p>Given the extent and nature of constraints that apply to the site at 81 Steggalls Road (Lot 294 on C311603), it is proposed that this lot be included within the Limited development (landscape residential) zone. This zoning is consistent with similarly constrained land immediately to the south.</p> <p>The balance of the subject land (Lot 293, Lot 300, 301 and 302 on C311641, and Lot 342 on CG356) is proposed to be included within the Low density residential zone, with a requirement for a lot size to generally reflect surrounding residential land.</p> <p>It is proposed that the Low density residential zoned portion of the subject land is supported with specific local plan code provisions to:</p> <ul style="list-style-type: none"> require an average lot size of 800m², be used for predominantly single detached housing and to provide for a transition to adjacent rural areas. This is in addition to the existing local plan minimum lot size requirement of 700m² for the Low density residential zone; provide pedestrian and cycle links to the Yandina town centre; provide a safe, interconnected road network to service development, including where identified by the amended local plan elements figure; and provide appropriate buffering and separation to adjacent rural uses, including where identified by the amended local plan elements figure. <p>Similarly, it is also proposed that the portion of the subject land included within the Community facilities zone is also supported with specific local plan code provisions to:</p> <ul style="list-style-type: none"> ensure the scale and intensity of development is compatible with rural town character; ensure development of the site occurs in accordance with an approved master plan; 	<ul style="list-style-type: none"> c. minimises the risk to people and property from flood events; d. provides pedestrian and cycle links to the Yandina town centre; e. provides an appropriate road network including new connections specified on the local plan elements figure; and f. provides appropriate buffering and separation to nearby rural land; <p>5. the Yandina local plan code is amended to include an additional overall outcome, and suitable provisions to ensure development within the Community facilities zone south of Brandons Road:</p> <ul style="list-style-type: none"> a. is of a scale and intensity that is compatible with rural town character; b. occurs in a coordinated and efficient manner; c. responds to existing environmental features, including where identified

Explanatory Memorandum for the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]
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Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 5: Extract of Sunshine Coast Planning Scheme 2014 – Flood Hazard Overlay</p>  <p>Figure 6: Extract of Sunshine Coast Planning Scheme 2014 – Regional Infrastructure Overlay</p> 	<ul style="list-style-type: none"> respond to and retain environmental features located on the site, including where identified by the amended local plan elements figure; and provide appropriate buffering and separation to adjacent rural uses, including where identified by the amended local plan elements figure. <p>The proposed zoning changes will also require consequential amendments to other parts of the planning scheme particularly in relation to the Local plan area boundary and Urban Growth Management Boundary.</p>	<p>on the local plan elements figure; and</p> <p>g. provides appropriate buffering and separation to nearby rural land;</p> <p>5. the Yandina local plan elements figure is amended to include the subject land within the Yandina local plan area and to:</p> <p>a. include a Landscape buffer along the northern and western boundary of the subject land, where adjacent to Rural zoned land;</p> <p>b. include Indicative road linkages and Access points; and</p> <p>c. include Local ecological links;</p> <p>6. consequential amendments are made, as required, to other parts of the planning scheme for consistency with the above amendments.</p>

Appendix 2 – Consultation Report (Provided under separate cover)



Amendment Instrument

Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Additional South East Queensland Regional Plan 2017 (SEQRP) Sites and Other Zoning Matters

Post Notification Ministerial Review Version

November 2021

Made under the *Planning Act 2016*, section 20 (Amending planning schemes under Minister's rules)

This amendment has effect on and from [to be inserted]



1. Short title

This amendment instrument may be cited as the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]*.

2. Commencement

This amendment instrument has effect on and from [to be inserted].

3. Purpose

The purpose of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* is to:-

- (a) make zoning changes and local plan area boundary changes relating to specific sites, in order to:
 - (i) respond to changes to the Urban Footprint under the *South East Queensland Regional Plan 2017*; and
 - (ii) better reflect existing development approvals or desired future land uses.
- (b) amend local plan provisions, where relevant, to provide more detailed planning outcomes in response to zoning and local plan area boundary changes; and
- (c) amend the growth management boundaries to reflect zoning and local plan area boundary changes.

4. Amendment table

This amendment instrument amends the component of the *Sunshine Coast Planning Scheme 2014* in Table 1, Column 1, in respect of the planning scheme provisions stated in Table 1, Column 2, in the manner stated in Table 1, Column 3.

Table 1 Amendment table

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 7 (Local Plans)	Section 7.2.4 (Bii Bii local plan code), Section 7.2.4.2 (Context and setting), Section 7.2.4.3 (Purpose and overall outcomes) and Section 7.2.4.4 (Performance outcomes and acceptable outcomes)	Amend as shown in Appendix A
Part 7 (Local Plans)	Section 7.2.4 (Bii Bii local plan code), Figure 7.2.4A (Bii Bii local plan elements), including new Figure 7.2.4B (Bii Bii Northern Village Master Plan)	Amend and insert as shown in Appendix A and Appendix B
Part 7 (Local Plans)	Section 7.2.11 (Forest Glen/Kunda Park/Tanawha local plan code), Figure 7.2.11A (Forest Glen / Kunda Park / Tanawha local plan elements)	Amend as shown in Appendix B
Part 7 (Local Plans)	Section 7.2.16 (Landsborough local plan code), Section 7.2.16.2 (Context and setting), Section 7.2.16.4 (Performance	Amend as shown in Appendix A

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	outcomes and acceptable outcomes)	
Part 7 (Local Plans)	Section 7.2.16 (Landsborough local plan code), Figure 7.2.16A (Landsborough local plan elements)	Amend as shown in Appendix A and Appendix B
Part 7 (Local Plans)	Section 7.2.27 (Yandina local plan code), Section 7.2.17.2 (Context and setting), Section 7.2.27.3 (Purpose and overall outcomes) and Section 7.2.27.4 (Performance outcomes and acceptable outcomes)	Amend as shown in Appendix A
Part 7 (Local Plans)	Section 7.2.27 (Yandina local plan code), Figure 7.2.27A (Yandina local plan elements)	Amend as shown in Appendix A and Appendix B
Schedule 2 (Mapping)	Zone Map ZM8 (Yandina local plan area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM19 (Bli-Bli local plan area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM31 (Forest Glen / Kunda Park / Tanawha local plan area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM42 (Landsborough local plan area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Local Plan Map LPM42 (Landsborough local plan precincts)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM19H (Bli-Bli Local plan area) – Height of Buildings and Structures Overlay Map	Amend as shown in Appendix B

As a consequence of the amendments in Table 1, this amendment instrument also makes consequential amendments to the component of the *Sunshine Coast Planning Scheme 2014* in Table 2, Column 1, in respect of the planning scheme provisions stated in Table 2, Column 2, in the manner stated in Table 2, Column 3.

Table 2 Consequential amendment table

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 1 (About the Planning Scheme)	Map SCC1 (Local government planning scheme area and context)	Amend the Local Plan Area to align with the proposed amendments to: <ul style="list-style-type: none"> Zone Map ZM8 (Yandina local plan area);

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
		<ul style="list-style-type: none"> • Zone Map ZM19 (Bli Bli local plan area); • Zone Map ZM31 (Forest Glen / Kunda Park / Tanawha local plan area); and • Zone Map ZM42 (Landsborough local plan area).
Part 3 (Strategic Framework), Schedule 2 (Mapping)	<ul style="list-style-type: none"> • Strategic Framework Map SFM1 (Land Use Elements) • Strategic Framework Map SFM2 (Economic Development Elements) • Strategic Framework Map SFM3 (Transport Elements) • Strategic Framework Map SFM4 (Infrastructure Elements) • Strategic Framework Map SFM6 (Community Identity, Character and Social Inclusion Elements) 	<p>Amend the Urban Growth Management Boundary and Urban Area land use category to align with the proposed amendments to:</p> <ul style="list-style-type: none"> • Zone Map ZM8 (Yandina local plan area); • Zone Map ZM19 (Bli Bli local plan area); • Zone Map ZM31 (Forest Glen / Kunda Park / Tanawha local plan area); and • Zone Map ZM42 (Landsborough local plan area).
Part 9 (Development codes), Section 9.4.8 (Transport and parking code)	<ul style="list-style-type: none"> • Figure 9.4.8A (2031 Functional Transport Hierarchy) • Figure 9.4.8B(i) (2031 Strategic Network of Pedestrian and Cycle Links (Pathways)) • Figure 9.4.8B(ii) (2031 Strategic Network of Pedestrian and Cycle Links (On Road Cycleways)) • Figure 9.4.8C (2031 Strategic Network of Public Transport Links) 	<p>Amend the Urban Area land use category to align with the proposed amendments to:</p> <ul style="list-style-type: none"> • Zone Map ZM8 (Yandina local plan area); • Zone Map ZM19 (Bli Bli local plan area); • Zone Map ZM31 (Forest Glen / Kunda Park / Tanawha local plan area); and • Zone Map ZM42 (Landsborough local plan area).
Schedule 2 (Mapping)	Map SCC2 (Index Map)	<p>Amend the Local Plan Area to align with the proposed amendments to:</p> <ul style="list-style-type: none"> • Zone Map ZM8 (Yandina local plan area); • Zone Map ZM19 (Bli Bli local plan area); • Zone Map ZM31 (Forest Glen / Kunda Park / Tanawha local plan area); and • Zone Map ZM42 (Landsborough local plan area).
Schedule 2 (Mapping)	<ul style="list-style-type: none"> • Zone Map ZM7 • Zone Map ZM20 • Zone Map ZM26 • Zone Map ZM40 	<p>Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary, Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.</p>
Schedule 2 (Mapping)	<ul style="list-style-type: none"> • Overlay Map OVM7A (Acid Sulfate Soils Overlay Map) • Overlay Map OVM8A (Yandina Local Plan Area Acid Sulfate Soils Overlay Map) 	<p>Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary, Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and</p>

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	<ul style="list-style-type: none"> • Overlay Map OVM19A (Bii Bli Local Plan Area Acid Sulfate Soils Overlay Map) • Overlay Map OVM20A (Acid Sulfate Soils Overlay Map) • Overlay Map OVM26A (Acid Sulfate Soils Overlay Map) • Overlay Map OVM31A (Forest Glen/Kunda Park/Tanawha Local Plan Area Acid Sulfate Soils Overlay Map) • Overlay Map OVM40A (Acid Sulfate Soils Overlay Map) • Overlay Map OVM42A (Landsborough Local Plan Area Acid Sulfate Soils Overlay Map) 	Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> • Overlay Map OVM7C(i) (Biodiversity, Waterways and Wetlands Overlay Map (i)) • Overlay Map OVM8C(i) (Yandina Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map (i)) • Overlay Map OVM19 C(i) (Bii Bli Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map (i)) • Overlay Map OVM20C(i) (Biodiversity, Waterways and Wetlands Overlay Map (i)) • Overlay Map OVM26C(i) (Biodiversity, Waterways and Wetlands Overlay Map (i)) • Overlay Map OVM31C(i) (Forest Glen/Kunda Park/Tanawha Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map (i)) • Overlay Map OVM40C(i) (Biodiversity, Waterways and Wetlands Overlay Map (i)) • Overlay Map OVM42C(i) (Landsborough Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map (i)) 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bii Bli Local Plan Area Boundary , Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> • Overlay Map OVM7C(ii) (Biodiversity, Waterways and Wetlands Overlay Map (ii)) • Overlay Map OVM8C(ii) (Yandina Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map (ii)) 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bii Bli Local Plan Area Boundary , Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	<ul style="list-style-type: none"> • Overlay Map OVM19C(ii) (Bli Bli Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map (ii)) • Overlay Map OVM20C(ii) (Biodiversity, Waterways and Wetlands Overlay Map (ii)) • Overlay Map OVM26C(ii) (Biodiversity, Waterways and Wetlands Overlay Map (ii)) • Overlay Map OVM31C(ii) (Forest Glen/Kunda Park/Tanawha Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map (ii)) • Overlay Map OVM40C(ii) (Biodiversity, Waterways and Wetlands Overlay Map (ii)) • Overlay Map OVM42C(ii) (Landsborough Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map (ii)) 	
Schedule 2 (Mapping)	<ul style="list-style-type: none"> • Overlay Map OVM7D (Bushfire Hazard Overlay Map) • Overlay Map OVM8D (Yandina Local Plan Area Bushfire Hazard Overlay Map) • Overlay Map OVM19D (Bli Bli Local Plan Area Bushfire Hazard Overlay Map) • Overlay Map OVM20D (Bushfire Hazard Overlay Map) • Overlay Map OVM26D (Bushfire Hazard Overlay Map) • Overlay Map OVM31D (Forest Glen/Kunda Park/Tanawha Local Plan Area Bushfire Hazard Overlay Map) • Overlay Map OVM40D (Bushfire Hazard Overlay Map) • Overlay Map OVM42D (Landsborough Local Plan Area Bushfire Hazard Overlay Map) 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary , Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> • Overlay Map OVM7E (Coastal Protection Overlay Map) • Overlay Map OVM8E (Yandina Local Plan Area Coastal Protection Overlay Map) • Overlay Map OVM19E (Bli Bli Local Plan Area Coastal Protection Overlay Map) 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary , Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	<ul style="list-style-type: none"> • Overlay Map OVM20E (Coastal Protection Overlay Map) • Overlay Map OVM26E (Coastal Protection Overlay Map) • Overlay Map OVM31E (Forest Glen/Kunda Park/Tanawha Local Plan Area Coastal Protection Overlay Map) • Overlay Map OVM40E (Coastal Protection Overlay Map) • Overlay Map OVM42E (Landsborough Local Plan Area Coastal Protection Overlay Map) 	
Schedule 2 (Mapping)	<ul style="list-style-type: none"> • Overlay Map OVM7F (Extractive Resources Overlay Map) • Overlay Map OVM8F (Yandina Local Plan Area Extractive Resources Overlay Map) • Overlay Map OVM19F (Bli Bli Local Plan Area Extractive Resources Overlay Map) • Overlay Map OVM20F (Extractive Resources Overlay Map) • Overlay Map OVM26F (Extractive Resources Overlay Map) • Overlay Map OVM31F (Forest Glen/Kunda Park/Tanawha Local Plan Area Extractive Resources Overlay Map) • Overlay Map OVM40F (Extractive Resources Overlay Map) • Overlay Map OVM42F (Landsborough Local Plan Area Extractive Resources Overlay Map) 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary , Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> • Overlay Map OVM7G (Flood Hazard Overlay Map) • Overlay Map OVM8G (Yandina Local Plan Area Flood Hazard Overlay Map) • Overlay Map OVM19G (Bli Bli Local Plan Area Flood Hazard Overlay Map) • Overlay Map OVM20G (Flood Hazard Overlay Map) • Overlay Map OVM26G (Flood Hazard Overlay Map) • Overlay Map OVM31G (Forest Glen/Kunda Park/Tanawha Local Plan Area Flood Hazard Overlay Map) 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary , Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	<ul style="list-style-type: none"> Overlay Map OVM40G (Flood Hazard Overlay Map) Overlay Map OVM42G (Landsborough Local Plan Area Flood Hazard Overlay Map) 	
Schedule 2 (Mapping)	<ul style="list-style-type: none"> Overlay Map OVM7H (Height of Buildings and Structures Overlay Map) Overlay Map OVM8H (Yandina Local Plan Area Height of Buildings and Structures Overlay Map) Overlay Map OVM19H (Bli Bli Local Plan Area Height of Buildings and Structures Overlay Map) Overlay Map OVM20H (Height of Buildings and Structures Overlay Map) Overlay Map OVM26H (Height of Buildings and Structures Overlay Map) Overlay Map OVM31H (Forest Glen/Kunda Park/Tanawha Local Plan Area Height of Buildings and Structures Overlay Map) Overlay Map OVM40H (Height of Buildings and Structures Overlay Map) Overlay Map OVM42H (Landsborough Local Plan Area Height of Buildings and Structures Overlay Map) 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary , Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> Overlay Map OVM7I (Heritage and Character Areas Overlay Map) Overlay Map OVM8I (Yandina Local Plan Area Heritage and Character Areas Overlay Map) Overlay Map OVM19I (Bli Bli Local Plan Area Heritage and Character Areas Overlay Map) Overlay Map OVM20I (Heritage and Character Areas Overlay Map) Overlay Map OVM26I (Heritage and Character Areas Overlay Map) Overlay Map OVM31I (Forest Glen/Kunda Park/Tanawha Local Plan Area Heritage and Character Areas Overlay Map) 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary , Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	<ul style="list-style-type: none"> Overlay Map OVM40I (Heritage and Character Areas Overlay Map) Overlay Map OVM42I (Landsborough Local Plan Area Heritage and Character Areas Overlay Map) 	
Schedule 2 (Mapping)	<ul style="list-style-type: none"> Overlay Map OVM7J(i) (Landslide Hazard and Steep Land Overlay Map (i)) Overlay Map OVM8J(i) (Yandina Local Plan Area Landslide Hazard and Steep Land Overlay Map (i)) Overlay Map OVM19J(i) (Bli-Bli Local Plan Area Landslide Hazard and Steep Land Overlay Map (i)) Overlay Map OVM20J(i) (Landslide Hazard and Steep Land Overlay Map (i)) Overlay Map OVM26J(i) (Landslide Hazard and Steep Land Overlay Map (i)) Overlay Map OVM31J(i) (Forest Glen/Kunda Park/Tanawha Local Plan Area Landslide Hazard and Steep Land Overlay Map (i)) Overlay Map OVM40J(i) (Landslide Hazard and Steep Land Overlay Map (i)) Overlay Map OVM42J(i) (Landsborough Local Plan Area Landslide Hazard and Steep Land Overlay Map (i)) 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli-Bli Local Plan Area Boundary , Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> Overlay Map OVM7J(ii) (Landslide Hazard and Steep Land Overlay Map (ii)) Overlay Map OVM8J(ii) (Yandina Local Plan Area Landslide Hazard and Steep Land Overlay Map (ii)) Overlay Map OVM19J(ii) (Bli-Bli Local Plan Area Landslide Hazard and Steep Land Overlay Map (ii)) Overlay Map OVM20J(ii) (Landslide Hazard and Steep Land Overlay Map (ii)) Overlay Map OVM26J(ii) (Landslide Hazard and Steep Land Overlay Map (ii)) Overlay Map OVM31J(ii) (Forest Glen/Kunda Park/Tanawha Local Plan Area Landslide Hazard and Steep Land Overlay Map (ii)) 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli-Bli Local Plan Area Boundary , Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	<ul style="list-style-type: none"> Overlay Map OVM40J(ii) (Landslide Hazard and Steep Land Overlay Map (ii)) Overlay Map OVM42J(ii) (Landsborough Local Plan Area Landslide Hazard and Steep Land Overlay Map (ii)) 	
Schedule 2 (Mapping)	<ul style="list-style-type: none"> Overlay Map OVM7K (Regional Infrastructure Overlay Map) Overlay Map OVM8K (Yandina Local Plan Area Regional Infrastructure Overlay Map) Overlay Map OVM19K (Bli-Bli Local Plan Area Regional Infrastructure Overlay Map) Overlay Map OVM20K (Regional Infrastructure Overlay Map) Overlay Map OVM26K (Regional Infrastructure Overlay Map) Overlay Map OVM31K (Forest Glen/Kunda Park/Tanawha Local Plan Area Regional Infrastructure Overlay Map) Overlay Map OVM40K (Regional Infrastructure Overlay Map) Overlay Map OVM42K (Landsborough Local Plan Area Regional Infrastructure Overlay Map) 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli-Bli Local Plan Area Boundary, Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> Overlay Map OVM7L (Scenic Amenity Overlay Map) Overlay Map OVM8L (Yandina Local Plan Area Scenic Amenity Overlay Map) Overlay Map OVM19L (Bli-Bli Local Plan Area Scenic Amenity Overlay Map) Overlay Map OVM20L (Scenic Amenity Overlay Map) Overlay Map OVM26L (Scenic Amenity Overlay Map) Overlay Map OVM31L (Forest Glen/Kunda Park/Tanawha Local Plan Area) Overlay Map OVM40L (Scenic Amenity Overlay Map) Overlay Map OVM42L (Scenic Amenity Overlay Map) 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli-Bli Local Plan Area Boundary, Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Schedule 2 (Mapping)	<ul style="list-style-type: none"> Overlay Map OVM7M (Water Resource Catchments Overlay Map) Overlay Map OVM8M (Yandina Local Plan Area Water Resource Catchments Overlay Map) Overlay Map OVM10M (Bli Bli Local Plan Area Water Resource Catchments Overlay Map) Overlay Map OVM20M (Water Resource Catchments Overlay Map) Overlay Map OVM26M (Water Resource Catchments Overlay Map) Overlay Map OVM31M (Forest Glen/Kunda Park/Tanawha Local Plan Area Water Resource Catchments Overlay Map) Overlay Map OVM40M (Water Resource Catchments Overlay Map) Overlay Map OVM42M (Landsborough Local Plan Area Water Resource Catchments Overlay Map) 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary, Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> Local Government Infrastructure Plan Map - LGIP PIA7 (Priority Infrastructure Area Map) Local Government Infrastructure Plan Map - LGIP PIA8 (Yandina Local Plan Area Priority Infrastructure Area Map) Local Government Infrastructure Plan Map - LGIP PIA19 (Bli Bli Local Plan Area Priority Infrastructure Area Map) Local Government Infrastructure Plan Map - LGIP PIA20 (Priority Infrastructure Area Map) Local Government Infrastructure Plan Map - LGIP PIA26 (Priority Infrastructure Area Map) Local Government Infrastructure Plan Map - LGIP PIA31 (Forest Glen/Kunda Park/Tanawha Local Plan Area Priority Infrastructure Area Map) Local Government Infrastructure Plan Map - LGIP PIA40 (Priority Infrastructure Area Map) Local Government Infrastructure Plan Map - LGIP PIA42 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary, Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	(Landsborough Local Plan Area Priority Infrastructure Area Map)	
Schedule 2 (Mapping)	<ul style="list-style-type: none"> Local Government Infrastructure Plan Map - LGIP SQN7 (Stormwater Network Map) Local Government Infrastructure Plan Map - LGIP SQN8 (Yandina Local Plan Area Stormwater Network Map) Local Government Infrastructure Plan Map - LGIP SQN19 (Bli-Bli Local Plan Area Stormwater Network Map) Local Government Infrastructure Plan Map - LGIP SQN20 (Stormwater Network Map) Local Government Infrastructure Plan Map - LGIP SQN26 (Stormwater Network Map) Local Government Infrastructure Plan Map - LGIP SQN31 (Forest Glen/Kunda Park/Tanawha Local Plan Area Stormwater Network Map) Local Government Infrastructure Plan Map - LGIP SQN40 (Stormwater Network Map) Local Government Infrastructure Plan Map - LGIP SQN42 (Landsborough Local Plan Area Stormwater Network Map) 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli-Bli Local Plan Area Boundary , Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> Local Government Infrastructure Plan Map - LGIP TNA7 (Transport Network (Active Transport) Map) Local Government Infrastructure Plan Map - LGIP TNA8 (Yandina Local Plan Area Transport Network (Active Transport) Map) Local Government Infrastructure Plan Map - LGIP TNA19 (Bli-Bli Local Plan Area Transport Network (Active Transport) Map) Local Government Infrastructure Plan Map - LGIP TNA20 (Transport Network (Active Transport) Map) Local Government Infrastructure Plan Map - LGIP TNA26 (Transport Network (Active Transport) Map) Local Government Infrastructure Plan Map - LGIP TNA31 (Forest Glen/Kunda Park/Tanawha Local 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli-Bli Local Plan Area Boundary , Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Plan Area Transport Network (Active Transport) Map) <ul style="list-style-type: none"> Local Government Infrastructure Plan Map - LGIP TNA40 (Local Plan Transport Network (Active Transport) Map) Local Government Infrastructure Plan Map - LGIP TNA42 (Landsborough Local Plan Area Transport Network (Active Transport) Map) 	
Schedule 2 (Mapping)	<ul style="list-style-type: none"> Local Government Infrastructure Plan Map - LGIP TNR7 (Transport Network (Roads) Map) Local Government Infrastructure Plan Map - LGIP TNR8 (Yandina Local Plan Area Transport Network (Roads) Map) Local Government Infrastructure Plan Map - LGIP TNR19 (Bli Bli Local Plan Area Transport Network (Roads) Map) Local Government Infrastructure Plan Map - LGIP TNR20 (Transport Network (Roads) Map) Local Government Infrastructure Plan Map - LGIP TNR26 (Transport Network (Roads) Map) Local Government Infrastructure Plan Map - LGIP TNR31 (Forest Glen/Kunda Park/Tanawha Local Plan Area Map) Local Government Infrastructure Plan Map - LGIP TNR40 (Transport Network (Roads) Map) Local Government Infrastructure Plan Map - LGIP TNR42 (Landsborough Local Plan Area Map) 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary, Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> Local Government Infrastructure Plan Map - LGIP PCF7 (Parks and Land for Community Facilities Network Map) Local Government Infrastructure Plan Map - LGIP PCF8 (Yandina Local Plan Area Parks and Land for Community Facilities Network Map) Local Government Infrastructure Plan Map - LGIP PCF19 (Bli Bli Local Plan Area Parks and Land for Community Facilities Network Map) 	Amend to reflect changes to the Yandina Local Plan Area Boundary, Bli Bli Local Plan Area Boundary, Forest Glen/Kunda Park/Tanawha Local Plan Area Boundary and Landsborough Local Plan Area Boundary.

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	<ul style="list-style-type: none"> • Local Government Infrastructure Plan Map - LGIP PCF20 (Parks and Land for Community Facilities Network Map) • Local Government Infrastructure Plan Map - LGIP PCF26 (Parks and Land for Community Facilities Network Map) • Local Government Infrastructure Plan Map - LGIP PCF31 (Forest Glen/Kunda Park/Tanawha Local Plan Area Parks and Land for Community Facilities Network Map) • Local Government Infrastructure Plan Map - LGIP PCF40 (Local Plan Parks and Land for Community Facilities Network Map) • Local Government Infrastructure Plan Map - LGIP PCF42 (Landsborough Local Plan Area Parks and Land for Community Facilities Network Map) 	

Appendix A **Amendment schedule (text)**
Part 7 **(Local Plans - 7.2.4 Bli Bli local plan code)**

7.2.4 Bli Bli local plan code

7.2.4.1 Application

- (1) This code applies to assessable development:-
- (a) within the Bli Bli local plan area as shown on Map ZM19 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Bli Bli local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
- (a) **section 7.2.4.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.4.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.4A (Bli Bli local plan elements)**.

7.2.4.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Bli Bli local plan code.

The Bli Bli local plan area is situated between the urban areas of Tamborine, Maroochydore and Pacific Paradise in the central part of the Sunshine Coast. The Bli Bli local plan area includes the Bli Bli Village Centre and residential areas, the Maroochy River and Kirra Road rural residential area and the Parklakes urban residential community. The local plan area has a land area of approximately 740-800 hectares.

The Bli Bli local plan area is located within rural setting with the significant environmental areas of the Maroochy River, Maroochy Wetlands Sanctuary, Pacific Creek and Parklands State Forest key elements within this landscape setting.

The topography of the local plan area is varied ranging from elevated and steeper slopes, providing views over the river valleys to the surrounding countryside, views to the ocean, Mount Coolum and Mount Ninderry and to the north Buderim and Kunda Park and over the lowlands of the Maroochy River floodplain.

The Maroochy River rural residential area located in the northern part of the local plan area is characterised by dwelling houses on large sloping rural lots interspersed with remnant vegetation and some rural activities.

The emerging Parklakes community comprises predominantly dwelling houses on urban size lots with a neighbourhood shopping and community precinct located at the eastern end of the area along Parklakes Drive, with sport, recreational and environmental areas located in the north.

Parklakes II, an extension to the Parklakes community, comprises predominantly dwelling houses on smaller lots, as well as a retirement community, neighbourhood park, restaurant (café) and a private school, set amongst central lakes which form an open space feature for the development, framed with pathways and public open space, is planned to the north west of the existing community and is intended to provide additional community facilities including a school, environmental areas and open space.

The existing residential community of Bli Bli consists predominantly of dwelling houses on urban size lots with larger lot sizes occurring in sloping and steeper vegetated ridgeline areas.

Bli Bli Northern Village, located to the east of the Parklakes community, is planned as a further extension to the local plan area. The village is intended to become an integrated residential community, offering a range of housing options, in keeping with the prevailing character of the Bli Bli local plan area.

The Bli Bli Village Centre, located on David Low Way, provides for full service convenience shopping and a community focus for local residents of Bli Bli and surrounding neighbourhoods in the catchment. A smaller local business and community centre is to be established in Parklakes to service immediate residents.

The church and hall located near the intersection of Willis and School Roads also provides a community focus area for local residents. Bli Bli is also supported by a number of small scale tourist attractions which exist within or adjoining the local plan area, including Sunshine Castle and GoWake Cable Park.

The existing remnant vegetation along the ridgelines and gullies and the adjoining wetland areas and waterways, including declared fish habitat areas, have significant environmental and scenic values and contribute to the amenity and character of the local plan area.

The Nambour-Bli Bli Road, Yandina-Bli Bli Road, David Low Way and Willis Road are major road links within the local plan area. Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.4.3 Purpose and overall outcomes

- (1) The purpose of the Bli Bli local plan code is to provide locally relevant planning provisions for the assessment of development within the Bli Bli local plan area.
- (2) The purpose of the Bli Bli local plan code will be achieved through the following overall outcomes:-
 - (a) The Bli Bli local plan area remains an attractive residential area comprising a number of urban and rural residential neighbourhoods and a village centre surrounded by a mosaic of farming land and natural areas.
 - (b) Urban and rural residential development in the Bli Bli local plan area is limited to land within the urban and rural residential growth management boundaries respectively so as to protect and reinforce Bli Bli's village character and identity, provide for the efficient provision of infrastructure and services, avoid constrained land and environmentally significant areas and protect the character and productivity of surrounding rural land.
 - (c) Development in the local plan area is designed and limited to protect key landscape features contributing to the rural and natural setting and character of the Bli Bli local plan area including existing vegetation, particularly along protected ridgelines and gullies, and significant views to surrounding countryside and across the Maroochy River floodplain, and to reflect the physical characteristics and constraints of the land, including the protection of sensitive slopes.
 - (d) The Bli Bli Village Centre, fronting the David Low Way, functions as a local (full service) activity centre providing a range of convenience goods and services to the Bli Bli community and surrounding rural and residential areas. It is the primary and dominant centre in the Bli Bli local plan area.
 - (e) Development in the Bli Bli Village Centre provides a range of small-scale business and community activities which activate the street frontage and include residential development located above the ground storey level. Whilst the business functions of the Bli Bli Village Centre may expand and be enhanced, the centre remains compact, with any expansion limited to land zoned within the Local centre zone. Residents continue to rely upon Nambour or Maroochydore to fulfil their higher order business and industry needs.
 - ~~(f) The Parklakes Local centre zone functions as a local (not full service) activity centre, providing a basic convenience level of business and community uses to service immediate residents. No new business centres are established within the Bli Bli local plan area.~~
 - ~~(g)(f)~~ Development in the Low density residential zone maintains the primarily low density residential character of the Bli Bli local plan area.
 - ~~(h)(g)~~ Development protects the Sunshine Castle as a significant landmark building and tourist attraction.
 - ~~(i)(h)~~ Land in the Emerging community zone is master planned and developed in a coordinated manner that sensitively responds to the flooding, drainage and environmental constraints over this area. Development in this area provides for a range of land uses including residential uses, community uses and open space.
 - (i) Development in the Emerging community zone (Bli Bli Northern Village) provides for a local (not full service) activity centre, to service the convenience needs of this residential community and immediately surrounding neighbourhoods. This new local activity centre provides for a

vibrant and activated community focal point connecting commercial spaces to the public realm, through active uses and spaces.

- (j) Development in the Emerging community zone (Bli Bli Northern Village) is integrated with the existing Bli Bli residential community, providing for the establishment of residential land uses that are sympathetic to, and compatible with, the prevailing low density character of the locality. Development provides for a range of lot sizes and housing options with some medium density residential uses in the vicinity of the local activity centre.
- (k) Development in the Emerging community zone (Bli Bli Northern Village) incorporates generous areas of public open space, with on-site flood storage and stormwater detention providing a key design and character element for the emerging residential community. Development provides for the Nambour to Coolumbri recreational trail and associated extensions, as well as other pedestrian connections to facilitate active transport through, and to and from, the Bli Bli Northern Village.
- (l) Development in the local plan area is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area.

7.2.4.4 Performance outcomes and acceptable outcomes

Table 7.2.4.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Development in the Bli Bli Local Plan Area Generally (All Zones)			
PO1	Development provides for buildings, structures and landscaping that are consistent with, and reflect the coastal urban character of, the local plan area and integrate with the natural landscape and skyline <i>vegetation</i> in terms of scale, siting, form, composition and use of materials.	AO1.1	Development provides for building design which incorporates a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing.
		AO1.2	Development provides for buildings and structures which incorporate articulated, pitched, skillion or curved roof forms.
		AO1.3	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		AO1.4	Development provides for existing mature trees to be retained and incorporated into the development design.
PO2	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to reflect and enhance the sense of arrival to, and character of, Bli Bli.	AO2.1	Development adjacent to a primary streetscape treatment area or gateway/entry point identified on Figure 7.2.4A (Bli Bli local plan elements) :- (a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and the coastal urban character of, Bli Bli, and emphasise corner locations; and (b) incorporates building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.
		AO2.2	Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.
Note— Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes			

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Performance Outcomes		Acceptable Outcomes	
	<p>(iv) safe pedestrian and traffic zones;</p> <p>(b) is designed and sited to emphasise the area's riverside location, with visual and pedestrian/cycle links to the waterfront enhanced; and</p> <p>(c) provides integrated and functional parking and access arrangements that do not dominate the street.</p>		<p>business uses;</p> <p>(d) has building openings overlooking the street;</p> <p>(e) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with non-load bearing posts over footpath areas in conjunction with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside;</p> <p>(f) ensures that signage is integrated with buildings;</p> <p>(g) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and</p> <p>(h) provides for on-site car parking at the rear or to one side of the development.</p> <p>AO7.2 Development protects and emphasises views and sight lines from the Bli Bli Village Centre to the Maroochy River where identified on Figure 7.2.4A (Bli Bli Local Plan Amendments).</p> <p>AO7.3 Development provides for safe and efficient pedestrian and cycle connections between the Bli Bli Village Centre and the Maroochy River.</p>
PO8	<p>Development in the Local-centre zone fronting Parklakes Drive provides for small scale uses that:-</p> <p>(a) support the role and function of the centre as a local (not full service) activity centre providing basic convenience goods and services to immediate residents and</p> <p>(b) does not detract from the role and function of Bli Bli Village Centre as the local (full service) activity centre for the local area.</p>	PO8	No acceptable outcome provided.
Development in the Low density Residential Zone			
PO98	Development for configuring a lot in the Low density residential zone provides for comparatively large lot sizes that are responsive to the local topography and maintain the low density character and amenity of neighbourhoods.	AO98	Development in the Low density residential zone provides for conventional residential lots which are a minimum of 700m ² in area.
Development in the Tourism Zone (Sunshine Castle)			
PO940	Development in the Tourism zone recognises the Sunshine Castle as a significant landmark site and tourist attraction.	AO940	No acceptable outcome provided.
Development in the Emerging Community Zone Generally			
PO104	Development in the Emerging community zone is master planned to ensure that development occurs in a logical and coordinated manner.	AO104	No acceptable outcome provided.
PO112	Development in the Emerging community zone provides for downstream drainage infrastructure, with capacity to drain ultimate development within the South Maroochy Drainage Board catchment.	AO112	Drainage infrastructure is identified, defined and constructed in accordance with a master drainage study for all land within the South Maroochy Drainage Board catchment which:-

Performance Outcomes		Acceptable Outcomes	
			<p>(a) identifies how flooding and drainage will be appropriately managed within the catchment;</p> <p>(b) considers the ultimate development and pre-urban development scenarios for the catchment;</p> <p>(c) appropriately defines and considers actionable nuisance and worsening; and</p> <p>(d) is endorsed by Council.</p> <p>Editor's note—in lieu of the developer undertaking works, an infrastructure agreement may be entered into to provide a monetary contribution for these works to be undertaken may provide a suitable alternative arrangement.</p>
PO12	<p>Development in the Emerging community zone provides for:-</p> <p>(a) adequate flood immunity whilst avoiding any adverse off-site flooding impacts;</p> <p>(b) the protection and buffering of ecologically important areas and drainage areas, including the greenspace areas identified on Figure 7.2.4A (Bli Bli local plan elements) and Figure 7.2.4B (Bli Bli Northern Village Master Plan); and</p> <p>(c) appropriate buffering and separation to nearby agricultural land and rural uses.</p>	AO12	No acceptable outcome provided.
Development in the Emerging Community Zone at Park Lakes II			
PO13	<p>Development provides for:-</p> <p>(a) a variety of residential lot sizes and housing options including dwelling houses, dual occupancies, and retirement facilities; and</p> <p>(b) local community/sporting facilities in the northern corner of the area adjacent to Yandina-Bli Bli Road.</p> <p>Note—should the northern corner of the Emerging community zone not be required for community purposes, as determined by the Council, this portion of the zone may be developed for low density residential purposes.</p>	AO13	<p>No acceptable outcome provided.</p> <p>Editor's note—Development at Park Lakes II is currently subject to an approved master plan and plan of development.</p>
PO14	<p>Development provides for:-</p> <p>(a) adequate flood immunity whilst avoiding any adverse off-site flooding impacts;</p> <p>(b) the protection and buffering of ecologically important areas and drainage areas, including the greenspace areas identified on Figure 7.2.4A (Bli Bli local plan elements);</p> <p>(c) appropriate buffering and separation to nearby agricultural land and rural uses;</p> <p>(d)(a) an internal link road (district collector street) that connects Camp Flat Road to Yandina-Bli Bli Road;</p> <p>(e)(b) a local road connection between East View Court and the internal link road; and</p> <p>(f)(c) pedestrian and cycle links between residential neighbourhoods</p>	AO14	<p>No acceptable outcome provided.</p> <p>Editor's note—Development at Park Lakes II is currently subject to an approved master plan and plan of development.</p>

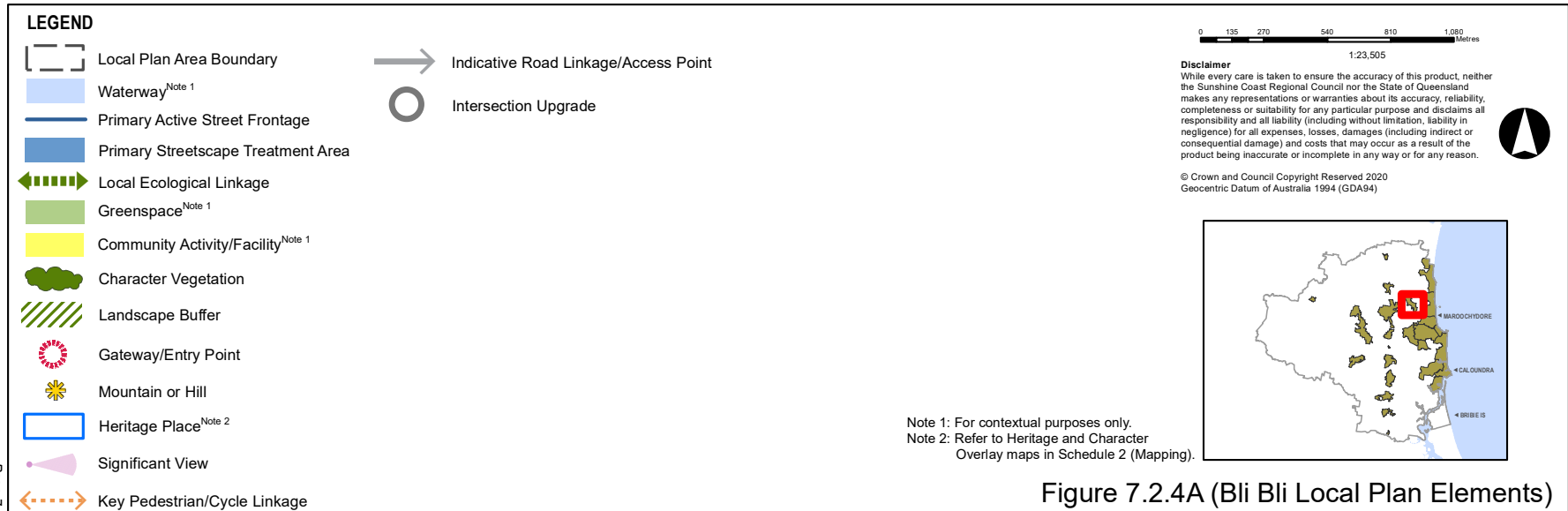
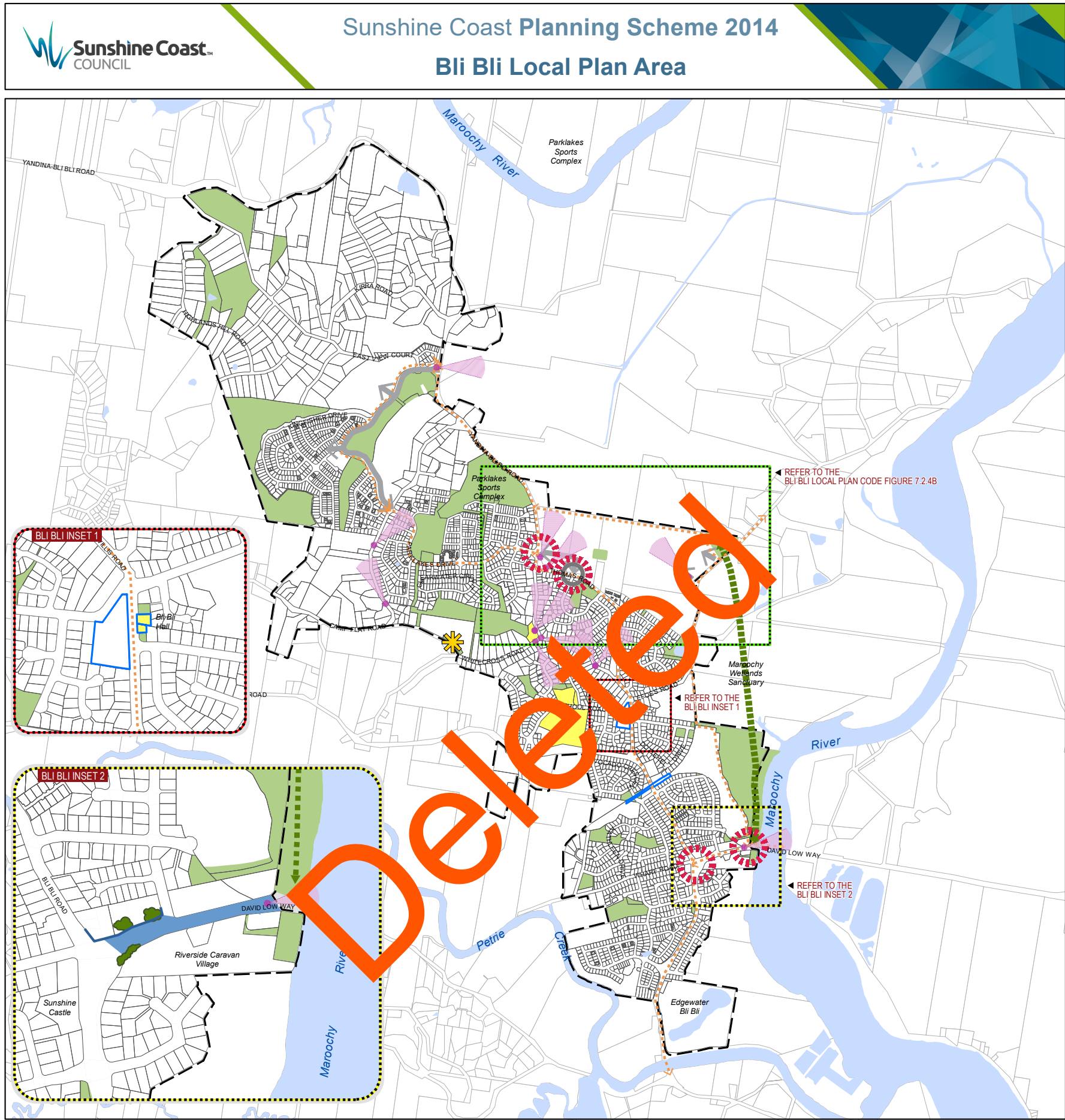
Performance Outcomes		Acceptable Outcomes	
	planned community uses to the north. Note—indicative road linkages and pedestrian/cycle links are identified on Figure 7.2.4A (Bli Bli local plan elements) .		
<u>Development in the Emerging Community Zone (Bli Bli Northern Village)</u>			
<u>PO15</u>	Development provides for the creation of a vibrant, mixed use and high quality village neighbourhood which comprises the following:- (a) residential uses at a scale, intensity and configuration that is compatible with the established low density character of the adjoining Bli Bli residential community; (b) a pedestrian and cycle friendly, legible and permeable local road network; (c) visual connectivity within, and external to the site, including to rural lands to the north, through design of site layout, landscape elements and open space; (d) coordinated provision of infrastructure, including a centrally located local recreation park; (e) sensitive changes to landform and landscape treatment to respect the transition to the rural landscape; (f) protection and enhancement of identified character vegetation; (g) opportunities to connect the Nambour to Coolumb Recreation Trail network and local pedestrian/cycle permeability through the site; and (h) an integrated floor storage and stormwater detention system that emphasises the rural water as a key character element and lifestyle feature of the community.	<u>AO15</u>	<u>In partial fulfilment of Performance Outcome PO15:-</u> Development provides for a residential village neighbourhood, with an urban form and structure generally in accordance with Figure 7.2.4B (Bli Bli Northern Village Master Plan) .
<u>PO16</u>	Development provides for a local (not full service) activity centre that:- (a) does not detract from the role and function of the Bli Bli Village Centre as the local (full service) activity centre for the Bli Bli local plan area; and (b) includes convenience retailing and other small-scale commercial uses, anchored by a small <i>supermarket</i> .	<u>AO16.1</u> <u>AO16.2</u>	<u>Development provides for a local (not full service) activity centre, located generally in accordance with Figure 7.2.4B (Bli Bli Northern Village Master Plan).</u> <u>Development in the local (not full service) activity centre:-</u> (a) has a total <i>gross leasable floor area</i> (GLFA) not exceeding 2,500m ² ; and (b) provides for any single tenancy to not exceed a GLFA of 300m ² , other than one <i>supermarket</i> , not exceeding a GLFA of 1,000m ² .
<u>PO17</u>	Development in the local (not full service) activity centre provides:- (a) an active, low speed, pedestrian friendly, highly embellished main street, which includes fine grain and permeable built form and primary and secondary active street frontages; (b) a central public plaza connecting the centre to the public realm; an integrated and functional car parking and access arrangement, which	<u>AO17</u>	<u>Development in the local (not full service) activity centre:-</u> (a) is framed by, and fronts an internal main street, accessed from Yandina-Bli Bli Road/Parklakes Drive round-a-bout and another access opposite Samantha Drive; (b) creates a low speed, pedestrian friendly environment, through passive design and landscape elements, connecting the centre to surrounding residential

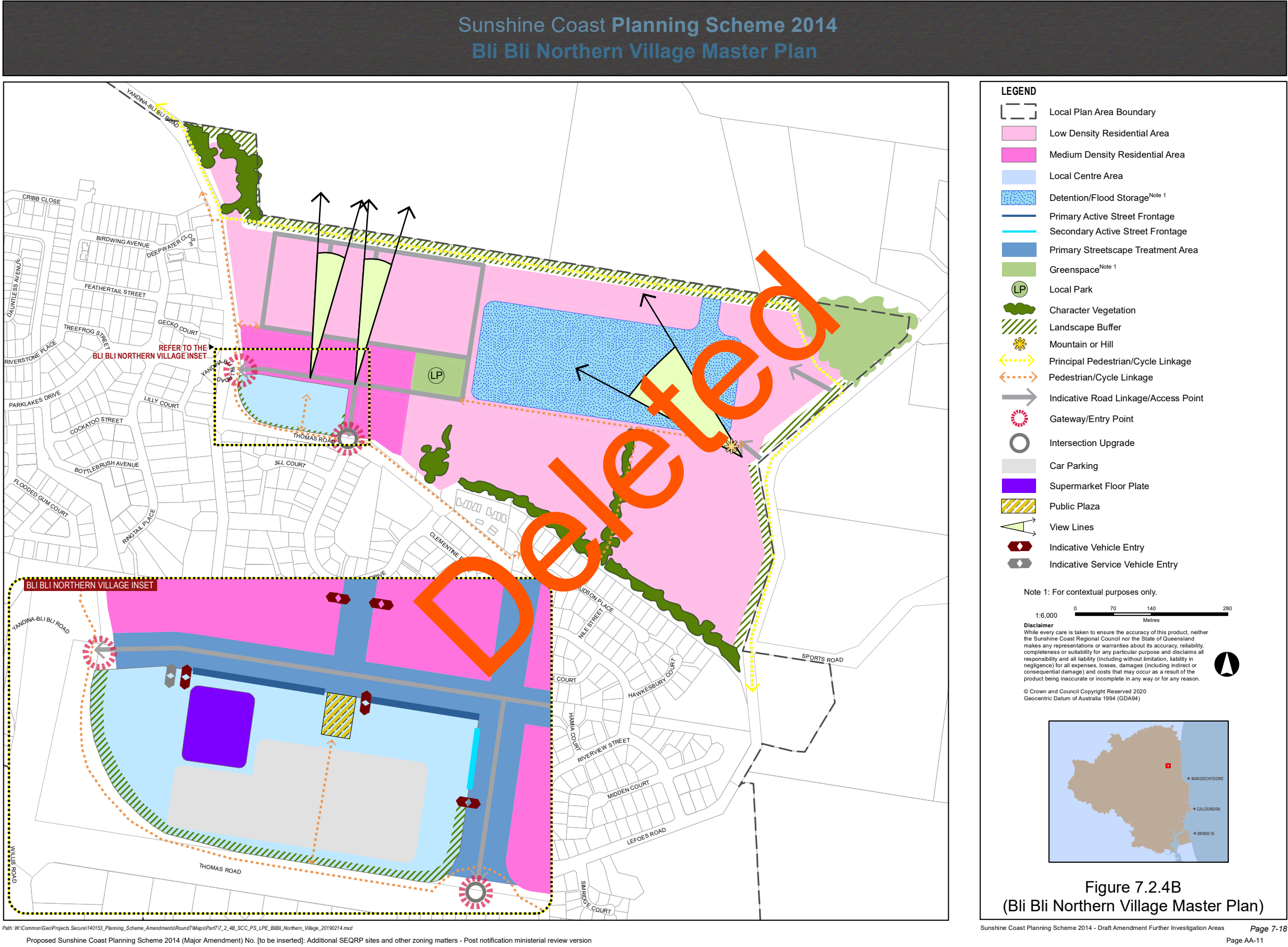
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Performance Outcomes		Acceptable Outcomes	
	<p><u>does not visually dominate the main street or Thomas Road</u></p> <p><u>(d) a supermarket built form that addresses the main street.</u></p>		<p><u>neighbourhoods;</u></p> <p><u>(c) provides for consolidated primary active street frontages, which include continuous awnings over footpath areas, with mature and semi-mature shade trees adjacent to the kerbside or in build-outs;</u></p> <p><u>(d) provides for secondary active street frontages, that include buildings built to, or close to the street frontage, including the continuation of the landscape element theme from the main street;</u></p> <p><u>(e) provides for design of a supermarket that is:-</u></p> <p><u>(i) sleeved by small scale, fine-grain built form elements; and/or</u></p> <p><u>(ii) built to boundary, comprising windows, openings and doors at the street level;</u></p> <p><u>(f) provides for a central public plaza within the defined local centre, which provides:-</u></p> <p><u>(i) opportunities for outdoor dining and public seating;</u></p> <p><u>(ii) a visual connection to the north, through location and landscape elements; and</u></p> <p><u>(iii) takes advantage of the potential views from the site to Mount Coolum and Mount Ninderry and protects existing view sheds potentially affected by the development;</u></p> <p><u>(g) avoids direct access from Thomas Road, with rationalised access points, provided from the internal local street network; and</u></p> <p><u>(h) provides consolidated car parking, located towards Thomas Road that includes substantial landscaping to soften hard surfaces and reduce visual impacts from Thomas Road and neighbouring residential properties to the south.</u></p> <p><u>Note – Figure 7.2.4B (Bli Bli Northern Village Master Plan) illustrates application of some of the above design principles for development in the activity centre.</u></p>
<p>PO18</p>	<p><u>Development provides a well serviced and integrated residential neighbourhood, comprising a mix of low to medium density housing types, as follows:-</u></p> <p><u>(a) a medium density residential area immediately surrounding the local centre, which contributes to activation of the primary streetscape treatment area; and</u></p> <p><u>(b) a low density residential area, providing a range of lot sizes and housing types, that is effectively integrated and connected with the balance of Bli Bli Northern Village and the local plan area.</u></p>	<p>AO18.1</p>	<p><u>Development provides for a medium density residential area adjoining the local centre that:-</u></p> <p><u>(a) includes multi-storey residential development, such as soho apartments, multiple dwellings, townhouses and attached row/terrace housing that are built close to the front boundary and contribute to the creation of a pedestrian-focussed local village centre;</u></p> <p><u>(b) includes other medium density residential development, which provides a transition to low density</u></p>

Performance Outcomes		Acceptable Outcomes	
			<p><u>residential development beyond the local activity centre; and</u></p> <p><u>(c) achieves a net residential density of 30–50 equivalent dwellings per hectare.</u></p> <p>AO18.2</p> <p><u>Development provides for a low density residential area that:-</u></p> <p><u>(a) comprises a mix of lot sizes, including a minimum 20% of detached housing to be located on traditional sized lots (≥600m²);</u></p> <p><u>(b) includes up to 10% of lots as dual occupancy lots, which are 'salt and peppered' throughout the low density residential area; and</u></p> <p><u>(c) may include a relocatable home park or retirement facility, which:-</u></p> <p><u>(i) integrates and connects with the surrounding neighbourhood, by providing local pedestrian and road network connectivity and access from the site to the external movement network; and</u></p> <p><u>(ii) does not exceed a net residential density of 30 equivalent dwellings per hectare.</u></p> <p><u>Note – Figure 7.2.4B (Bli Bli Northern Village Master Plan) illustrates the indicative location and extent of the 'medium density residential area' and 'low density residential area'.</u></p>
PO19	<p><u>Development provides for a maximum of two access points from the state-controlled road network located at the Yandina-Bli Bli Road/Thomas Drive round-a-bow and Thomas Road/Samantha Drive (North) intersection as identified on Figure 7.2.4B (Bli Bli Northern Village Master Plan), to protect the safety and efficiency of the state-controlled road network.</u></p>	AO19	<p><u>No acceptable outcome provided.</u></p>

Part 7





Part 7 (Local Plans - 7.2.16 Landsborough local plan code)

7.2.16 Landsborough local plan code

7.2.16.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Landsborough local plan area as shown on Map ZM42 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Landsborough local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.16.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.16.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.16A (Landsborough local plan elements)**.

7.2.16.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Landsborough local plan code.

The Landsborough local plan area is located on the North Coast Rail Line between the towns of Beerwah and Mooloolah in the southern hinterland of the Sunshine Coast. The local plan area includes Landsborough's town centre, the surrounding urban area and adjacent rural residential areas to the north, south and west. The local plan area has a land area of approximately ~~880~~ 898 hectares.

Landsborough is a picturesque and historic hinterland town. Situated at the southern entrance to the Blackall Range, Landsborough is framed to the north and west by elevated terrain associated with the Blackall Range escarpment and Mount Mellum. Mellum Creek and adjoining tributaries traverse the local plan area with pockets of remnant vegetation located along the creek corridors. The town includes a number of heritage places as well as two character areas comprising groups of buildings indicative of early 20th century building styles.

Landsborough's town centre, which fulfils the local needs of the immediately surrounding urban, rural and rural residential community, is primarily located on the western side of the rail line around Cribb Street and Maleny Street. Cribb Street, which contains historic buildings and adjoins the railway station, is the traditional "main street" of Landsborough. Maleny Street provides a range of convenience retail and commercial uses.

The local plan area also includes an industrial area to the east of the rail line with access via Caloundra Street. There is also a substantial rendering plant operation (Sunland Meats) located immediately to the south of Mellum Creek.

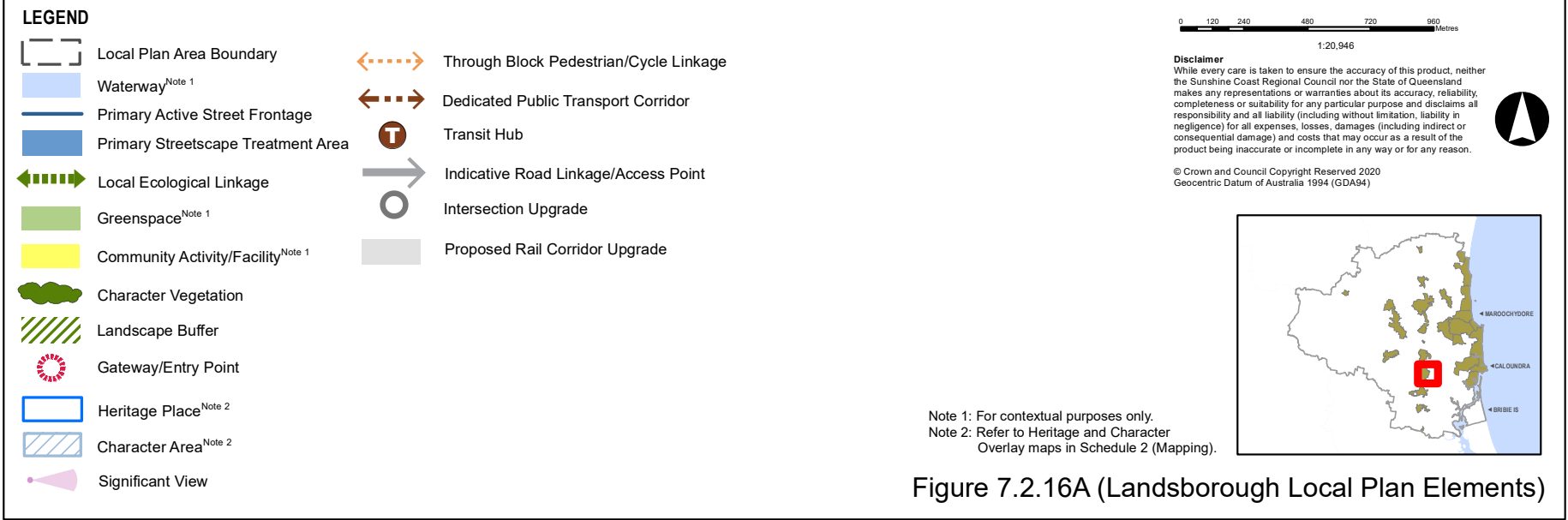
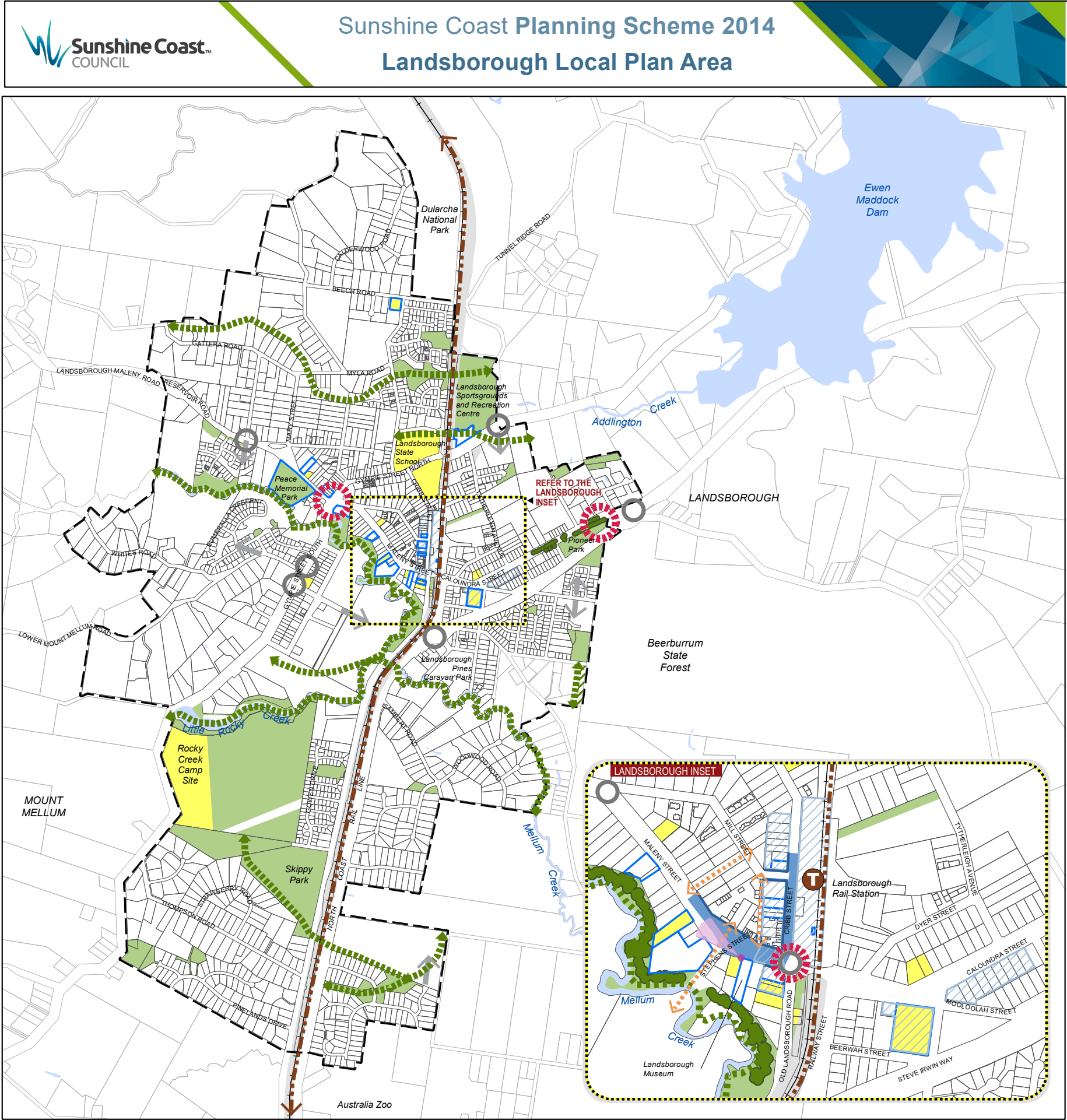
Landsborough includes a range of community activities and sport and recreation areas including Landsborough State School, emergency services, local utilities, the Landsborough Museum, places of worship and district sports grounds. An Arts, Community and Heritage Precinct is planned for land south of the town centre and Maleny Street.

A mix of older dwelling houses, dual occupancies and small scale multiple dwellings are located in Mill Street, Cribb Street and Gympie Street which adjoins the business centre and railway station. Beyond the central area, the residential areas are characterised by dwelling houses on larger lots in traditional street layouts. The rural residential areas to the north, south and west include lot sizes of 5,000m² or greater. Some of these rural residential areas are constrained by flooding, steep land and/or significant vegetation.

Landsborough functions as an important public transport node, with a bus link from the railway station to the coastal urban area and to Maleny. The major road access into Landsborough from the east is via Caloundra Street from Steve Irwin Way. Maleny Street links Caloundra Street to Landsborough-Maleny Road providing access to Maleny and the Blackall Range. Old Landsborough Road links Landsborough to Beerwah.

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Performance Outcomes		Acceptable Outcomes	
	(b) provides for a transition of lot sizes to surrounding rural residential areas; (c) responds to and retains environmental features, including significant <i>vegetation</i> and other <i>ecologically important areas</i> ; (d) protects the visual amenity of Landsborough-Maleny Road as a scenic route; (e) provides for appropriate pedestrian and cycle links; and (f) provides for road and intersection upgrades.	AO13.3 AO13.4 AO13.5 AO13.6 AO13.7	western boundary of Precinct LAN LPP-1 (Landsborough Town West). Reconfiguring a lot provides for the protection of significant <i>vegetation</i> adjacent to Mellum Creek and Landsborough-Maleny Road. In addition to any parkland dedication, reconfiguring a lot provides a local ecological linkage and open space corridor along Mellum Creek. A dense vegetated <i>buffer</i> is provided to Landsborough-Maleny Road to screen development from the road. Reconfiguring a lot contributes to the provision of pedestrian and cycle linkages to the Landsborough town centre. Reconfiguring a lot contributes to the upgrading of the Gympie Street South – Lower Mount Mellum Road intersection.
Development in the Low Density Residential Zone in Precinct LAN LPP-2 (Landsborough Town East)			
PO14	Reconfiguring a lot Development in the Low density residential zone in Precinct LAN LPP-2 (Landsborough Town East) identified on Local Plan Map LPM42 :- (a) creates a distinct residential neighbourhood by maintaining the low density residential character of the area; and (b) provides for appropriate pedestrian and cycle links to improve accessibility to the Landsborough town centre; (c) responds to and retains environmental features, including significant <i>vegetation</i> and other <i>ecologically important areas</i> ; and (d) provides enhanced ecological connectivity between significant vegetation and other ecologically important areas located adjacent to the precinct-	AO14.1 AO14.2 AO14.3 AO14.4	In partial fulfilment of Performance Outcome PO14:- Reconfiguring a lot maintains provides for a minimum lot size of:- (a) 1,000m ² on land between Toorbul Street and Forestdale Road; (b) 800m ² on land between Forestdale Road and Hardwood Road; and (c) 650m ² elsewhere in Precinct LAN LPP-2 (Landsborough Town East). Any lots intended for a <i>dual occupancy</i> or <i>secondary dwelling</i> are nominated on a plan of development, with the lots nominated for these dwellings to not exceed 5% and 20% of total lots, respectively. Reconfiguring a lotDevelopment contributes to the provision of a network of cycleways and pedestrian paths linking to the Landsborough town centre. Development provides a vegetated buffer of at least 25m in width along the eastern boundary of Precinct LAN LPP-2 (Landsborough Town East).
Development in the Medium Density Residential Zone			
PO15	Development in the Medium density residential zone:- (a) provides for the establishment of medium density housing compatible with a rural town setting; (b) is sympathetic to the rural town character of Landsborough; (c) is of a domestic scale that does not dominate the <i>streetscape</i> and	AO15.1 AO15.2	For a <i>multiple dwelling</i> , the development site has an area of at least 1,000m ² . Development within the Medium density residential zone:- (a) is in the form of multiple separated buildings or provides for larger buildings to be expressed as a series of linked smaller buildings that are similar in scale to a detached house;



Part 7 (Local Plans - 7.2.27 Yandina local plan code)

7.2.27 Yandina local plan code

7.2.27.1 Application

- (1) This code applies to assessable development:-
- (a) within the Yandina local plan area as shown on Map ZM8 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Yandina local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
- (a) **section 7.2.27.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.27.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.27A (Yandina local plan elements)**.

7.2.27.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Yandina local plan code.

The Yandina local plan area is located in the central part of the Sunshine Coast and is traversed by the Bruce Highway and the North Coast Rail Line. The local plan area comprises the rural town of Yandina and adjacent urban areas as well as industrial estates in the northern and southern parts of the town. The local plan area has a land area of approximately ~~396~~ 485 hectares.

Yandina is located on undulating land and set within a picturesque rural and natural landscape with the prominent Mount Ninderry to the east, Parklands Forest Reserve to the south and Wappa Dam and the Mapleton Forest Reserve in the west. The local plan area is traversed by the South Maroochy River in an east-west direction and bordered to the northeast by the North Maroochy River. The local plan area is surrounded by large areas of productive agricultural land.

The Yandina Town Centre is focussed on the traditional main street of Stevens Street, servicing the town and its surrounding rural and rural residential communities and providing a range of commercial, retail, industrial, community, sport and recreational activities.

The local plan area contains a range of community, sport and recreation facilities including Yandina State School, and Yandina Sports Complex. The local plan area also contains the Yandina Caravan Park which provides both permanent residential accommodation and temporary visitor accommodation.

The Yandina local plan area contains three main industrial estates providing employment for the central hinterland areas. An industrial estate is located in the northern part of the local plan area on the western side of the Bruce Highway. It comprises a range of industrial uses including the Ginger Factory which is also a premier tourist attraction on the Sunshine Coast. The industrial estate located in the northern part of the local plan area on the eastern side of the Bruce Highway is largely undeveloped. The southern industrial estate is located on the eastern side of the Nambour North Connection Road and consists of a range of industrial uses. A smaller industrial area is located on the eastern side of Farrell Street in the northern part of the local plan area.

Yandina's character is derived from its picturesque landscape setting, rural heritage, traditional main street, grid pattern road layout, historical building designs and laid back 'country town' atmosphere. The existing character areas and historic buildings, especially fronting Stevens Street and Farrell Street, significantly contribute to the character and identity of the town.

The residential areas in Yandina are predominantly traditional low density neighbourhoods of detached housing characterised by a grid pattern street layout in the older, inner parts of the local plan area and cul-de-sacs in the newer outer parts. Medium density residential areas are located to the west of the town centre with further expansion opportunities available.

Part 7

- (l) Development in the Low impact industry zone accommodates a broad range of small scale industry and *service industry* uses, while avoiding impacts on nearby residential areas and protecting the visual amenity of scenic routes through the local plan area.
- (m) Development in the Low density residential zone, including road and lot layouts and *streetscape*, reflects traditional rural town residential qualities such as low rise detached housing on large lots, open *streetscape* and mature street trees.
- (n) Development in the Medium density residential zone:-
- (i) provides for a range of housing choices located with close and convenient access to the Yandina Town Centre, employment nodes, public transport and community facilities;
 - (ii) provides good pedestrian and cycle connectivity to the town centre; and
 - (iii) contributes to a high level of residential amenity and design quality consistent with the traditional rural character of Yandina, the scale and character of the *streetscape* and surrounding development.
- (o) Development in the Community facilities zone south of Brandons Road and north of Steggalls Road is compatible with the traditional rural town character, provides an appropriate transition to adjacent rural areas and is master planned to ensure that development occurs in a functionally efficient and integrated manner.
- ~~(p)~~ Development in the local plan area provides road network improvements required to service development, improve local connectivity and permeability and ensure safe and efficient access to development sites.
- ~~(q)~~ Development in the local plan area is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area.
- ~~(r)~~ Development provides appropriate landscape buffering to the Bruce Highway and the North Coast Rail Line in order to effectively visually screen built form elements and maintain the visual amenity of these scenic routes.

7.2.27.4 Performance outcomes and acceptable outcomes

Table 7.2.27.4.1 Performance outcomes and acceptable outcomes for assessable development

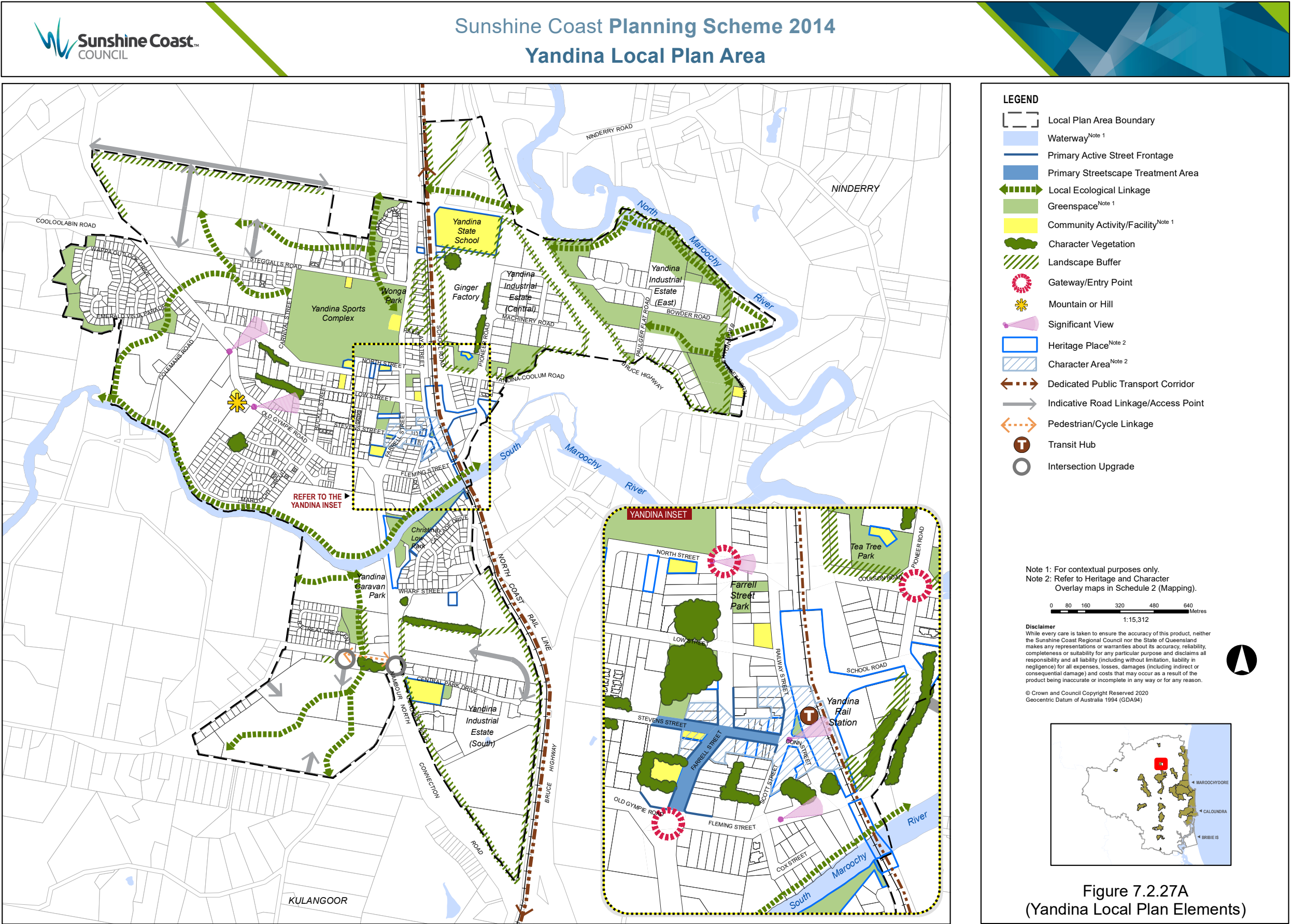
Performance Outcomes		Acceptable Outcomes	
Development in the Yandina Local Plan Area Generally (All Zones)			
PO1	Development provides for buildings, structures and landscaping that is consistent with and reflects the traditional rural town architectural character of Yandina in terms of form, composition and use of materials.	AO1.1	Development provides for the retention and/or adaptive re-use, with limited modification, of buildings which have cultural heritage or character significance. Editor's note—Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on heritage places and in character areas.
		AO1.2	For residential, business and community uses, buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		AO1.3	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		AO1.4	Roof forms use simple, traditional Queensland style roof designs, such as hipped or gabled.
PO2	Development provides for the retention and enhancement of key landscape	AO2.1	Development provides for the retention of historical landmarks, memorials and

Part 7

Performance Outcomes		Acceptable Outcomes	
	intersections; and (d) the extension of the existing pedestrian/cycle pathway along Wappa Falls Road from Retreat Crescent to Nambour North Connection Road.		
<u>Additional Performance Outcomes and Acceptable Outcomes for Development in the Low Density Residential Zone North of Steggalls Road</u>			
<u>PO24</u>	Development in the Low density residential zone north of Steggalls Road provides for lot sizes and a configuration of lots which:- (a) is sympathetic to the character of nearby existing residential areas; (b) are used predominantly for single household detached housing; and (c) appropriately transition to adjacent rural areas.	<u>AO24</u>	<u>In partial fulfilment of Performance Outcome PO24:-</u> Reconfiguring a lot in the Low density residential zone north of Steggalls Road provides for an average lot size of at least 800m ² .
<u>PO25</u>	Development in the Low density residential zone north of Steggalls Road:- (a) provides pedestrian and cycle links to improve accessibility to the Yandina town centre; (b) provides a safe, interconnected, permeable and legible road network to service development, including where identified on <u>Figure 7.2.27A (Yandina local plan elements)</u> ; (c) provides appropriate landscape buffering and separation to nearby agricultural land and rural uses, including where identified on <u>Figure 7.2.27A (Yandina local plan elements)</u> ; and (d) minimises the risk to people and property from flood events up to and including the <u>Probable Maximum Flood (PMF)</u> . <u>Note—A site-based flood risk assessment, prepared in accordance with the State Planning Policy 2017 and associated guidance material, is required to demonstrate compliance with this performance outcome.</u>	<u>AO25</u>	<u>No acceptable outcome provided.</u>
<u>Development in the Community Facilities Zone South of Brandons Road and North of Steggalls Road</u>			
<u>PO26</u>	Development in the Community facilities zone south of Brandons Road and North of Steggalls Road:- (a) is of a scale and intensity that is compatible with the traditional rural town character; (b) occurs in accordance with an approved master plan for all lots included in the entire zone that provides for facility elements to be configured in a functionally efficient and integrated manner; (c) responds to and retains environmental features, including	<u>AO26</u>	<u>No acceptable outcome provided.</u>

Part 7

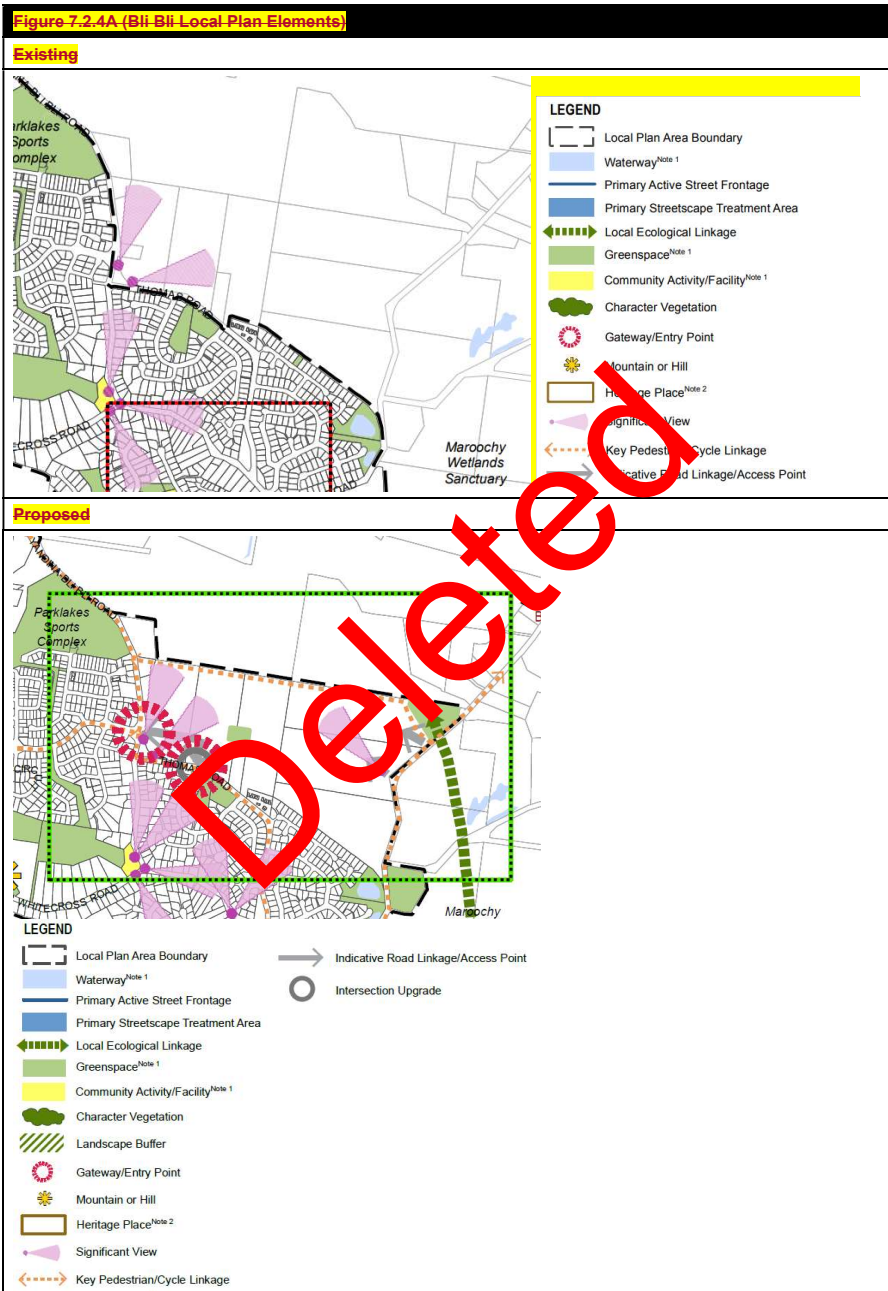
Performance Outcomes		Acceptable Outcomes	
	<p><u>significant vegetation and other ecologically important areas, including where identified on Figure 7.2.27A (Yandina local plan elements);</u></p> <p><u>(d) provides appropriate landscape buffering and separation to nearby agricultural land and rural uses, including where identified on Figure 7.2.27A (Yandina local plan elements); and</u></p> <p><u>(e) is sited to ensure all buildings are located on land above the <i>Probable Maximum Flood</i> (PMF).</u></p> <p><u>Note—A site-based flood risk assessment, prepared in accordance with the <i>State Planning Policy 2017</i> and associated guidance material, is required to demonstrate compliance with this performance outcome.</u></p>		
Development in the Rural Zone (Lot 2 on RP913584)			
PO27	<p>Development in the Rural zone on Lot 2 on RP913584 at 1 Ninderry Road, Bridges, may provide for a Warehouse (where for caravan and boat storage), provided that the use:-</p> <p><u>(a) is temporary in nature;</u></p> <p><u>(b) does not impact on the rural character and scenic amenity of the locality; and</u></p> <p><u>(c) minimises the risk to people and property from flood events up to and including the <i>Probable Maximum Flood</i> (PMF).</u></p> <p><u>Note—A site-based flood risk assessment, prepared in accordance with the <i>State Planning Policy 2017</i> and associated guidance material, is required to demonstrate compliance with this performance outcome.</u></p> <p><u>Note—A Flood Emergency Management Plan, which sets out procedures for evacuation due to flooding (including details of how property of consequence can be removed from site at short notice in a manner that does not present a burden for emergency services), may be used to demonstrate compliance with this performance outcome.</u></p>	AO27	<p><u>In partial fulfillment of Performance Outcome PO27:-</u></p> <p>Development in the Rural zone on Lot 2 on RP913584 at 1 Ninderry Road, Bridges, where for caravan and boat storage:-</p> <p><u>(a) does not result in the erection or construction of permanent structures (other than demountable buildings);</u></p> <p><u>(b) limits signage to the site's frontage directly adjoining the existing access point on Ninderry Road; and</u></p> <p><u>(c) incorporates a densely planted landscape buffer of sufficient width to visually screen development from adjoining rural lots and transport corridors as indicated on Figure 7.2.27A (Yandina local plan elements).</u></p>



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Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]: Additional SEQRP sites and other zoning matters - Post notification ministerial review version

Amended 27 February 2017

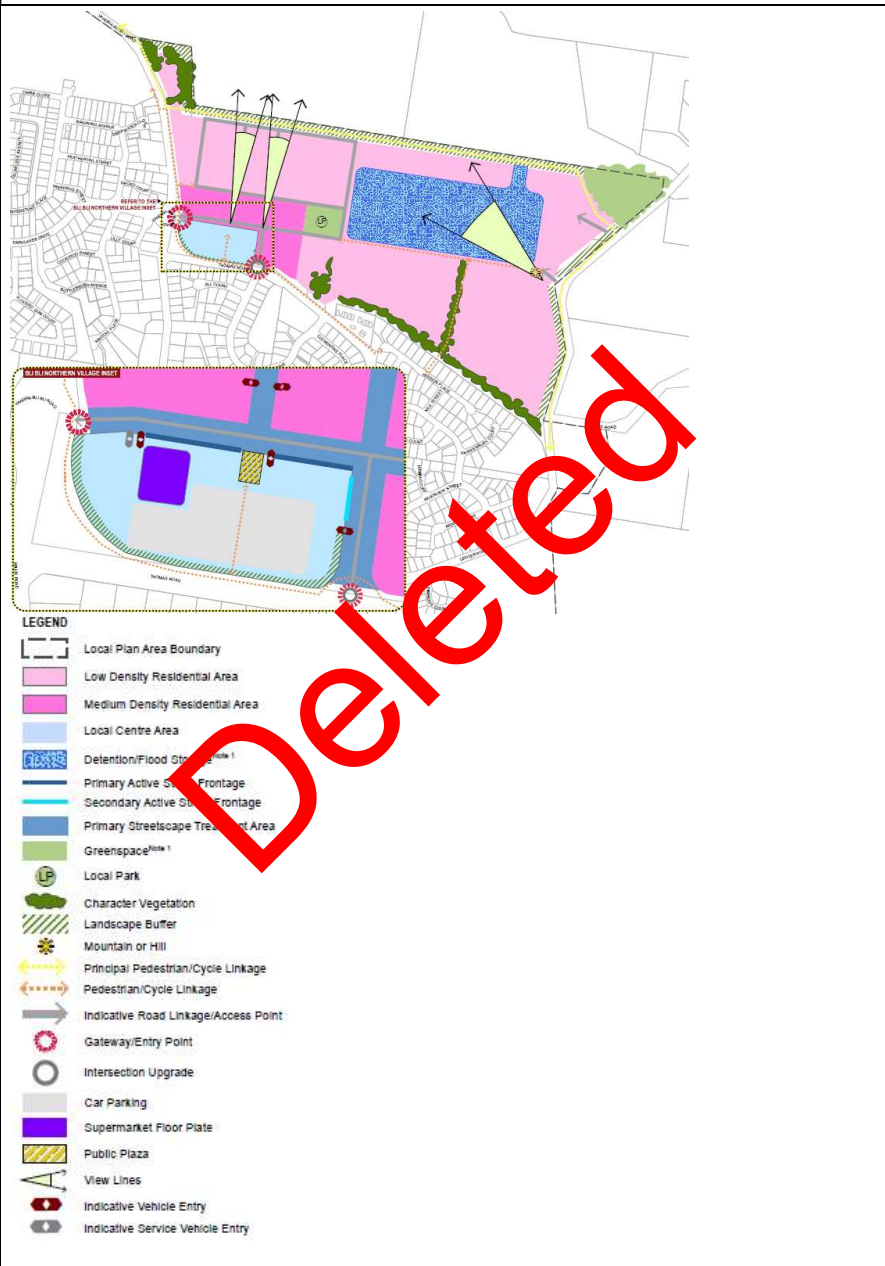
Appendix B Amendment schedule (mapping)



Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]: Additional SEQRP sites and other zoning matters - Post notification ministerial review version
Page AB-1

Figure 7.2.4B (BII-BII Northern Village Master Plan)

Proposed



Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]: Additional SEQR sites and other zoning matters - Post notification ministerial review version
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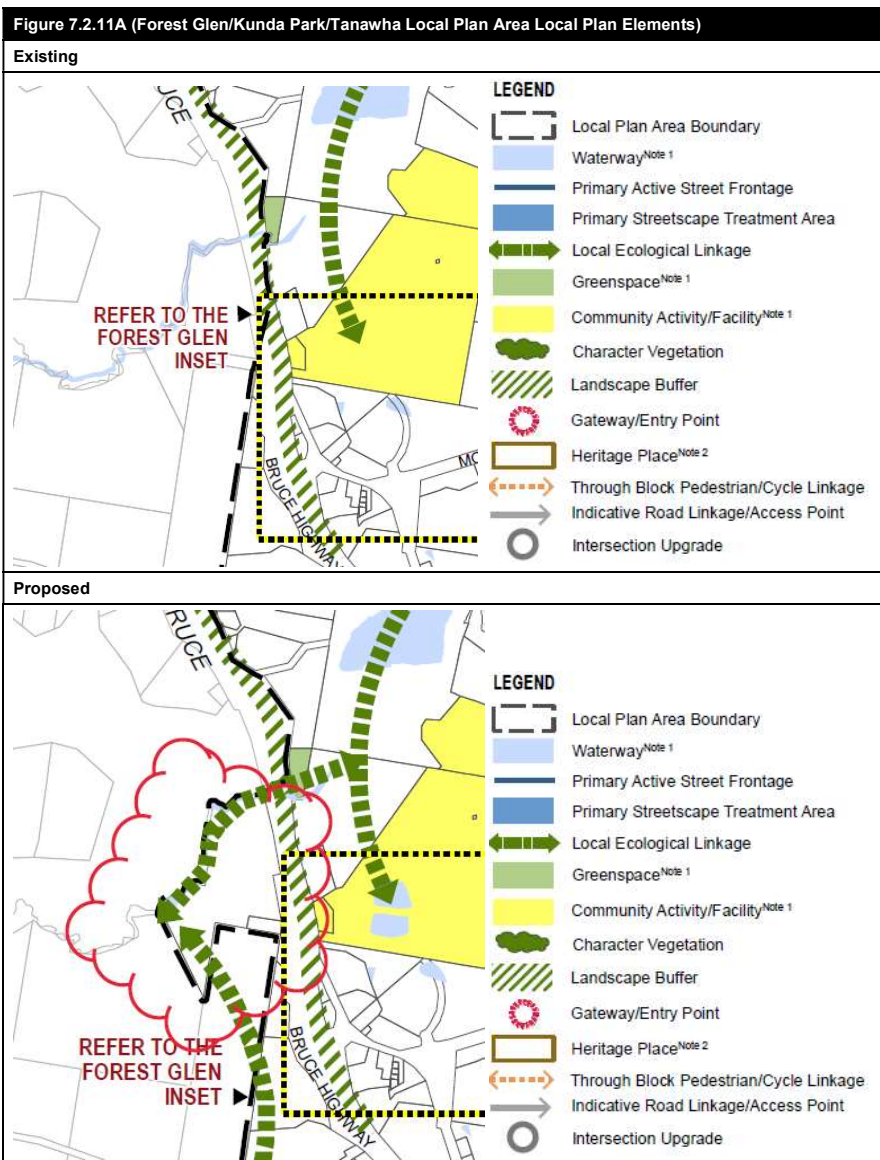
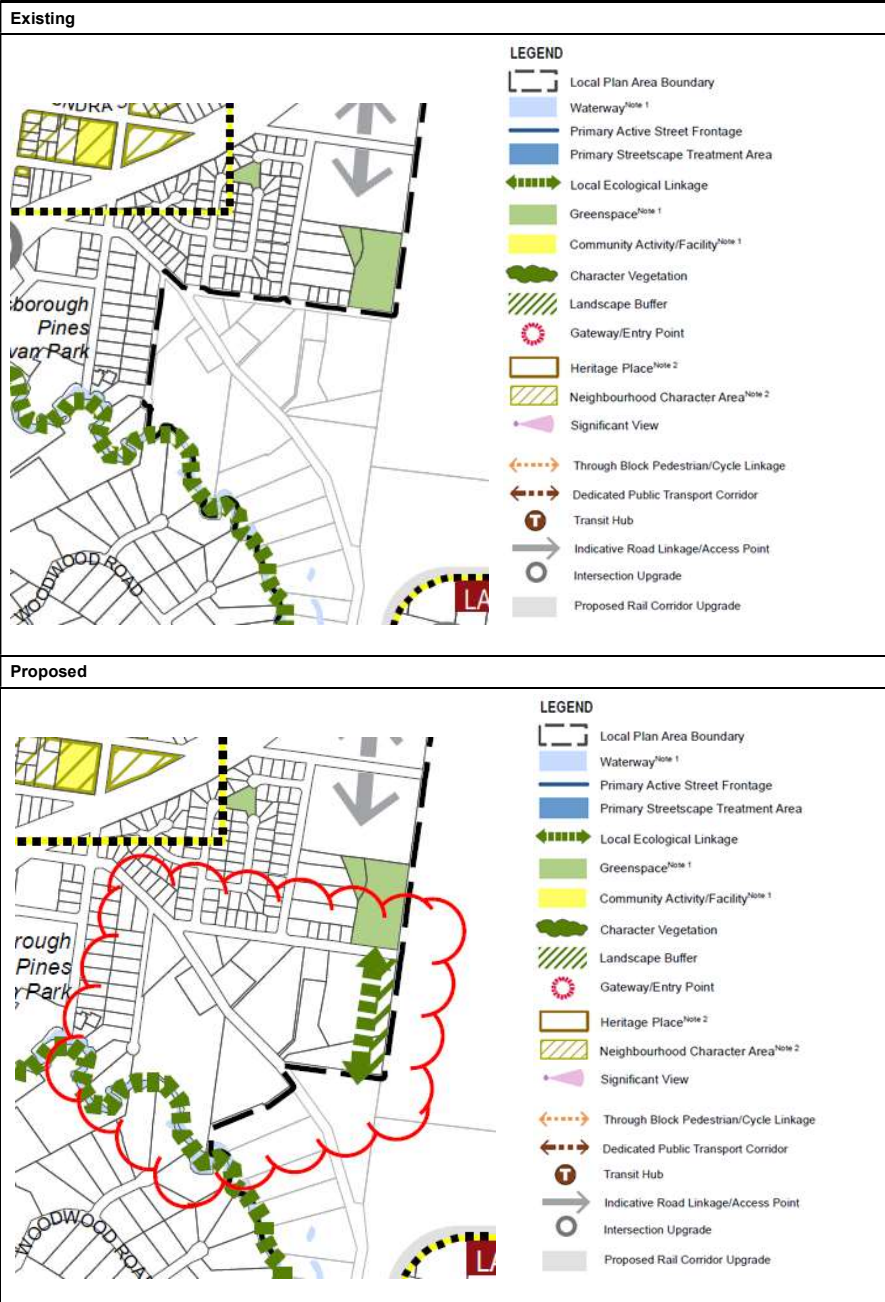
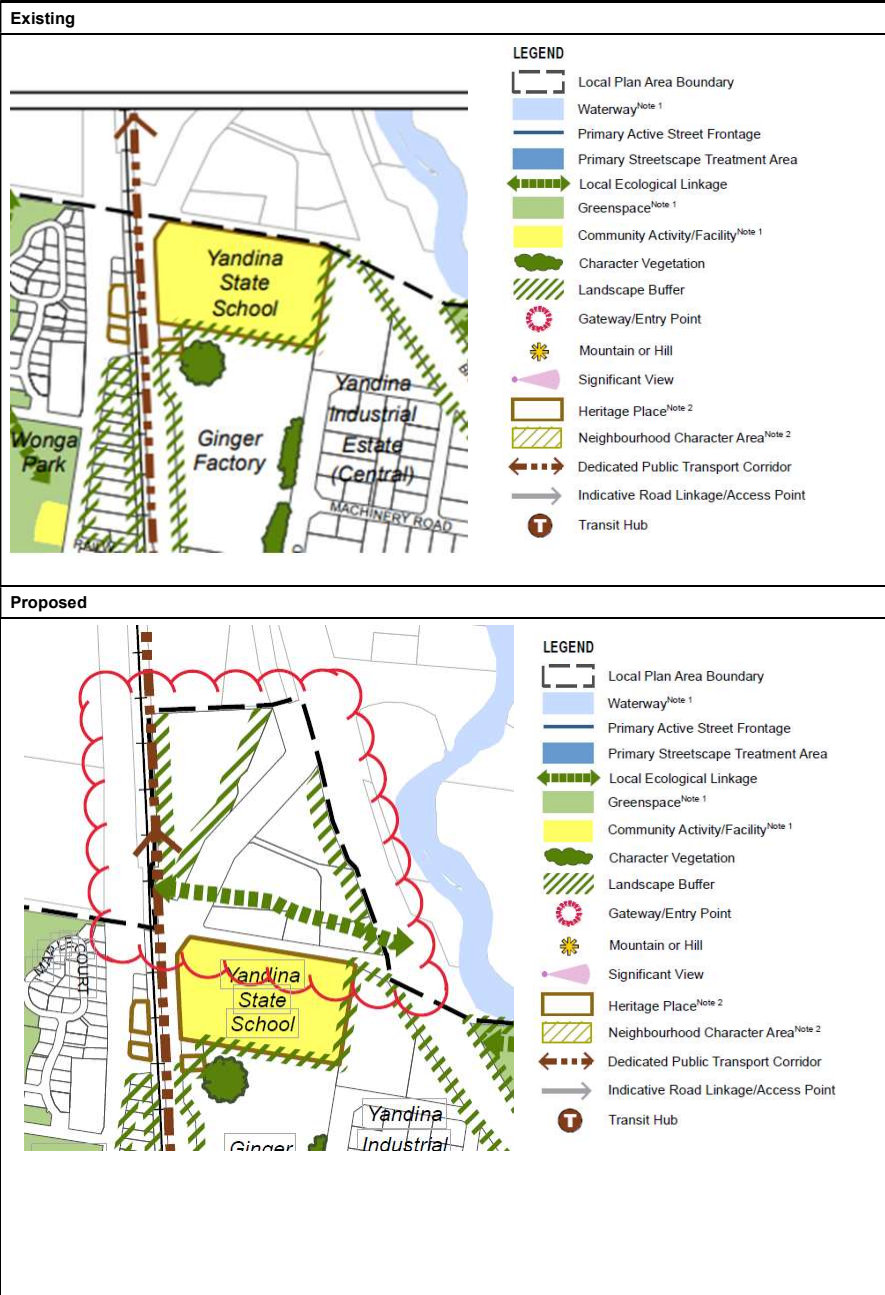


Figure 7.2.16A (Landsborough Local Plan Elements) - Landsborough Town East Site



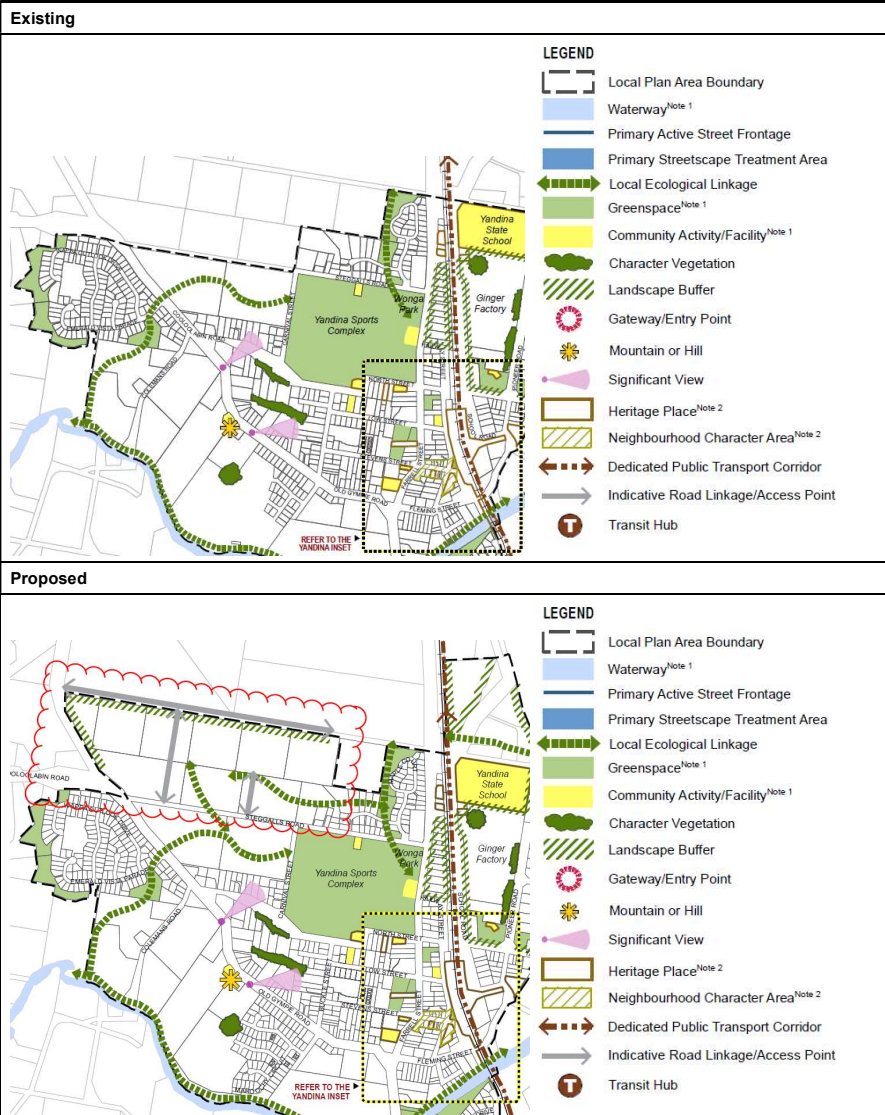
Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]: Additional SEQRP sites and other zoning matters - Post notification ministerial review version
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Figure 7.2.27A (Yandina Local Plan Elements)



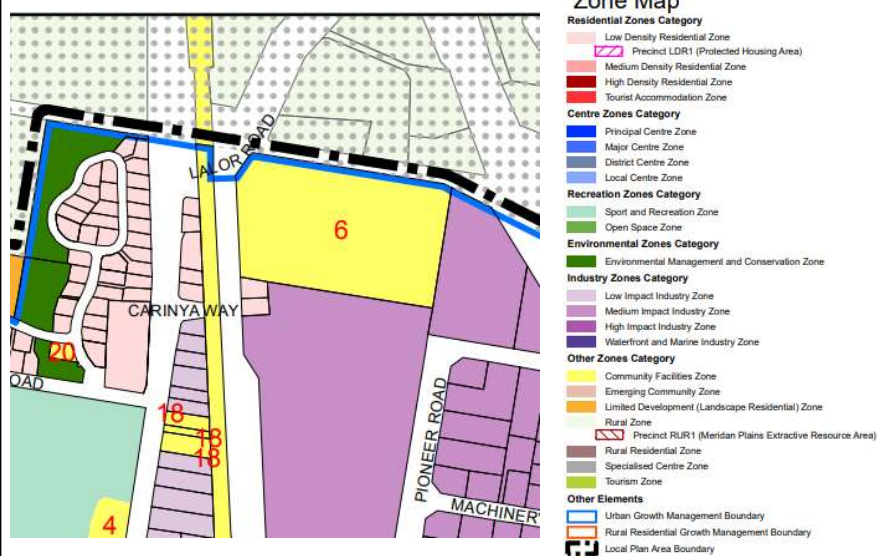
Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]: Additional SEQRP sites and other zoning matters - Post notification ministerial review version
Page AB-5

Figure 7.2.27A (Yandina Local Plan Elements)

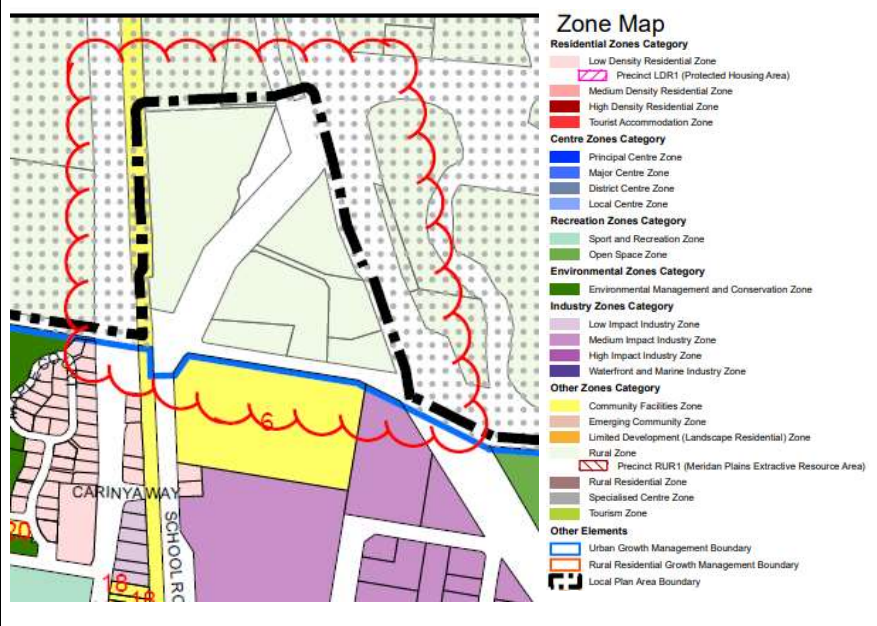


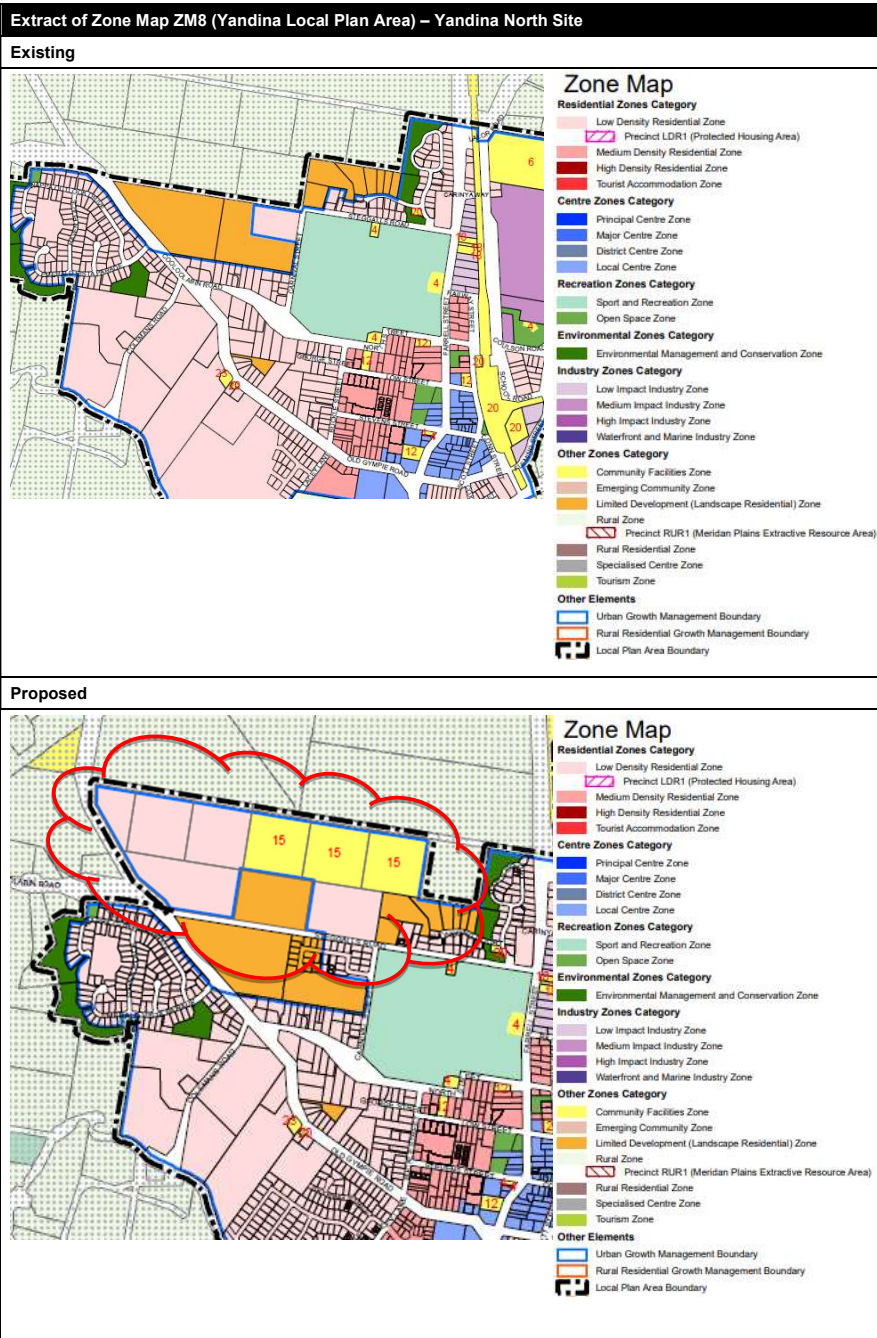
Extract of Zone Map ZM8 (Yandina Local Plan Area) – Yandina North-East Site

Existing

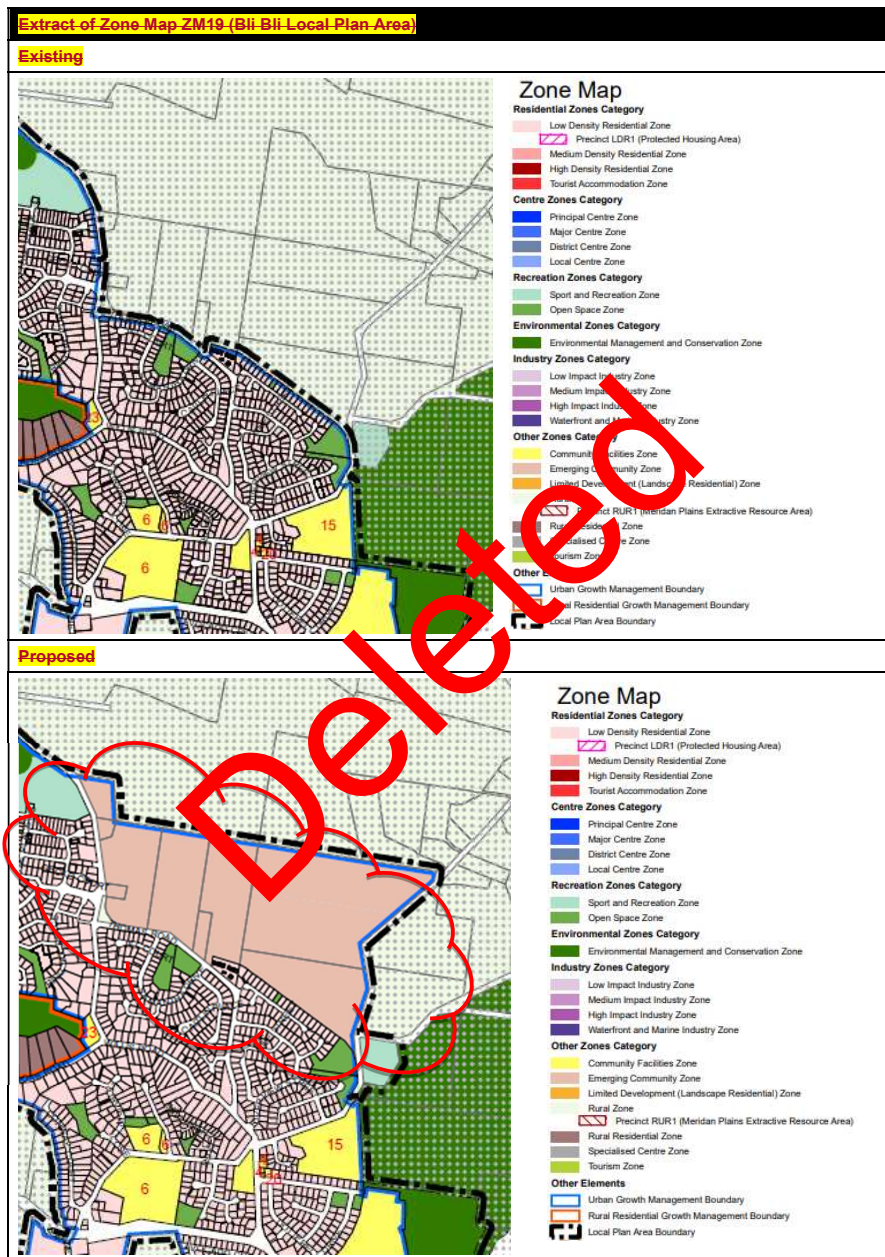


Proposed



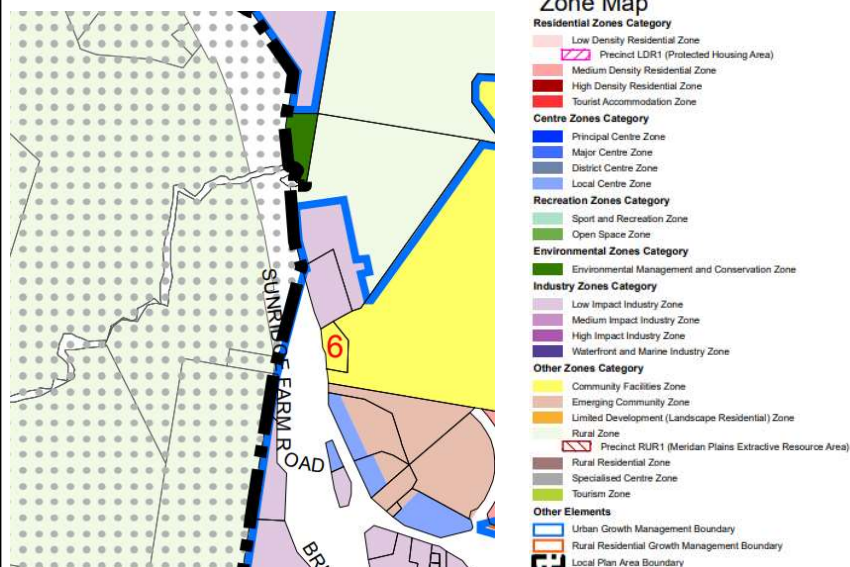


Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]: Additional SEQR sites and other zoning matters - Post notification ministerial review version
Page AB-8

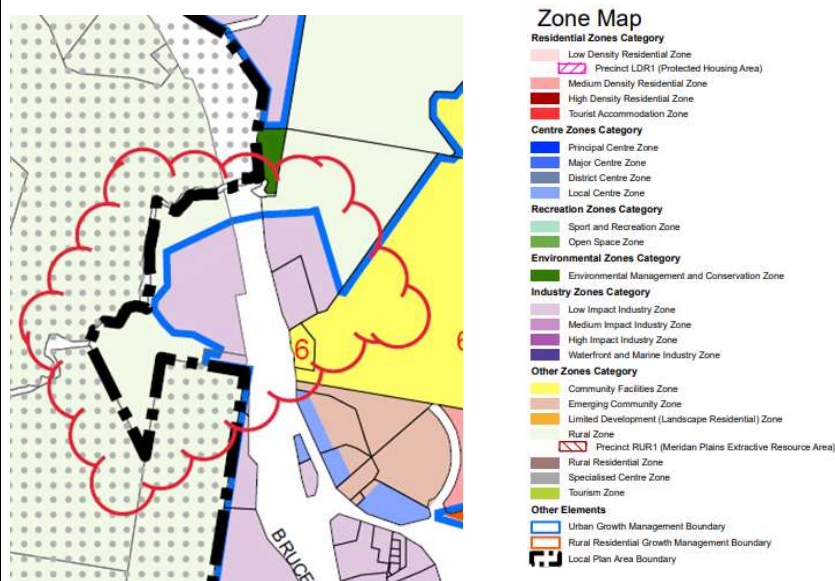


Extract of Zone Map ZM31 Forest Glen / Kunda Park / Tanawha Local Plan Area) - Chevallum North and Forest Glen Sites

Existing



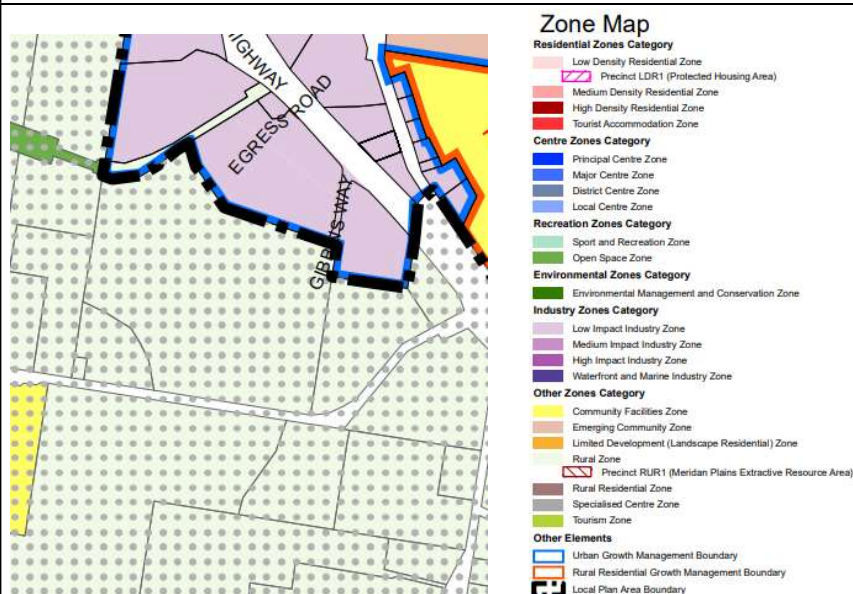
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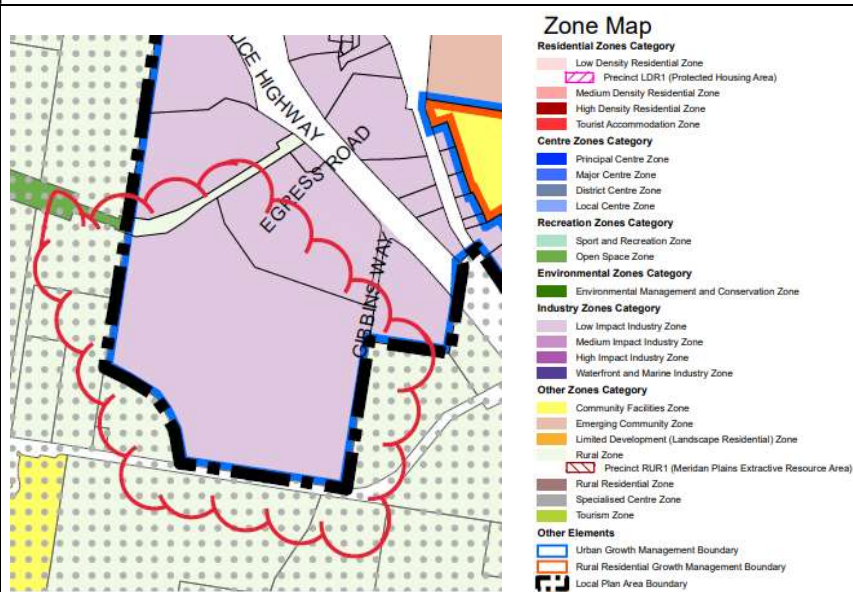
Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]: Additional SEQRP sites and other zoning matters - Post notification ministerial review version
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Extract of Zone Map ZM31 Forest Glen / Kunda Park / Tanawha Local Plan Area) – Chevallum South Site

Existing



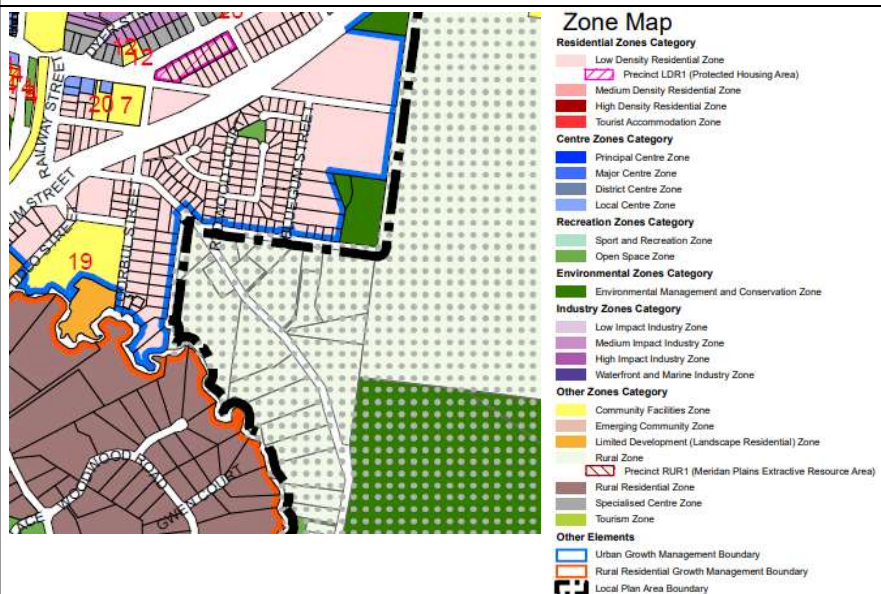
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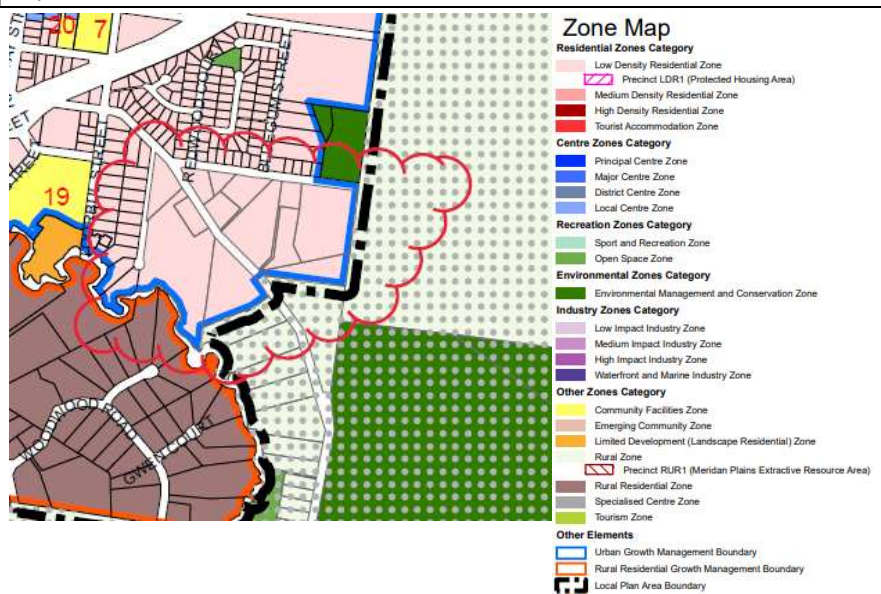
Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]: Additional SEQRP sites and other zoning matters - Post notification ministerial review version
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Extract of Zone Map ZM42 (Landsborough Local Plan Area) – Landsborough Town East Site

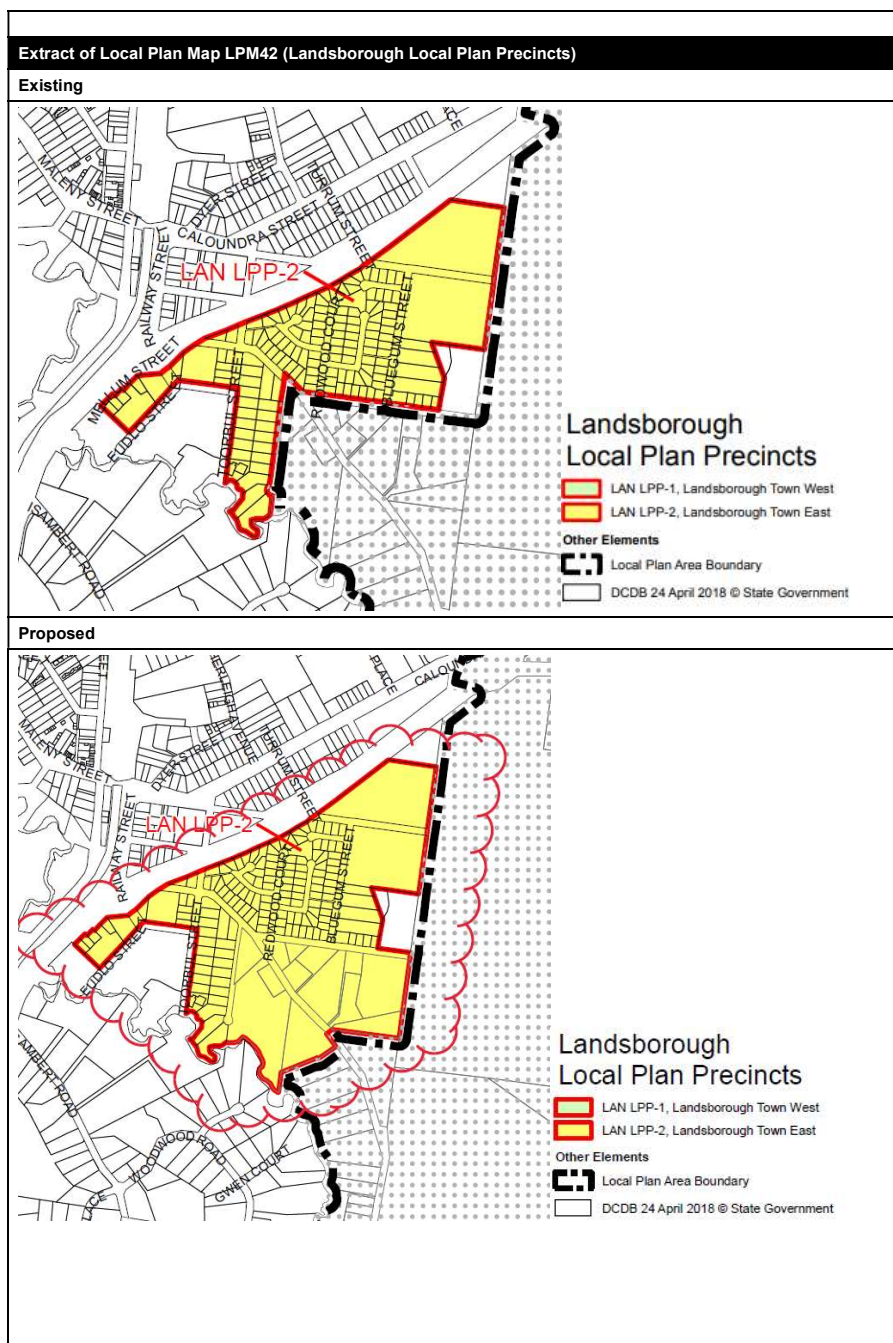
Existing



Proposed



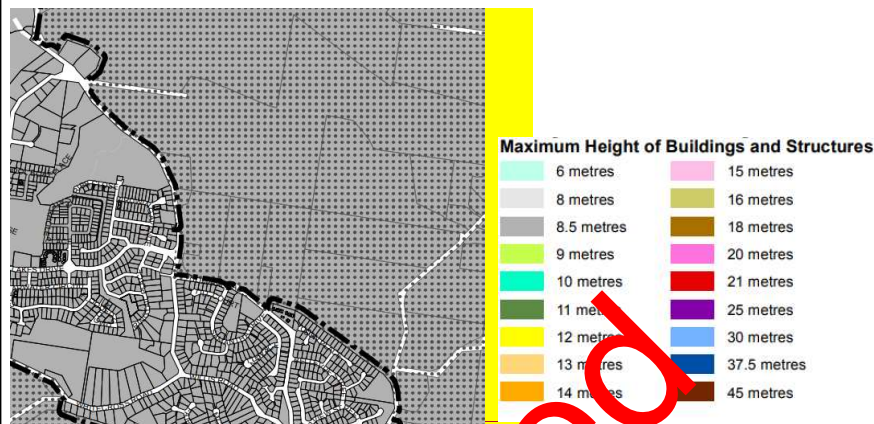
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Page AB-12



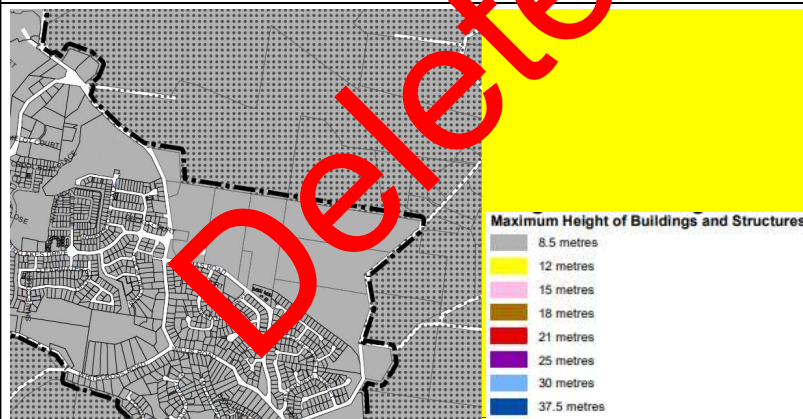
Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]: Additional SEQRP sites and other zoning matters - Post notification ministerial review version
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Extract of Overlay Map OVM19H (Height of Buildings and Structures Overlay Map)

Existing



Proposed



Specific Site Note 1 – a maximum *building height* of 12 metres may be established on the Bli Bli Northern Village site, generally located over the local centre area and medium density residential area, where nominated on an approved plan of development, under a variation approval.



Proposed Sunshine Coast Planning Scheme Amendment

Consultation Report: Additional SEQRP Sites and Other Zoning Matters

Total no. of submissions received: 678

No. of submissions in support or support subject to changes: 354

No. of submissions in objection: 324

8 submissions raised matters outside the scope of the proposed amendment

Key issues raised in submissions:

- Demand for residential land and economic benefits
- Proposed local centre at Bli Bli – need and scale
- Traffic and infrastructure capacity
- Housing choice and affordability
- Impact on the local environment and biodiversity values
- Impact on character and amenity
- Development on land subject to flooding and downstream impacts
- Loss of agricultural land and buffers to incompatible development
- Alignment with the *South East Queensland Regional Plan 2017*
- Impact on cultural heritage values
- Public notification process

INTRODUCTION

The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) - Additional South East Queensland Regional Plan 2017 Sites and Other Zoning Matters* (proposed amendment) was placed on formal public consultation from 2 November to 4 December 2020.

The proposed amendment seeks to change the zoning and local plan provisions relating to specific sites located at Bli Bli, Chevallum, Forest Glen, Landsborough and Yandina.

Part A of this Report provides:

- an overview of the proposed amendment and the public consultation process undertaken; and
- an overview of the submissions and key issues raised during the public consultation process.

Part B of this Report considers the key issues/concerns raised in submissions and outlines Council's response to these issues.

Part C of this Report considers submissions requesting changes to the zoning of specific sites that were not part of the proposed amendment.

PART A

OVERVIEW OF PROPOSED AMENDMENT

The proposed amendment seeks to respond to recent changes to the Urban Footprint under the *ShapingSEQ South East Queensland Regional Plan 2017* (SEQ Regional Plan) and better reflect existing development approvals or desired future land uses.

The amendment also seeks to amend local plan provisions, where relevant, to provide more detailed planning outcomes in response to zoning and local plan area boundary changes and amend the growth management boundaries to reflect zoning and local plan area boundary changes.

OVERVIEW OF PUBLIC CONSULTATION PROCESS

The proposed amendment was placed on public consultation from 2 November to 4 December 2020. As part of the public consultation program, Council undertook the following community engagement activities:

- a public notice was published in the Courier Mail (including online in the Courier Mail and the Sunshine Coast Daily) on 31 October 2020;
- a written notice (letters and emails) was sent prior to the public consultation period to all affected and adjoining landowners (including an information sheet applicable to the relevant site) with details of the proposed amendment;
- the release of an industry newsflash;
- a copy of the public notice and amendment documentation was made available at all Council offices, the Caloundra Library and on Council's website;
- a dedicated webpage was placed on Council's 'Have Your Say' website, which included a copy of the public notice, amendment documentation, information sheets and an online submission form;
- briefings were made to key stakeholder groups, including Organisation Sunshine Coast Association of Residents (OSCAR) and affiliates (e.g. Sunshine Coast Environment Council (SCEC)), Urban Development Institute of Australia (UDIA), Bli Bli Community Association and Yandina and District Community Association (YADCA)); and
- telephone, email and counter enquiries.

OVERVIEW OF SUBMISSIONS

During the public consultation period, Council received a total of 678 submissions, which consisted of:

- 354 submissions offering provisional or full support for the proposed amendment; and
- 324 submissions either partially or completely objecting to the proposed amendment.

The vast majority of submissions received were in relation to the proposed Bli Bli amendment.

The following Table lists the number of submissions received by site/whole of amendment package:

Site	No. of submissions
Whole of amendment package	17
Bli Bli	581
Chevallum/Forest Glen	3
Landsborough	21
Yandina	48
Other	8
Total	678

Of the total number of submissions received, there were 675 individual submissions, one submission from a chair of a body corporate representing 171 homeowners, a submission in the form of a petition with 27 signatories and another submission that included 12 separately signed proformas.

Of the 678 submissions received, 8 submissions raised matters that are outside the scope of the amendment.

PART B

CONSIDERATION OF KEY ISSUES AND RESPONSES

This section of the report considers the key issues/concerns raised in submissions that relate to the whole of the amendment package and for each of the proposed amendment sites (i.e. Bli Bli, Yandina, Chevallum/Forest Glen and Landsborough) and also outlines Council's response to these issues/concerns.

WHOLE OF AMENDMENT PACKAGE

During the public consultation period, Council received 17 submissions relating to the whole of the proposed amendment package. Most of these submissions (11 submissions) generally objected to the proposed amendment.

The matters raised in submissions were not related to a specific site and generally related to the following key issues:

Whole of amendment package	
Key issue	No. of submissions
Character and amenity	7
Environmental impacts	7
Traffic and infrastructure capacity	7
Public notification process	2
Flooding	2
Demand and housing choice	2
Protection of rural land	1

(Note: several submissions raised multiple issues, so the number of submissions identified in this table does not equal the total number of submissions received).

Consideration of Key Issues/Concerns and Responses

The key issues/concerns raised in submissions are summarised as follows:

Character and amenity

Key issue/concern 1: Submitters outline support for the proposed amendment but raised concern about lot sizes, with a preference for larger lots (including 1 acre lots) to minimise impacts on infrastructure.

Key issue/concern 2: Submitters object to the proposed amendment on the basis that:

- more emphasis should be placed on the rural nature of the hinterland with large lots and wider streets;
- the natural character/environment and amenity of the Sunshine Coast will be eroded by development;
- the Sunshine Coast has changed from a collection of character villages to a homogenous and sprawling urban area.
- higher density living options are not required; and
- Council should not support population growth.

Response

As of June 2019, the Sunshine Coast was the second fastest growing Local Government Area in South East Queensland (SEQ). With a current population of approximately 336,000 people, the Sunshine Coast is projected to increase by 182,000 people to reach a population of 518,000 in 2041. The SEQ Regional Plan identifies that 87,000 new dwellings will be required on the Sunshine Coast by 2041 to accommodate this growth. The SEQ Regional Plan Urban Footprint is a tool for managing growth.

The Urban Footprint promotes a compact settlement pattern and consolidates urban development within established communities, which seeks to avoid a homogeneous and sprawling urban area and protect the regional landscape and rural production areas from encroachment from urban development.

However, the Urban Footprint is not an urban zone and does not imply that all land can be developed for urban purposes as some land may be unsuitable for urban purposes due to constraints, such as flooding, slope or contains significant vegetation. It is the responsibility of Council to investigate and determine through its planning scheme the most suitable zone for each parcel within the Urban Footprint.

The proposed amendment has primarily been prepared to respond to changes to the Urban Footprint under the SEQ Regional Plan. The sites included in this amendment were part of a

review process to determine which sites are suitable for inclusion in an urban zone at this time.

The existing provisions in the *Sunshine Coast Planning Scheme 2014* (the planning scheme) and the proposed amendment include specific assessment benchmarks in the relevant local plan codes that requires development to reflect the village/rural character of these localities and provides for the protection and enhancement of significant environmental areas and key landscape elements.

Recommendation: No change to the proposed amendment in response to this issue.

Environmental impacts

Key issue/concern 1: *Submitters object to the proposed amendment on the basis that:*

- *environmental and ecological values will be negatively impacted;*
- *wildlife should be better protected;*
- *there will be a loss of greenspace and environmental areas to urban development; and*
- *a large proportion of the land at Bli Bli is subject to remnant vegetation and wetlands.*

Response

Future development of the proposed amendment areas will be subject to development assessment, against the relevant provisions of the planning scheme, including overlay codes, local plan codes and development codes.

The Biodiversity, waterways and wetlands overlay code includes specific assessment benchmarks that provide for the protection and buffering of ecological important areas and for development to be located, designed and managed to avoid or minimise adverse direct or indirect impacts on ecological systems and processes. The Stormwater management code also includes specific assessment benchmarks that provide for the protection and enhancement of environmental values, water quality and public health.

The local plan codes relating to the proposed amendment areas in Yandina, Bli Bli, Landsborough and Forest Glen/Chevallum, also include specific assessment benchmarks which seek to protect and enhance significant environmental areas.

It is therefore considered that the concerns/issues raised by submitters are appropriately addressed either by the existing planning scheme provisions or by the content of the proposed amendment itself.

Recommendation: No change to the proposed amendment in response to this issue.

Traffic and Infrastructure capacity

Key issue/concern 1: *Support for the proposed amendment on the basis that further development and infrastructure growth opportunities will be provided on the Sunshine Coast.*

Response

The support outlined in submissions for the proposed amendment, is acknowledged and noted.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 2: *Submitters object to the proposed amendment on the basis that:*

- *further development will create unsustainable impacts on infrastructure;*
- *cumulative impacts of development have not been appropriately considered, resulting in inadequate infrastructure;*
- *current infrastructure capacity is deficient and development infrastructure is not provided for ahead of proposed development;*
- *the tipping point of population growth has been reached putting pressure on social infrastructure;*
- *development will result in rate increases to fund infrastructure.*
- *travel time between the hinterland and the coast is increasing;*

- *it will exacerbate traffic congestion issues; and*
- *greenfield development has led to traffic congestion.*

Response

Existing provisions within the planning scheme (including the Transport and parking code) and the proposed planning amendment relating to Yandina, Bli Bli, Landsborough and Forest Glen/Chevallum, are considered sufficient to ensure that the transport infrastructure (such as roads, parking and service areas) required to service the proposed development is provided in a safe and efficient manner and prevents unacceptable off-site impacts.

The cost of any infrastructure upgrades relating to future development will be the responsibility of the developer.

Council continues to monitor population growth and the provision of infrastructure across the Sunshine Coast. Needs will be reassessed with any changes to projected population growth.

Recommendation: No change to the proposed amendment in response to this issue.

Flooding

Key issue/concern 1: *Submitters object to the proposed amendment on the basis that:*

- *the cumulative impacts of development have not been considered resulting in exposure to impacts of extreme weather events exacerbated by climate change;*
- *the proposed amendment is not consistent with the principles and strategies of the Coastal Hazard Adaptation Strategy; and*
- *movement of development into the floodplain is becoming apparent.*

Response

A fit for purpose flood risk assessment has occurred as part of the preparation of the proposed amendment. This assessment satisfies the State Planning Policy state interests relating to the protection of people and property in flood hazard areas. This assessment also considered climate change impacts.

Any future development of the proposed amendment areas will require assessment against the planning scheme, including the Flood hazard overlay code and Local plan codes. The Flood hazard overlay code applies to development subject to the Flood hazard overlay and includes specific assessment benchmarks, which seeks to ensure development protects people and avoids or mitigates the potential adverse impacts of flood and storm tide inundation on property, economic activity and the environment, taking into account the predicted effects of climate change.

Issues/concerns raised in relation to flooding at Bli Bli, Yandina, Landsborough and Chevallum/Forest Glen are discussed in the relevant sections of this report relating to these amendment areas.

Demand and housing choice

Key issue/concern 1: *Submitters generally support the proposed amendment, as it will add additional land to meet high levels of demand for residential land.*

Key issue/concern 2: *Submitters consider that the amendment does not support sufficient housing choice and density and recommends that:*

- *more land is included in the Emerging community zone to facilitate density and housing choice; and*
- *land subject to approvals is included in an appropriate zone to support subsequent development.*

Response

The support outlined in the submission for the proposed amendment, is acknowledged and noted.

It is considered that the proposed land use zones for each of the amendment areas are appropriate for that locality, having regard to existing surrounding development, the character of the area and housing needs. The proposed amendment also includes land in a zone to reflect an existing approval (as proposed at Chevallum/Forest Glen).

Recommendation: No change to the proposed amendment in response to this issue.

Protection of rural land

Key issue/concern 1: *The submitter objects to the amendment package as they are concerned that development is located in areas where good quality rural land.*

Response

The proposed amendment has primarily been prepared to respond to changes to the Urban Footprint under the SEQ Regional Plan.

Balancing the need to protect agricultural land whilst providing sufficient land for urban development was a key consideration of both Council and the State Government in arriving at decisions relating to new inclusions of land in the Urban Footprint under the SEQ Regional Plan.

Given the subject land's inclusion in the Urban Footprint under the SEQ Regional Plan, further consideration for the loss of agricultural land is not necessary when deciding to include this land in an urban zone.

The proposed amendment also includes specific assessment benchmarks in the Bli Bli, Landsborough and Yandina Local plan codes that requires development to provide appropriate landscape buffering and separation to nearby agricultural land and rural uses. The intention of these assessment benchmarks is to mitigate against reverse-amenity issues for rural activities from future residential/urban development.

Recommendation: No change to the proposed amendment in response to this issue.

PUBLIC NOTIFICATION PROCESS

During the public consultation period, Council received 26 submissions in relation to the public notification process carried out for the proposed amendment. The submissions were provided in relation to the following areas:

Public Notification Process Submissions	
Aspect of Amendment	No. of submissions
Bli Bli	20
Landsborough	2
Yandina	2
Whole of amendment package	2

Consideration of Key Issues/Concerns and Responses

Reason for proposed amendment package

Key issue/concern 1: *Submitters query whether the proposed amendment is the result of interested parties lobbying Council and is doubtful of the achievement of any purported community benefit.*

Response

The proposed amendment has been prepared in response to recent changes to the Urban Footprint under the SEQ Regional Plan and to better reflect existing development approvals or desired future land uses. It is the responsibility of Council, through its planning scheme, to determine the most suitable zone for each land parcel within the Urban Footprint.

The proposed amendment also includes land in an appropriate residential zone that will provide additional land for residential development to meet local housing needs.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 2: *The submitter queries why the amendment is required, given that recent 2018 major amendments were made to align the planning scheme with the SEQ Regional Plan. The submitter further queries why the amendment does not wait for the review*

of the SEQ Regional Plan when updates to dwelling targets will be available.

Response

Amendment No.18 to the *Sunshine Coast Planning Scheme 2014*, which commenced on 1 April 2019, was prepared to respond to changes to the Urban Footprint under the SEQ Regional Plan and to reflect the desired future use of land. This amendment also included a small number of operational amendments which sought to improve the clarity and efficiency of the planning scheme.

Amendment No. 18 did not seek to release all land that was included in the Urban Footprint under the SEQ Regional Plan. The limited release of land for urban purposes in stages is to ensure that the rolling 15-year supply policy objective of the SEQ Regional Plan is maintained. This proposed amendment package is a continuation of this objective.

Given the current demand for residential land in the Sunshine Coast region, there is no community benefit for Council to wait for a review of the SEQ Regional Plan, to make updates to dwelling targets. The areas identified in this amendment package will likely remain mapped in the Urban Footprint in a future SEQ Regional Plan.

Recommendation: No change to the proposed amendment in response to this issue.

Timing of Amendment Package

Key issue/concern 1: *The submitter queries why planning commenced in 2017 and has only now been publicly notified and suggests that the process has been incompetently handled and has not provided residents with appropriate time to review and respond.*

Response

The commencement of the SEQ Regional Plan saw the introduction of a range of sites across the Local Government Area (LGA) in the Urban Footprint regional land use category.

To date, Council has initiated two amendment packages generally centred around including

these new Urban Footprint sites in an urban zone of the planning scheme.

As discussed for the above submissions, the first amendment package, the SEQ Regional Plan Bring Forward sites (Amendment No.18), consisted of sites that were relatively straight forward and unconstrained. This amendment commenced on 1 April 2019.

The second (and current) SEQ Regional Plan related amendment package was prepared following a Council resolution at the Ordinary meeting of 28 March 2019. Public consultation was undertaken from 2 November to 4 December 2020 (i.e. 25 business days) in accordance with the *Planning Act 2016* and the *Minister's Guidelines and Rules*.

Part A of this Report provides an overview of the public consultation process undertaken, which exceeded the requirements specified in the *Planning Act 2016* and the *Minister's Guidelines and Rules*.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 2: *The submitter objects to the proposed amendment on the basis that:*

- *a multitude of other important planning studies are currently underway and subject to consultation;*
- *the community and newly elected Councillors have not had sufficient time to gain a detailed understanding of the implications of the various programs; and*
- *it does not need to proceed at this time and should be held over until the new planning scheme is prepared.*

Response

Whilst it is acknowledged that Council may be consulting with the community regarding a range of different projects at the same time, the SEQ Regional Plan sets a policy expectation that, at all times, local government planning schemes will make available a minimum of at least 15 years supply of land that is zoned and able to be serviced for both residential and employment land uses.

The Queensland Government actively monitors planning schemes and land stock annually to track their performance against the dwelling supply benchmarks and employment planning baselines, including to ensure at least 15 years of residential and employment land supply is maintained. This minimum benchmark will fluctuate over time according to demand and supply, so Council needs to proactively and adequately zone land to ensure that the Sunshine Coast continues to remain above the 15-year benchmark. An annual report, entitled the *Land Supply and Development Monitoring Report* (LSDM) is released evaluating each local government areas performance.

The 2020 LSDM identifies that there is 15 years of supply within the defined Sunshine Coast Consolidation area, for which the proposed amendment areas are located within. It is good practice to zone land in the Urban Footprint for urban purposes where that land is suitable and available for that purpose.

Recommendation: No change to the proposed amendment in response to this issue.

Public notification period

Key issue/concern 1: Submitter is concerned that the public consultation period is inappropriate given it is the lead up to Christmas, the complexity of the amendments, and the other consultation exercises currently underway.

Key issue/concern 2: Submitters were concerned about the length of the public consultation period and that it should be extended over 6 months to allow the community sufficient time to review, consider and provide feedback.

Response

The proposed amendment was publicly notified in accordance with the *Minister's Guidelines and Rules*, which requires a minimum consultation period of 20 business days. The proposed amendment was placed on public consultation from 2 November to 4 December 2020 (being 25 business days). Therefore, the public

notification period exceeded the legislated requirements.

The *Planning Act 2016* and the *Minister's Guidelines and Rules* do not exclude public notification occurring during certain times of the year.

However, Schedule 2 of the *Planning Act 2016* states a business day does not include a day between 26 December of a year and 1 January of the next year. The public notification period for this amendment package was undertaken prior to this period commencing. Council also accepted submissions received after the consultation period had closed.

The concerns and suggestions raised in relation to public consultation are noted and will be considered for future planning scheme amendments and engagement for the new planning scheme.

Recommendation: No change to the proposed amendment in response to this issue.

Consideration of submissions

Key issue/concern 1: The submitter is concerned that the process to make submissions or complain regarding planning decisions is difficult and bureaucratic, and negatively impacts on the ability of residents to make a meaningful contribution to the planning process.

Response

Part A of this Report provides an overview of the public consultation process undertaken, which exceeded the requirements specified in the *Planning Act 2016* and the *Minister's Guidelines and Rules*.

In accordance with the *Minister's Guidelines and Rules*, Council must consider every properly made submission about the proposed amendment and may consider other submissions. The local government must prepare a consultation report about how the local government has dealt with properly made submissions.

This consultation report addresses this requirement for the consideration of submissions

in accordance with the *Minister's Guidelines and Rules*.

The concerns and suggestions raised in relation to public consultation are noted and will be considered for future planning scheme amendments and engagement for the new planning scheme.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 2: *Submitters object to the public notification process on the basis that:*

- *a submission can only be supported by grounds, facts and circumstances when the community does not have the resources to provide this material. Rather, logic, reason and desire for protecting standards of living are considered to be sufficient grounds;*
- *objections are not considered; and*
- *the submissions process is biased as those most affected such as landowners only get one submission, potentially skewing results due to low numbers of landowners.*

Response

Schedule 2 of the *Planning Act 2016* requires that a 'properly made submission' is to state its grounds, and the facts and circumstances relied on to support the grounds.

Council must consider every properly made submission about a proposed amendment and may consider other submissions. This includes submissions made in support of or objecting to the proposed amendment received during the public notification period.

The inclusion of grounds, facts and circumstances in a submission can assist Council in making a determination of the concern raised.

All are welcome to make a submission to proposed amendments to the planning scheme. The *Planning Act 2016* does not enforce a limit of 1 submission per landowner.

Recommendation: No change to the proposed amendment in response to this issue.

General comments

Key issues/concerns 1: *Submitters have provided the following general comments regarding the public notification process:*

- *the proposal is difficult to find on Council's website and frustrates the ability of all residents to be aware of and understand the proposed amendment;*
- *Council has a poor record of informing the public of proposed changes; and*
- *the outcome of the proposed amendment is a foregone conclusion; whether public notification is only to meet process obligations and is not a genuine forum for consultation;*
- *providing information regarding extent of other planning, liaison with State government, budgets, and future planning for Bli Bli would assist residents in understanding and supporting the proposed amendment;*
- *materials present are bias; and*
- *a face to face meeting should have been organised instead of notification by letter.*

Response

Part A of this Report provides an overview of the public consultation process undertaken for the amendment package. The community consultation strategy implemented for the proposed amendment exceeded the requirements specified in the *Planning Act 2016* and the *Minister's Guidelines and Rules*.

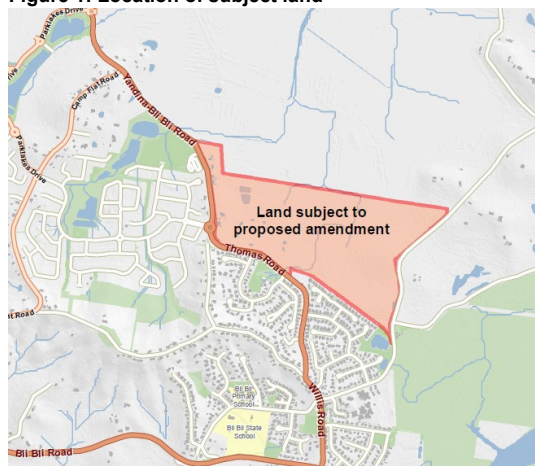
The concerns and suggestions raised in relation to public consultation are noted and will be considered for future planning scheme amendments and engagement for the new planning scheme.

Recommendation: No change to the proposed amendment in response to this issue.

Bli Bli

The proposed amendment relates to land located on the north-eastern edge of Bli Bli's existing urban area, generally bound by the Yandina-Bli Bli Road, Thomas Road and Lefoes Road (refer **Figure 1** below). The subject land comprises 9 lots with a total area of approximately 80 hectares.

Figure 1: Location of subject land



The proposed amendment seeks to change the zoning of the subject land from the Rural zone to the Emerging community zone and include the land within the planning scheme's Urban Growth Management Boundary. It is also proposed to include the subject land (referred to as the Bli Bli Northern Village) in the Bli Bli local plan area with specific provisions in the Bli Bli Local plan code providing guidance on preferred land uses and development form, including a proposed Master Plan.

Summary of submissions received

Council received a total of 581 submissions in relation to the proposed Bli Bli amendment. Most of these submissions take a pro-forma approach. Of the total number of submissions received, 313 submissions outlined provisional or full support and 268 submissions objected to the proposed Bli Bli amendment.

The matters raised in submissions are categorised into the following key issues:

Bli Bli	
Key issue	No. of submissions
Demand/economic benefits	288
Local centre	285
Road infrastructure and traffic	260
Housing, density and building height	184
Environmental values	165
Flooding	126
Alignment with the SEQ Regional Plan	86
Character and amenity	85
Agricultural land	51
Community infrastructure	12
Cultural heritage	5

(Note: several submissions raised multiple issues, so the number of submissions identified in this table does not equal the total number of submissions received).

Consideration of Key Issues/Concerns and Responses

Demand/economic benefits

A total of 288 submissions received in relation to the proposed Bli Bli amendment raised matters relating to demand and economic benefits. Most of these submissions (212 submissions) supported the proposed amendment on the basis that it met the demand for residential land, particularly in the northern part of the Sunshine Coast, and provided economic benefits (72 submissions). Most of these submissions take a pro-forma approach.

Three submissions objected to the proposed amendment on the basis that there is limited need/demand for residential land and employment opportunities on the Sunshine Coast for future occupants. One submission raised doubts about the economic benefits generated by development.

The key issues/concerns raised in submissions are summarised as follows:

Key issue/concern 1: Support for the proposed amendment on the basis that:

- there is a lack of available land and housing for sale on the Sunshine Coast, with high

rental demand and people leaving the area due to a housing shortage;

- will assist in meeting high levels of demand for vacant residential land, particularly north of the Maroochy River, and balances population across the Sunshine Coast;
- the demand for residential land is exceeding supply;
- the land is unconstrained and suitable for urban development;
- it is proximate to and has good access to the Maroochy City Centre, the Bruce Highway, infrastructure and community services (e.g. schools);
- it is a logical area for growth;
- provides retail and commercial services to cater for the needs of the local catchment and additional population;
- is in close proximity to community services;
- responds to new families moving to the area to access the new primary school;
- supports the broader regional economy through investment and jobs; and
- offers alternative housing options with larger average lot sizes than other developments.

Response

The support outlined in various submissions for the proposed amendment, is acknowledged and noted.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 2: Submitters object to the proposed amendment on the basis that there is not a need for residential land as evidenced by the ShapingSEQ dashboard, which reports that there is 15 years of zoned land supply in the urban footprint.

Key issue/concern 3: The amendment does not need to proceed at this time and should be held over until the new planning scheme is prepared.

Response

The SEQ Regional Plan sets a policy expectation that, at all times, local government planning schemes will make available a minimum of at least 15 years supply of land that

is zoned and able to be serviced for both residential and employment land uses. In recognition of the long lead times associated with bringing land to market, this 15 year supply objective is to be provided as rolling supply, meaning that new or additional land for residential and employment purposes is made available for development proportionate with changes in population growth and housing market activity.

The Queensland Government actively monitors planning schemes and land stock annually to track their performance against the dwelling supply benchmarks and employment planning baselines, including to ensure at least 15 years of residential and employment land supply is maintained. This minimum benchmark will fluctuate over time according to demand and supply, so Council needs to proactively and adequately zone land to ensure that the Sunshine Coast continues to remain above the 15-year benchmark. An annual report, entitled the *Land Supply and Development Monitoring Report* (LSDM) is released evaluating each local government areas performance.

The 2020 LSDM identifies that there is 15 years of supply within the defined Sunshine Coast Consolidation area, for which the proposed Bli Bli amendment area is located within. The Consolidation area is defined by the *Existing Urban Area* boundary and while related, is independent of the Urban Footprint regional land use category.

The subject land is also located within the SEQ Regional Plan Urban Footprint and therefore able to be considered for designation for an urban purpose.

In order to ensure that the rolling 15-year supply policy objective of the SEQ Regional Plan is maintained, it is considered appropriate to include the subject land within the proposed Emerging community zone of the *Sunshine Coast Planning Scheme 2014*.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 4: *Concern about the availability of employment for future occupants, in an already strained economy.*

Response

Council's Regional Economic Development Strategy 2013 - 2023 (REDS), which provides a 20 year vision and blue print for economic growth on the Sunshine Coast, identifies seven high value industries to grow the economy (namely health and wellbeing; education and research; professional services and knowledge industries; tourism sport and leisure; agribusiness; urban technologies; aviation and aerospace). These industries together with a number of 'game changer' projects, such as the Maroochy City Centre, the Sunshine Coast International Submarine Broadband Cable, the expansion of the Sunshine Coast Airport, the Sunshine Coast University Hospital and the University of the Sunshine Coast, have the potential to create and support local employment opportunities for residents on the Sunshine Coast.

It is considered that the proposed Bli Bli Northern Village is appropriately located to potentially benefit from the existing and future employment opportunities in the Maroochy City Centre and other employment nodes.

Recommendation: No change to the proposed amendment in response to this issue.

Local centre

A total of 285 submissions received in relation to the proposed Bli Bli amendment raised matters relating to the proposed local centre. Most of these submissions take a pro-forma approach.

Of the total number of submissions received in relation to the proposed local centre, 194 submissions outlined provisional or full support for the proposed local centre and 90 submissions were not supportive of the proposed local centre.

Some submissions outlined support for the proposed local centre, subject to an increase in the scale of the local centre to provide for an Aldi, Coles or Woolworths to facilitate self-containment, increase competition and local

employment opportunities and reduce traffic congestion at the existing IGA.

Two submissions in support of the proposed Bli Bli amendment were accompanied by an Economic Need and Impact Assessment, which generally concluded that the current rate of supermarket Gross Floor Area (GFA) was deficient to service the existing and projected population of the catchment and that the economic impacts on the existing centre would be minimal.

One submission in objection, included an Economic Need and Impact Assessment, which concluded that a smaller local centre would be sufficient to accommodate catchment demands and protect the viability of the existing centre.

The key issues/concerns raised in submissions are summarised as follows:

Key issue/concern 1: *Submitters outlined support for the proposed local centre on the basis that it will:*

- *provide additional retail and commercial facilities to cater for the local catchment, growing population and in proximity to residential areas;*
- *facilitate self-containment; and*
- *provide additional employment opportunities and supports business confidence;*
- *supports existing land uses; and*
- *reduce reliance on private vehicle trips and relieve some traffic pressure on the existing Bli Bli centre.*

Response

The support outlined in various submissions for the proposed amendment, is acknowledged and noted.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 2: *Submitters queried why only a local scale centre is proposed and believe that a full-service centre is appropriate to provide competition and alternative retail and service options.*

Key issue/concern 3: *Submitters outlined support for the proposed amendment but were*

concerned that the limitation on the gross leasable floor area (GLFA) for a supermarket of 1,000m² is not sufficient to cater for the needs of the local catchment.

Key issue/concern 4: The submitter outlined support for the proposed amendment, including support for the size of the proposed local (not full service) activity centre (being 2,500m²) and a supermarket (being 1,000m²) as well as support for a maximum building height of 12 metres for the local centre. However, the following changes to the proposed amendment were requested:

- the area north of the local centre, abutting the Yandina Bli Bli Road in the west is retained for Medium density residential but also provides for the possibility of a service station (with a total land area of 2,200m²); and
- provisions be included for a childcare centre within the medium density residential zone (with a total land area of 3,000m²).

The submission included an economic needs assessment for the proposed amendment, including a needs assessment for the proposed local centre, childcare centre and service station. The needs assessment for the proposed local centre concluded that:

- there is a need for the proposed local centre to service the future population planned in the northern part of Bli Bli;
- the proposed centre would not unduly impact on the function, role or viability of existing facilities and designated centres; and
- the proposed local centre would provide community benefits that would not threaten the viability of any existing supermarket or designated centre and would outweigh any potential short term impacts upon competitive centres.

Key issue/concern 5: The submitter requests amendments to the specific provisions in the proposed Bli Bli Local plan code to provide for the establishment of a supermarket (not a full line supermarket) (e.g. an ALDI) not exceeding a gross leasable floor area (GLFA) of 1,800m². The submission included an economic review that concludes:

- the proposed local (not full service) activity centre is well located to service the needs of the northern Bli Bli community;
- there is an undersupply of supermarket floorspace that is only partly addressed by the proposed expansion of the existing IGA and the proposed local (not full service) activity centre;
- the catchment area can comfortably support a supermarket of 1,800m² at the proposed local (not full service) activity centre; and
- the proposed expansion of the supermarket at the proposed local (not full service) activity centre to 1,800m² would not undermine the role and function of the existing Bli Bli local (full service) activity centre.

Response

The proposed amendment includes provision for a local (not full service) activity centre within the proposed Bli Bli Northern Village, which does not detract from the role and function of the existing Bli Bli Village Centre as the local (full service) activity centre for the Bli Bli local plan area. It is intended that the proposed local (not full service) activity centre provides a local convenience function only, accommodating small scale services and facilities, anchored by a small supermarket, that services the needs of residents within the proposed Bli Bli Northern Village and surrounding neighbourhoods.

The existing Bli Bli Village Centre is intended to remain the primary and dominant centre for the Bli Bli local plan area, providing a wider range of convenience goods and services to local residents.

The proposed Bli Bli Local plan code includes assessment benchmarks (e.g. Performance outcomes and Acceptable outcomes) that development in the local (not full service) activity centre must be assessed against.

Acceptable Outcome (refer AO16.2), which provides for the local (not full service) activity centre to have a total GLFA not exceeding 2,500m² with any one single tenancy limited to 300m² GLFA apart from a supermarket which is not to exceed 1,000m² GLFA. It should be noted that Acceptable outcomes are one way of achieving the corresponding performance

outcome. An applicant may provide an alternative proposal that meets the corresponding performance outcome (refer to proposed PO16 of the Bli Bli Local plan code).

It is considered appropriate to retain the limitations on the overall size of the proposed local (not full service) activity centre and the size of any supermarket it may contain, given the intended role of the proposed Bli Bli Northern Village as a local (not full service) activity centre and to protect the ongoing role and function of the existing Bli Bli Village Centre as a local (full service) activity centre.

It is acknowledged that the projected population of Bli Bli could support a larger supermarket (such as an Aldi) or a full-line supermarket (e.g. Coles or Woolworths), in addition to the existing IGA. However, it is considered that such facilities should be located in the existing centre located on David Low Way. It is proposed that opportunities for expanding the existing local centre are investigated as part of the preparation of the new Sunshine Coast Planning Scheme project.

In relation to the submitters request for the proposed amendment to include provision for a service station and childcare centre, the *Sunshine Coast Planning Scheme 2014*, currently identifies a 'service station' as an inconsistent use and not intended to occur in a local (not full service) activity centre. This policy position is intended to be retained. With regard to a 'childcare centre', this use is currently identified as a consistent use and subject to code assessment in a local centre zone. However, with the proposed inclusion of the Bli Bli Northern Village area in the Emerging community zone, future development of this land would be subject to more detailed planning and an Impact assessable development application, including further community consultation. As part of this process the applicant may seek to vary the level of assessment for a service station and a childcare centre in the proposed local (not full service) activity centre, subject to Council's consideration and approval.

Recommendation: That opportunities for expanding the existing Bli Bli Village centre are investigated as part of the preparation of

the new Sunshine Coast Planning Scheme project.

Key issue/concern 6: *Submitters object to proposed local centre on the basis that:*

- *Bli Bli is well serviced with appropriate levels of retail and commercial services;*
- *it will dislocate the existing Bli Bli centre as a community hub that supports local social groups and contributes to the cohesion of community;*
- *the scale of the proposed local centre exceeds the total floorspace of the existing local centre, is not required to meet demand and will impact on the viability of existing businesses, prejudice jobs and investment;*
- *trading conditions are fragile due to the recent pandemic;*
- *new retail and commercial development should be directed to Nambour or other more appropriate locations;*
- *a second supermarket is not required;*
- *duplication of another centre will result in 2 poorly performing centres; and*
- *there are a number of vacant shops at the existing Bli Bli centre.*

Key issue/concern 7: *The submitter acknowledges that some form of local convenience centre is likely on the site but is concerned about the size of the centre, given its proximity to the existing full service centre. The submitter is concerned that it will represent a duplication of existing functions already provided and will have serious adverse trade and employment impacts on existing businesses in the full service centre. The submitter believes that the proposed amendment is internally inconsistent, and that the acceptable outcomes limiting individual tenancy GFA are in conflict with the overall outcomes to maintain the Bli Bli Centre as the primary and dominant local centre. The submitter suggests amending the local plan code to:*

- *decrease the maximum size of the proposed centre from 2,500m² to 1000m²;*
- *decrease the maximum size of a single tenancy from 1,000m² to 500m²;*
- *include limitations on floorspace into the overall outcomes of the code to provide stronger regulatory support; and*

- update the local plan figure to limit the size of the local centre site.

Key issue/concern 8: The submitter objects to the proposed local centre for the following reasons and suggests limiting the size of the proposed centre to 300m²:

- there has recently been substantial investment into the existing town centre;
- the proposed local centre constitutes 'out of centre' development in conflict with the intent of the planning scheme;
- previous Council advice has supported expansion of the existing town centre to the north;
- business investment decisions have been based on previous advice and may result in compensation claims;
- it will fragment the retail and commercial centre and impact on the viability of both centres; and
- the road network will not support traffic volume likely accessing the proposed centre.

Key issue/concern 9: Request for Council to undertake an economic impact analysis to quantify the need and impact of the proposed local centre.

Response

Bli Bli is estimated to reach a population of approximately 12,000 people by 2036. Bli Bli residents currently have access to the existing Bli Bli Village local (full service) activity centre, located on the corner of Bli Bli Road and David Low Way, which includes:

- the Bli Bli Village River Markets (comprising a Supa IGA (1,690m²) and 14 speciality stores, including a post office, bakery, butcher, newsagent, florist and cafes) with a total floor space of approximately 3,295m²;
- the Bli Bli Village Town Centre, currently under construction (including office, health care services, gym, retail and hotel facilities), with a total floor space of approximately 8,000m²; and
- the Bli Bli Riverside Centre (767m²) and the United Petroleum Service Station.

A small local (not full service) activity centre is also located on the north-western corner of

Parklakes Drive and Waterhole Place, which includes a café and bottle shop, but is predominantly developed for medium density residential uses.

The existing Bli Bli Village local (full service) activity centre is intended to remain the primary and dominant centre for the Bli Bli local plan area, providing a wider range of convenience goods and services to meet the needs of local residents.

The proposed Bli Bli Northern Village local (not full service) activity centre is intended to provide for the convenience needs of the northern Bli Bli community. The proposed provisions in the Bli Bli Local plan code seek to achieve an appropriate balance between providing for the needs of residents of the northern part of Bli Bli and maintaining a centre hierarchy.

In preparing the proposed planning scheme amendment, Council has had regard to economic advice in relation to the future retail and community needs for the Bli Bli local plan area.

The proposed Acceptable Outcome AO16.2 in the Bli Bli Local plan code provides for development within the local (not full service) activity centre to have a total GLFA not exceeding 2,500m² and provides for any single tenancy to not exceed a GLFA of 300m², other than one supermarket, not exceeding a GLFA of 1000m². The proposed ultimate size of the centre (i.e. 2,500m²) is considered to be consistent with a Local (not full service) activity centre.

The proposed local centre is not considered to be 'out of centre' development. The proposed amendment includes the land in the Emerging community zone and incorporates specific assessment benchmarks for the development of a local (not full service) activity centre within the Emerging community zone.

Recommendation: No change to the proposed amendment in response to this issue.

Road infrastructure and traffic

A total of 260 submissions received in relation to the proposed Bli Bli amendment raised matters relating to road infrastructure and traffic. Most of these submissions raise concern about the capacity of the existing transport network and increase in congestion as well as the need for transport infrastructure to be upgraded.

The key issues/concerns raised in submissions are summarised as follows:

Key issue/concern 1: *The submitter generally supports the vehicle access locations in PO17 of the proposed amendment and the requirements for pedestrian access, street frontages and car parking.*

Key issue/concern 2: *Submitters note that traffic has been appropriately addressed through the State interest review process.*

Response

The support outlined in submissions for the proposed provisions, is acknowledged and noted.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 3: *Submitters have concerns regarding traffic safety and the efficiency of the current road network. Additional development proposed within the Bli Bli local plan area is considered to further exacerbate this issue. In particular, the following concerns were identified in several submissions:*

- *the existing road network (including bridges such as the David Low Way Bridge) are already at capacity and are not sufficient to safely and efficiently cater for additional traffic volumes generated by future development of this land (particularly for medium density development) and that these roads/bridges would require upgrading prior to any future development;*
- *additional development will exacerbate traffic congestion and safety problems;*
- *Lefoes Road is not suitable (too narrow and dangerous) to support likely traffic volumes and would need to be significantly upgraded prior to any future development. Some*

submitters requested no access from Lefoes Road to the proposed development area;

- *the operation/capacity/safety of specific intersections (including the intersections at Waigani Street/Nambour Bli Bli Road, Samantha Drive/Thomas Road, School Road/Willis Road, Camp Flat Road/Bli Bli Road) and that these intersections require upgrading;*
- *need for additional traffic lights, pedestrian crossings and cycle ways to facilitate and encourage active transport;*
- *additional traffic on Stoney Wharf Road (including dirt roads) will increase dust, noise and traffic nuisances for residents and that these roads will need upgrading (including the boat ramp) as part of any development of this area;*
- *request for speed limits along Willis Road between Bli Bli Road and Thomas Road to be reduced to 40km/hr;*
- *the road network cannot safely accommodate the additional 1,270 houses proposed; and*
- *Bli Bli has a single road providing access to the north and south and believes that road upgrades and additional river crossings should be included as part of the planning process to manage increased traffic volumes.*

Key issue/concern 4: *The submitter recommends a Traffic Impact Assessment be prepared to model future impacts and identify required upgrades, and notes that any State upgrades should occur prior to any commencement of development.*

Response

Future development of the proposed Bli Bli Northern Village will be subject to an Impact assessable development application, which includes further community consultation. A traffic impact assessment will be required to be submitted to Council as part of any forthcoming development application.

The traffic impact assessment would need to address the infrastructure requirements specific to the proposed development site, including consideration of the existing local road network and identification of infrastructure upgrades that

may be required to accommodate the proposed development.

It is considered that the existing provisions within the planning scheme (including the Transport and parking code) and the proposed provisions in the Bli Bli Local plan code are sufficient to ensure that the transport infrastructure (such as roads, parking and service areas) required to service the proposed development is provided in a safe and efficient manner and prevents unacceptable off-site impacts.

In addition, Yandina Bli Bli Road and Thomas Road are identified as State-controlled roads, in which the State Assessment and Referral Agency (SARA) has the authority to assess impacts on the State transport network through the development assessment process (with advice from the Queensland Department of Transport and Main Roads (TMR)). TMR also has operational responsibility for these roads, including consideration of future improvements and the review of speed limits.

There are also a number of Council capital works projects planned in the Bli Bli area to improve the local road network, including:

- the upgrading and sealing of Stoney Wharf Road (indicatively scheduled for 2026/27 to coincide with the boat ramp upgrade);
- pedestrian and cyclist enabling facilities on School Road (indicatively scheduled for 2030);
- targeted safety works on Camp Flat Road (indicatively scheduled for 2022 and 2024); and
- Lefoes Road widening project. This project is currently on hold.

Council may also elect to include additional items within future capital works programs to address identified infrastructure shortfalls.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 5: *Submitters are concerned that in the event of bushfire or emergency event there will be limited options for safe and efficient evacuation.*

Response

Future development of the Bli Bli Northern Village will require the lodgement of an Impact assessable development application that will be assessed by Council against the relevant provisions of the planning scheme, including the Bushfire hazard overlay code and Flood hazard overlay code.

The final form and extent of development of the land proposed to be included in the Emerging community zone would be subject to more detailed planning as part of an Impact assessable development application that will include further community consultation. It is considered that the concerns raised by submitters in relation to bushfire and emergency issues are appropriately addressed by the existing provisions within the planning scheme and the content of the proposed amendment itself.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 6: *The submitter notes the need for improved transport systems, including public transport, prior to any increase in population.*

Response

The planning scheme seeks to promote a pattern of settlement that supports and promotes public transport. However, the provision of public transport is the responsibility of the Department of Transport and Main Roads and Translink.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 7: *The submitter contends that construction traffic will be a major issue, and will further impact on the life-cycle, safety and efficiency of the road network.*

Response

Any future development of the land proposed to be included in the Emerging community zone will require the lodgement of an Impact assessable development application that will be assessed by Council against the relevant provisions of the planning scheme. All potential impacts relating to construction traffic from a future development will be assessed and reasonable and relevant conditions applied to any development approval. This includes conditions of approval (where relevant) for construction works and traffic management (refer to Schedule 6 Planning Scheme Policy, SC6.14 Planning scheme policy for development works).

Recommendation: No change to the proposed amendment in response to this issue.

Key issues/concerns 8: *The submitter notes that additional traffic on dirt roads will increase an existing dust nuisance and seeks assurance that this will be managed appropriately.*

Response

Future development of this land will be required to address infrastructure requirements specific to the site, including demonstrating that existing networks are suitable to accommodate development. Where infrastructure upgrades are required, development will be required to deliver necessary upgrades to infrastructure to facilitate the development.

Recommendation: No change to the proposed amendment in response to this issue.

Key issues/concerns 9: *The submitter believes the village is already at capacity with poor parking.*

Response

The concerns raised in relation to existing parking within the Bli Bli Village Centre are acknowledged.

In relation to the proposed amendment for the Bli Bli Northern Village, future development of this land will require the lodgement of an Impact assessable development application that will be

assessed against the relevant provisions of the planning scheme, including the Transport and parking code. The Transport and parking code includes specific provisions relating to parking, which seek to ensure that development provides sufficient on-site parking to meet the needs of the users of the site. The proposed amendment also includes specific provisions for development within the local (not full service) activity centre to provide for an integrated and functional car parking and access arrangements (refer PO17 of the proposed Bli Bli Local plan code).

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 10: *The submitter disagrees that the scale of the proposed development could proceed without traffic issues, and notes:*

- *information provided by Council of 100 cars per hour using Lefoes Road which will impact on the ability of rural users to operate safely and efficiently;*
- *the road is a designated rural road for sugar cane harvesters which will disadvantage any rural users;*
- *the traffic study relied upon is outdated, being prepared in 2017; and*
- *the range of social and recreational uses on Lefoes Road introduce significant safety concerns in light of expected increased traffic volumes.*

Response

Strategic reviews undertaken by Council and the Department of Transport and Main Roads did not reveal any fundamental traffic carrying capacity issues that would prevent the proposed amendment from proceeding. This is not to say that development in this area would not consider the need for future upgrades to certain intersections or a requirement for other works but rather that there was nothing to indicate that a form of development could not occur subject to reasonable and relevant conditions.

The final form and extent of development would be subject to more detailed planning as part of an Impact assessable development application,

which will include further community consultation. More detailed traffic assessments would be required as part of any forthcoming development application and would form part of the common material made available as part of the development application for public display.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 11: *The submitter is frustrated at the overlap of responsibilities between Council and DTMR.*

Response

The *Planning Act 2016* requires specific applications in certain locations to be referred to the State government as a referral agency e.g. proximity to a State controlled road. When a development application is required to be referred to the State via the State Assessment Referral Agency (SARA), Council endeavours to communicate with the relevant State department to manage a timely response as well as to discuss any issues or concerns which may overlap between the different levels of government.

Recommendation: No change to the proposed amendment in response to this issue.

Housing, density and building height

A total of 184 submissions received in relation to the proposed Bli Bli amendment raised matters relating to housing, density and building height. Most of these submissions take a pro-forma approach.

Of the total 184 submission, 161 submissions outlined support for the proposed amendment on the basis that it provided housing choice.

Some submissions were concerned about the scale and intensity of the proposed amendment, with 17 submissions concerned about the proposed medium density component and 5 submissions concerned about building height.

The key issues/concerns raised in submissions are summarised as follows:

Key issue/concern 1: *Submitters support the proposed amendment at Bli Bli, on the basis that it will:*

- *assist in meeting high levels of demand for residential land;*
- *support housing choice and affordability*
- *provide larger residential lots;*
- *meet the predominant family demographic;*
- *offer housing choice at a variety of price points; and*
- *provide housing choice particularly for women over 55.*

Key issue/concern 2: *Support for the proposed development to include duplex and dual living typologies.*

Key issue/concern 3: *The submitter supports the proposed maximum building height of 12 metres for the local centre and medium density residential area. The submitter also supports the dwelling densities for the medium density residential area.*

Key issue/concern 4: *The submitter supports the requirement for 20% of lots to be greater than or equal to 600m², as proposed in AO18.2 of the Bli Bli Local plan code.*

Key issue/concern 5: *The submitter supports the future development of a relocatable home park.*

Response

The support outlined in submissions for the proposed amendment and specific provisions, is acknowledged and noted.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 6: *Submitters suggest a minimum lot size ranging between 600m², 700m² to 800m² to provide the opportunity for separation between buildings and maintain breezes.*

Key issue/concern 7: *Submitters indicated a preference for larger lots ranging from 2,000m², 4000m² and 8000m² lots, to provide options for people who prefer semi-rural lifestyles and to retain the open character.*

Key issue/concern 8: *Submitters object to the proposed medium density residential area on the basis that it:*

- *is incompatible and inconsistent with the village character and amenity of the area;*
- *will increase traffic congestion;*
- *will diminish quality of life for residents;*
- *increase crime and anti-social behaviour; and*
- *will interfere with northerly views.*

Submitters recommend that the proposed amendment should only allow for low density residential housing typologies.

Response

The proposed Bli Bli amendment includes specific assessment benchmarks, which provide for development in the Emerging community zone (Bli Bli Northern Village) to be integrated with the existing Bli Bli residential community and includes the establishment of residential land uses that are sympathetic to, and compatible with, the prevailing low density residential character of the locality. It is intended that development provides for a range of lot sizes and housing options, which includes:

- a minimum 20% of detached housing to be located on traditional sized lots (>600m²);
- up to 10% of lots as dual occupancy lots, which are scattered throughout the low density residential area;
- some medium density residential uses (such as soho apartments, multiple dwellings, townhouses and attached row/terrace houses) in the vicinity of the local activity centre, which achieves a net residential density of 30-50 equivalent dwellings per hectare; and
- may include a relocatable home park or retirement facility, which integrates and connects with the surrounding neighbourhood and does not exceed a net residential density of 30 equivalent dwellings per hectare.

It is considered that the proposed amendment provides for an appropriate mix of residential land uses that are of a scale and intensity that is compatible with the surrounding low density residential areas and character of the locality

and seeks to provide a diversity of housing to meet community needs.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 9: *Concern about the proposed increase in building height of 12 metres and impact on views and vistas.*

Response

The proposed amendment includes a specific site note on the Height of buildings and structures overlay map for the Bli Bli Local plan area (Overlay Map OVM19H), which states that *a maximum building height of 12 metres may be established on the Bli Bli Northern Village site, generally located over the local centre area and medium density residential area, where nominated on an approved plan of development, under a variation approval.*

Any future development of this land will be subject to more detailed planning and an impact assessable development application, including further community consultation. The development application will be assessed against the relevant provisions of the planning scheme.

It is also noted the Yandina Bli Bli Road and Thomas Road are currently identified as Scenic Routes on the planning scheme's Scenic amenity overlay map. Development on land adjoining a scenic route, as identified on a Scenic amenity overlay map, will be assessed against the Scenic amenity overlay code. This overlay code requires that development minimises visual impact on the scenic route with regard to the scale, building height and setback of buildings.

Recommendation: No change to the proposed amendment in response to this issue.

Environmental values

A total of 165 submissions received in relation to the proposed Bli Bli amendment raised matters relating to the local environment and ecological important areas. Most of these submissions take a pro-forma approach and outline either

support (54 submissions), provisional support (10) or object (101 submissions) to the proposed amendment.

The key issues/concerns raised in submissions are summarised as follows:

Key issue/concern 1: Submitters support the proposed Bli Bli amendment on the basis that it:

- adds to the ecological and recreational opportunities for the locality; and
- provides a logical extension of the urban area while maintaining ecological linkages.

Key issue/concern 2: Submitters support the proposed provisions in the Bli Bli Local plan code requiring the protection and buffering of ecological important areas.

Response

The support outlined in submissions for the proposed amendment, is acknowledged and noted.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 3: Submitters, whilst supporting the proposed amendment, suggested the following changes:

- as the site includes remnant vegetation identified as an 'of concern' regional ecosystem, it is inappropriate for Council to consider removal of this vegetation given its stated position of maintaining and enhancing the region's natural assets; and
- that remnant vegetation is retained, and an EIS is undertaken and made available to the community to identify impacts, provide management requirements, and confirm monitoring of construction and operational aspects to ensure compliance and protect environmental values. Should protection not be viable, offsets should be provided and included in conservation tenures to ensure they deliver ongoing compensation for lost vegetation.

Key issue/concern 4: Submitters are concerned that development of this land would result in the loss/destruction and ongoing

deterioration of environmental and biodiversity values, including:

- critical habitat for priority species, 'Of concern' regional ecosystem 12.3.20, which is currently listed as endangered, and wetland areas of National Significance;
- remnant vegetation, which provides habitat for valuable wildlife including the Richmond Birdwing Butterfly, swamp wallaby and black cockatoo;
- the endangered water mouse and critically endangered salt marsh species, as well as impacts on the broader Maroochy River estuary and declared fish habitat areas;
- wildlife movement corridors that will reduce the ability of koalas and other species to move through the landscape; and
- the health and functioning of wetlands and fish habitat areas; including the Maroochy Wetlands Sanctuary.

Key issue/concern 5: Submitters request that an Environmental Impact Statement be undertaken by an independent consultant to identify the impact of the development on environmental values.

Key issue/concern 6: Submitters are concerned about the impact of domestic pets on wildlife and runoff from the site that will transport pollutants into the river system.

Key issue/concern 7: Submitters note that there is a significant mosquito problem in the area, which will have implications for future residents to be able to utilise outdoor areas.

Response

Under the planning scheme, the proposed Bli Bli land contains a small amount of mapped native vegetation and wetlands (located in the north-east corner of the site), as identified on the Biodiversity, waterways and wetlands overlay map. It is also noted that this vegetation and wetland area is identified on the State Planning Policy Interactive Mapping System as containing Matters of State Environmental Significance (MSES), namely:

- wildlife habitat (endangered or vulnerable, special least concern animal and koala habitat areas – core);

- regulated vegetation (category B and essential habitat); and
- high ecological significance wetlands.

This vegetation is also subject to a vegetation covenant.

Development in the Emerging community zone is assessed against all elements of the *Sunshine Coast Planning Scheme 2014*, which are relevant to the proposed development, including Overlay codes and Other development codes.

The Biodiversity, waterways and wetlands overlay code includes specific provisions that provide for the protection and buffering of ecological important areas and for development to be located, designed and managed to avoid or minimise adverse direct or indirect impacts on ecological systems and processes. The Stormwater management code also includes specific provisions that provide for the protection and enhancement of environmental values, water quality and public health.

It is considered that there are appropriate assessment benchmarks in the existing planning scheme and the proposed amendment that address environmental issues and would be considered in more detailed in the assessment process for any forthcoming development application. A proponent will also be required to prepare an ecological assessment report as part of any forthcoming development application and make this information available as part of the common material placed on public display for the development application.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 8: *A submitter questioned how the proposed amendment aligns with the Blue Heart concept recently adopted by Council.*

Response

The Blue Heart is an area of more than 5,000 hectares within the Maroochy River floodplain that contains important environment features and acts as a critical flood storage area to protect the catchment from flood impacts.

The proposed Bli Bli amendment area is located outside of the Blue Heart Project area. It is

acknowledged that the northern and eastern boundaries of the proposed amendment area adjoin the Blue Heart Project area.

Key objectives of the Blue Heart Project are to:

- protect the most critical areas of the floodplain under public ownership;
- establish a regionally-significant complex wetland and floodplain ecosystems;
- enhance water quality in the Maroochy River through nutrient management and sediment reduction works;
- provide community and recreational opportunities through regional parkland, open space and trails; and
- establish new uses for existing rural and agricultural lands.

The existing provisions within the *Sunshine Coast Planning Scheme 2014* and the proposed provisions in the Bli Bli local plan code are considered appropriate to support the objectives of the Blue Heart Project, particularly in terms of ensuring development in the Emerging community zone (Bli Bli Northern Village) avoids any adverse off-site flooding impacts, protects and buffers ecologically important areas and provides appropriate buffers and separation to nearby agricultural land. However, further consideration of the issues/concerns raised in submissions in relation to flooding and downstream impacts is discussed in the following section on flooding.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 9: *The submitter requests the removal of the mapped character vegetation identified in Figure 7.2.4B that runs north to south through Lot 3 SP314107 and Lot 1 RP207524 as this vegetation has previously been cleared for farming purposes under rural exemptions.*

Response

It is acknowledged that the vegetation, identified as character vegetation on Figure 7.2.4B, no longer exists on Lot 3 SP314107 and Lot 1 RP207524. It is therefore proposed to amend Figure 7.2.4B to remove this character vegetation.

Recommendation: Amend Figure 7.2.4B to remove the character vegetation identified on Lot 3 SP314107 and Lot 1 RP207524.

Flooding

A total of 126 submissions received in relation to the proposed Bli Bli amendment raised matters relating to flooding. Most of these submissions (101 submissions) object to the proposed amendment based on flooding concerns, which generally related to filling and potential impacts on downstream properties, including waterways and wetlands, climate change and sea level rise impacts and how the proposed amendment satisfies the requirements of the QCoast 2100 program.

The key issues/concerns raised in submissions are summarised as follows:

Key issue/concern 1: *The submitter supports the proposed amendment and applauds Council's approach of using flood detention basins to provide development space while enhancing amenity and ecological functioning.*

Key issue/concern 2: *The submitter outlines support for the proposed provision (PO12) in the Bli Bli Local plan code, relating to flood immunity requirements.*

Key issue/concern 3: *Submitters believe that the proposed lakes will create an attractive amenity that will also provide flood mitigation functions and support ecological and recreational opportunities.*

Key issue/concern 4: *Submitters note that the flood impacts have been appropriately addressed through the State interest review process.*

Response

The support outlined in submissions for the proposed amendment and specific provisions, is acknowledged and noted.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 5: *The submitter supports the proposed amendment, subject to the proposed lakes/flood detention basins being re-*

aligned on a north-south alignment as series of ponds to maintain breeze corridors.

Key issue/concern 6: *Submitters are concerned or object to development on the floodplain and that it is inconsistent with Council's policy to limit development in areas exposed to flood risk and that Council will be liable for damages caused by future flood events.*

Key issue/concern 7: *Submitters consider that the land is not suitable for residential/sensitive development as the land is subject to flooding and permanent inundation.*

Key issue/concern 8: *Submitters request that low risk uses, such as recreation and park uses, should be located on the flood prone parts of the site.*

Key issue/concern 9: *Submitters question whether appropriate consideration has been given to flooding to respond to projected climate change.*

Key issue/concern 10: *Submitters are concerned that development and filling in the floodplain will:*

- *reduce the capacity of natural systems to deal with runoff and urban pollutants;*
- *alter local hydrology; and*
- *negatively impact on the flood performance upstream and downstream of the site.*

Key issue/concern 11: *Submitters request that developers negotiate directly with landowners to identify a suitable and agreed point of discharge onto their property.*

Key issue/concern 12: *Submitters are concerned that the proposed constructed lakes will not function appropriately to contain floodwaters and question whether the proposed lake and flood mitigation works will meet the requirements of the Queensland Government QCoast 2000 program.*

Key issue/concern 13: *The submitter advises that the South Maroochy Drainage Board (SMDB) is working with the developers of the proposed Bli Bli land, and notes that it is imperative that detention basin design integrates with the proposed paddock drainage canal*

network currently under consideration by the State government to function effectively.

Key issue/concern 14: *Submitters request that Council undertake a detailed flood impact assessment and management plan that demonstrates how flood issues will be managed to prevent impacts on the local community and respond to climate change and sea level rise.*

Key issue/concern 15: *Submitters suggest that a smaller overall development that is located free of the floodplain is preferred and that land subject to flooding is used for open space or an environmental offset for visual impacts caused by the development.*

Key issue/concern 16: *Submitters are concerned about the negative impact on the Maroochydore Wetlands Sanctuary, and queries whether the manmade lakes will attenuate floods.*

Key issue/concern 17: *Submitters are concerned about the impact of flooding on:*

- *local roads and adequacy for providing safe evacuation;*
- *urban development will increase the amount of impervious area and reduce the capacity of natural systems to deal with runoff and urban pollutants; and*
- *flood mitigation works will not be appropriate and support pest breeding.*

Response

There is evidence of historic flooding over the proposed Bli Bli amendment area and this is consistent with Council's flood mapping that shows part of the site is subject to flooding.

It is acknowledged that submitter's raise various concerns in relation to filling of the land and potential impacts on downstream properties, including waterways and wetlands. It is also acknowledged that submitter's raise concern about climate change and sea level rise and how the proposed amendment satisfies the requirements of the QCoast 2100 program, which provided the framework for the development of the Sunshine Coast Hazard Adaptation Strategy (CHAS).

A fit for purpose flood risk assessment was undertaken as part of the preparation of the proposed amendment. This assessment determined that, at a strategic level, the subject land has development potential, subject to compliance with the *Sunshine Coast Planning Scheme 2014*. Any future development of this land will be subject to an Impact assessable development application (including community consultation) that would be assessed against the provisions of the planning scheme. A proponent will also be required to prepare a comprehensive flood impact assessment as part of any forthcoming development application and make this information available as part of the common material placed on public consultation for the development application.

The proposed Bli Bli Northern Village Master Plan (Figure 7.2.4B of the proposed Bli Bli Local plan code) presented an indicative plan of development that allowed for a 15% loss of flood storage from the site. The strategic intent of the planning scheme allows for the loss of flood storage only in rare circumstances where an overriding community benefit can be demonstrated. The potential community benefit identified in this case was the implementation of a whole of catchment flood management solution for Bli Bli as explicitly addressed by PO11 of the Bli Bli Local plan code. Amongst other things, this was anticipated to include material improvement, through widening, of the downstream cane drain network to be funded or undertaken by the owners of the Bli Bli land.

However, since the development of the Bli Bli Local plan code performance outcomes and the preparation and public consultation of the proposed Bli Bli amendment, new information has arisen through the South Maroochy Drainage Board Ministerial Infrastructure Designation (MID) proposal and updated Council flood modelling which raises questions about whether PO11 of the Bli Bli Local plan code can practicably or certainly be achieved in the way previously anticipated. This in turn raises doubt about the extent of any identified community benefit proposed to offset the loss of flood storage.

Further, the adoption of the Coastal Hazard Adaptation Strategy, by Council on 27 May

2021, has identified that the Maroochy Estuary and Floodplain, particularly the Maroochy River flood storage preservation area will need a plan for the transition of inundation prone agricultural areas to wetland ecosystem services. If any community benefit is only temporary but the loss of floodplain storage is permanent, then this obviously lessens the long term community benefit. This was not considered in the drafting of the Bli Bli Local plan code.

Furthermore, the nature of the drain works likely to be delivered are of a significantly lower financial value than originally anticipated when determining that a 15% loss of flood storage was reasonable. The nature of the drain works should be re-evaluated to be consistent with the adaptation response pathway outlined in the Coastal Hazard Adaptation Strategy, while also being mindful of managing landowner concerns about the importance of the drains remaining functional.

It is considered that appropriate address of these issues may require material modifications to the current planning scheme proposal and on this basis, it is recommended that Council not proceed with the proposed Bli Bli amendment, at this time. This will provide the opportunity for further investigations to be undertaken in relation to these issues and for the outcomes of these investigations to be fully considered and reflected as part of a future planning scheme amendment package or the new Sunshine Coast Planning Scheme project.

It is important to note that notwithstanding the significance of these issues it is considered that the Bli Bli land remains suitable to be developed for urban purposes in some form and that in not proceeding with this part of the amendment at this time it is not intended to give the impression that the Bli Bli land should remain undeveloped indefinitely.

Recommendation: That Council not proceed with the proposed Bli Bli amendment at this time. This will provide the opportunity for further investigations to be undertaken in relation to flooding and for the outcomes of these investigations to be fully considered and reflected as part of a future planning scheme amendment package or the new Sunshine Coast Planning Scheme project.

Key issue/concern 18: *The submitter does not believe that the proposed amendment includes appropriate stormwater management provisions.*

Response

The planning scheme, through the Stormwater management code, requires that development protects or enhances the environmental values and water quality objectives of receiving waters or buffer areas within or downstream of a site. The Stormwater management code also requires that stormwater is managed to ensure that development does not worsen stormwater impacts external to the site.

Council is satisfied that provisions contained within the Stormwater management code and operation of the planning scheme more generally require development to protect water quality and upstream and downstream properties from potential stormwater impacts.

Recommendation: No change to the proposed amendment in response to this issue.

Alignment with SEQ Regional Plan

A total of 86 submissions received in relation to the proposed Bli Bli amendment included support for the proposed amendment on the basis that it aligns with the SEQ Regional Plan. Most of these submissions take a pro-forma approach.

The key issues/concerns raised in submissions are summarised as follows:

Key issue/concern 1: *Submitters support the proposed Bli Bli amendment on the basis that it aligns the planning scheme with the SEQ Regional Plan and will facilitate a comprehensive master planned development as opposed to a piecemeal approach.*

Response

The support outlined in various submissions for the proposed amendment, is acknowledged and noted.

Recommendation: No change to the proposed amendment in response to this issue.

Character and amenity

A total of 85 submissions received in relation to the proposed Bli Bli amendment raised matters relating to character and amenity. 77 of these submissions objected to the proposed amendment on the basis that it would have an impact on the character and amenity of the local area and would diminish the quality of life of residents. Some of these submissions take a pro-forma approach.

The key issues/concerns raised in submissions are summarised as follows:

Key issue/concern 1: *Submitters support the proposed Bli Bli amendment, on the basis that:*

- *it is in close proximity to community services such as schools; and*
- *it adds to the ecological and recreational opportunities for the locality.*

Response

The support outlined in the submissions for the proposed amendment, is acknowledged and noted.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 2: *Submitters believe that Bli Bli is overdeveloped and is negatively impacting on the liveability of the Sunshine Coast.*

Key issue/concern 3: *Submitters are concerned that this type of residential development will attract low socio-economic demographic and lead to increased crime and unemployment.*

Key issue/concern 4: *Submitters are concerned about the impact of the proposed development on the local village/semi-rural character and lifestyle.*

Key issue/concern 5: *Submitters are concerned about the impact on current residents of Hudson Place, Avon Close, Bellevue Street and Hawkesbury Court, particularly in terms of loss of northerly views and breezes and impact on property values.*

Key issue/concern 6: *Submitters are concerned about the loss of green space and environmental areas.*

Response

The concerns raised in submissions in relation to the impact of development on the village character of Bli Bli, are acknowledged.

Under the SEQ Regional Plan, the whole of the subject land has been included in the Urban Footprint regional land use category. The SEQ Regional Plan seeks to provide housing choice and sufficient land to accommodate the projected population and employment growth within SEQ in an affordable and sustainable way to meet the community's changing lifestyle needs. A strategy to achieve this goal is by providing for a diversity of housing in the planning scheme through the delivery of a mix of dwelling types and sizes in consolidation and expansion locations, such as the proposed Bli Bli Northern Village.

The proposed amendment includes specific assessment benchmarks in the Bli Bli Local plan code, which seek to ensure development in the Emerging community zone (Bli Bli Northern Village) provides a mix of low to medium density residential development providing for a range of lot sizes and housing forms that is integrated with the existing Bli Bli residential community and is sympathetic and compatible with the prevailing low density residential character of the locality.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 7: *The submitter is concerned that low rates of open space provision do not afford appropriate opportunities for positive recreation.*

Key issue/concern 8: *The submitter requests that the easement/drainage corridor that adjoins Hudson Place be provided as a managed and attractive waterway corridor with a minimum 50m width to allow for bike trails, horse-riding, dog walking etc. and providing a link between Parklakes and Bli Bli.*

Response

The proposed amendment includes specific assessment benchmarks in the Bli Bli Local plan code to ensure the provision of open space for the emerging Bli Bli Northern Village community is planned and catered for.

Development in the Bli Bli Northern Village Emerging community zone is to incorporate generous areas of public open space. The development area is intended to support and make provision for a public pathway that extends the Nambour to Coolumb recreational trail and trail extension from the Bli Bli Village Centre to Parklakes and Parklakes II, by running along the northern and eastern boundaries of the subject land (refer to proposed Overall Outcome (h) of the Bli Bli Local plan code).

In the general Bli Bli local plan area, development is to be supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area (refer to Overall Outcome (l) of the Bli Bli Local plan code).

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 9: *Submitters are concerned that the quality of life and amenity of existing residents will be reduced by any future development, particularly due to noise, dust, and light nuisance as well as loss of views and access to breezes.*

Submitters note that compensation for all affected landowners may be sought and loss of visual amenity will have a negative impact upon the real estate values of existing properties and the general wellbeing of the people of Bli Bli.

Response

The planning scheme contains provisions to ensure the quality of life and amenity of existing residents from future development is protected and maintained. The Reconfiguring a Lot Code requires that neighbourhood/estate design provides for a lot layout, land use and infrastructure configuration that provides for a

high level of amenity, having regard to potential noise, dust, odour and lighting nuisance sources (refer to Performance Outcome PO2).

The current provisions in the Bli Bli Local plan code requires development in the local plan area to be designed and sited to protect key landscape features contributing to the rural and natural setting and character of the Bli Bli local plan area (including existing vegetation, particularly along forested ridgelines and gullies, and significant views to surrounding countryside and across the Maroochy River floodplain), and to reflect the physical characteristics and constraints of the land, including the protection of sensitive slopes (refer to Overall Outcome (c)).

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 10: *The submitter suggests that additional residential development would be better located in an area of lower impact to existing residents.*

Response

Under the SEQ Regional Plan, the whole of the subject land has been included in the Urban Footprint regional land use category. The Urban Footprint identifies land which is intended to accommodate the region's urban development needs to 2041.

The SEQ Regional Plan relies on local government planning schemes to determine the most suitable zone for each land parcel within the Urban Footprint. The development assessment process determines the extent and suitability of development on each site.

The proposed amendment has been prepared in accordance with the SEQ Regional Plan, which includes this land in the Urban Footprint and therefore able to be considered for designation for an urban purpose.

Recommendation: No change to the proposed amendment in response to this issue.

Agricultural land

A total of 51 submissions received in relation to the proposed Bli Bli amendment raised matters relating to agricultural land. Most of these submissions (46 submissions) objected to the proposed amendment on the basis that it would result in the loss of good quality agricultural land and would cause conflict with adjoining agricultural activities.

The key issues/concerns raised in submissions are summarised as follows:

Key issue/concern 1: *The submitter outlines support for the proposed provisions in the Bli Bli Local plan code relating to agricultural and rural land buffers.*

Response

The support outlined for the proposed agricultural and rural land buffer provisions are acknowledged and noted.

Key issue/concern 2: *Some submitters consider that the land is not Good Quality Agricultural Land (GQAL) and some are concerned about the loss of GQAL.*

Response

Balancing the need to protect agricultural land whilst providing sufficient land for urban development was a key consideration of both Council and the State Government in arriving at decisions relating to new inclusions of land in the Urban Footprint under the SEQ Regional Plan.

Given the subject land's inclusion in the Urban Footprint under the SEQ Regional Plan, further consideration for the loss of agricultural land is not necessary when deciding to include this land in an urban zone.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 3: *Submitters are concerned about locating residential development close to agricultural activities on the basis that it will cause conflict and interfere with the viability of ongoing rural production.*

Key issue/concern 4: *Submitters suggest a large vegetated buffer, of between 20 – 40 metres, is provided between the development site and rural land to separate incompatible land uses, provide visual and acoustic screening, and mitigate spray drift.*

Response

The planning scheme currently requires that development, where adjoining the Rural zone, does not create "reverse amenity" issues, or otherwise result in situations where the continued operation of existing uses is compromised by the proposed development.

The proposed amendment includes a landscape buffer (including green space and character vegetation) along the northern and eastern boundaries of the Bli Bli Northern Village to mitigate reverse amenity issues with the adjoining Rural zoned land.

It is considered that the concerns raised by submitters can be appropriately addressed either by provisions of the existing planning scheme or by the content of the proposed amendment itself.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 5: *The submitter is concerned that allowing this development will create a precedent for future development on the Canelands.*

Response

It is acknowledged that this land was historically used for the purposes of growing sugar cane and formed part of the broader Maroochy River Canelands. The proposed amendment has been prepared in accordance with the SEQ Regional Plan, which includes this land in the Urban Footprint and therefore able to be considered for designation for an urban purpose. It is the responsibility of Council, through its planning scheme, to determine the most suitable zone for each land parcel within the Urban Footprint.

The remaining Maroochy River Canelands area is located outside of the SEQ Regional Plan Urban Footprint and therefore not intended for

urban development. For these reasons, the proposed amendment does not create a precedent for urban development on the canelands.

Recommendation: No change to the proposed amendment in response to this issue.

Community infrastructure

A total of 12 submissions received in relation to the proposed Bli Bli amendment raised issues/concerns in relation to the provision of community infrastructure.

The key issues/concerns raised in submissions are summarised as follows:

Key issue/concern 1: *The submitter supports the proposed amendment at Bli Bli due to recent social infrastructure investment.*

Response

The support outlined in the submission for the proposed amendment, is acknowledged and noted.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 2: *The submitter calculates that approximately 600 children will be resident in the new development, and queries whether any new schools have been planned to accommodate this cohort.*

Key issue/concern 3: *Submitters are concerned that additional population will place pressure on community facilities and recommend that additional community facilities such as schools, pools, parks should be provided to cater for the emerging community.*

Response

The responsibility of providing additional State schools and educational facilities in Queensland is the Department of Education. Bli Bli currently has 4 schools currently listed on the Department of Education's website:

- Bli Bli State School located on School Road for years Prep to Year 6;

- Bli Bli State School – Special Education Program located on School Road for years Prep to Year 6;
- Good Samaritan Catholic College (Bli Bli) located at 185 Parklakes Drive for years Prep to Year 6 (non-state school); and
- Sunshine Coast Environmental Education Centre located on Sports Road.

Additional educational facilities are generally provided by the State when the population and the need for a school increase. If the increase in students is absorbed through the creation or expansion of a private school/s, additional State schools are generally not required.

The *Environment and Liveability Strategy 2017* (ELS) provides Council's overarching strategic directions for the planning and delivery of social infrastructure. Council plans for social infrastructure at the Council-wide level (catering for the whole Council area), district level (catering for communities of 30,000-50,000 people) and local level (catering for communities of 5,000-15,000 people).

Social infrastructure at the Council-wide and district level is provided within the Principal and Major Regional Activity Centres as far as practical. District level social infrastructure such as larger-scale community venues, libraries and aquatic centres to cater for the Bli Bli community are provided in Nambour and Maroochydore. The ELS identifies the need for new and enhanced district level infrastructure within these centres to cater for population growth.

Social infrastructure at the local level includes local community venues providing multipurpose spaces for a range of activities. Facilities in Bli Bli providing such multipurpose spaces for hire include Bli Bli Hall, Bli Bli Old Church and Bli Bli Old School Residence.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 4: *Submitters recommend that provision for a police station or police beat be included in the proposed amendment to address the concern about the capacity of social services and potential for an increase in crime rates.*

Response

The responsibility of providing additional police facilities in Queensland is held with the Queensland Police. Presently, there is not a police facility in Bli Bli. Additional police facilities are generally provided by Queensland Police when the population within urban areas increases and meets criteria in service benchmarks.

Recommendation: No change to the proposed amendment in response to this issue.

Cultural heritage

A total of 5 submissions received in relation to the proposed Bli Bli amendment raised concern about the impact on cultural heritage.

The key issues/concerns raised in submissions are summarised as follows:

Key issue/concern 1: *Submitters identify that the proposed Bli Bli amendment area contains and is adjacent to places and items of cultural heritage significance (both indigenous (i.e. Kabi Kabi and South Sea Islanders) and non-indigenous) and is concerned about the likely impact of development on these places and items of cultural heritage significance. The submitters note the following nearby places that are of significant cultural heritage value, including:*

- Stoney Wharf;
- Maroochy Wetlands Sanctuary;
- The 'Old Place'; and
- Muller Park.

Key issue/concern 2: *Submitters request that a social impact assessment and cultural heritage assessment be undertaken to inform planning and management of this special area (i.e. assessing a range of values of the area including social values, historical values, traditional values, scientific, environmental and archaeological values, and spiritual and aesthetic values), including the preparation of a cultural heritage management plan.*

Response

Section 5(2)(d) of the *Planning Act 2016* states that "Advancing the purpose of this Act includes-valuing, protecting and promoting Aboriginal and Torres Strait Islander knowledge, culture and tradition."

The State Planning Policy's cultural heritage state interest sets out that when a local government is making or amending their planning scheme, matters of Aboriginal cultural heritage and Torres Strait Islander cultural heritage are to be appropriately conserved and considered to support the requirements of the *Aboriginal Cultural Heritage Act 2003* and the *Torres Strait Islander Cultural Heritage Act 2003*.

It is noted that part of the proposed Bli Bli amendment area is registered as a cultural heritage site on the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) cultural heritage database and register and that this registration occurred in January 2020.

The inclusion of this site on the DATSIP cultural heritage database and register was not a matter raised during the formal consideration of State interests, which commenced on 3 June 2019 and concluded on the 13 May 2020, when Council received approval from the Planning Minister that it may commence public consultation. Council became aware that part of the proposed Bli Bli amendment area was registered as a cultural heritage site during public consultation. Therefore, the proposed Bli Bli amendment, as publicly notified, did not consciously reflect consideration of the cultural heritage values and concerns relating to this land or in the local area.

To ensure that the proposed Bli Bli amendment appropriately values, protects and promotes the cultural heritage values of this land, further consultation is required with the representatives of the Kabi Kabi First Nation. Whilst productive discussions have occurred between relevant stakeholders (and a Cultural Heritage Assessment has been prepared), consultation and engagement remains ongoing with no formal agreement about how the proposed planning scheme amendment can best reflect

cultural heritage values, and in particular, those values that are considered intangible rather than archaeological in nature.

It is considered that appropriate address of matters of intangible cultural heritage significance may require material modification to the current planning scheme proposal, including in respect to the retention and framing of important landscape features and changes to the extent of area suitable for urban development. On this basis it is therefore recommended that Council not proceed with the proposed Bli Bli amendment at this time.

This response will provide the opportunity for further consultation and engagement to occur between relevant stakeholders and for the outcomes of this consultation and engagement to be fully considered and reflected as part of a future planning scheme amendment package or the new Sunshine Coast Planning Scheme project.

It is important to note that notwithstanding the significance of this issue it is considered that the subject land remains suitable for urban development in some form and that in not proceeding with this part of the amendment at this time it is not intended to give the impression that the subject land should remain undeveloped indefinitely.

Recommendation: That Council not proceed with the proposed Bli Bli amendment at this time. This is to provide the opportunity for further consultation and engagement to occur with the relevant traditional owners and for the outcomes of this consultation and engagement to be fully considered and reflected as part of a future planning scheme amendment package or the new planning scheme project.

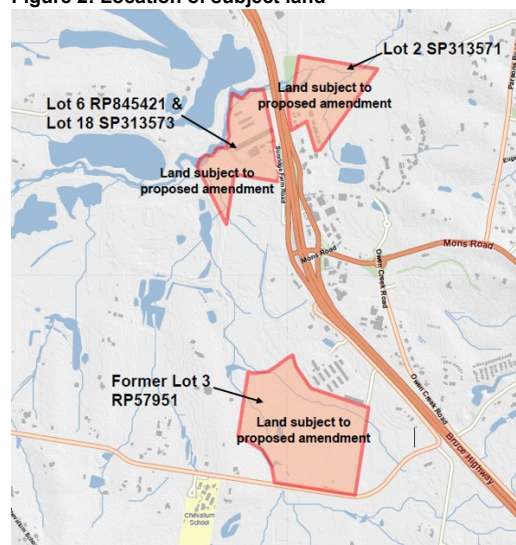
CHEVALLUM/FOREST GLEN

The proposed amendment relates to land located at:

- 7172 Bruce Highway, Forest Glen (Lot 2 SP313571);
- 23-25 and 31 Sunridge Farm Road, Chevallum (Lot 6 RP845421 and Lot 18 SP313573); and
- 521 Chevallum Road, Chevallum (former Lot 3 RP57951).

Refer to **Figure 2** below.

Figure 2: Location of subject land



7172 Bruce Highway, Forest Glen (Lot 2 SP313571)

The proposed amendment seeks to amend the zoning of Lot 2 SP313571 to better align the Low impact industry zone with the approved and developed industrial uses that currently exist on the lot.

23-25 and 31 Sunridge Farm Road, Chevallum (Lot 6 RP845421 and Lot 18 SP313573)

The proposed amendment seeks to partially change the zoning of Lot 6 RP845421 and Lot 18 SP313573 (formerly the Sunridge Poultry Farm) from the Rural zone to the Low impact industry zone to reflect the current industrial use and include this land in the planning scheme's Urban Growth Management Boundary. That part of the land, which is subject to flooding and

environmental constraints, is proposed to be retained in the Rural zone.

521 Chevallum Road, Chevallum (former Lot 3 RP57951)

In 2014, the Planning and Environment Court approved a development application for an industrial estate on former Lot 3 RP57951. More recently, the subject land has been developed in accordance with this approval. The amendment proposes to change the zoning of the subject land from the Rural zone to the Low impact industry zone to be consistent with the Court Order and current development of the land for industrial purposes.

Summary of submissions received

Council received a total of 3 submissions in relation to the proposed Chevallum/Forest Glen amendment. Of the 3 submissions received, 1 submission outlined support for the proposed amendment, 1 submission supported the proposed amendment subject to changes and 1 submission objected to the proposed amendment.

The matters raised in submissions in relation to the proposed amendment are categorised into the following key issues:

Chevallum/ Forest Glen	
Key issue	No. of submissions
Proposed zoning	2
Energex easements	1

Consideration of Key Issues/Concerns and Responses

The key issues/concerns raised in submissions are summarised as follows:

Proposed zoning

Key issue/concern 1: Support for the proposed amendment relating to all 3 sites.

Response

The support outlined for the proposed amendment, is acknowledged and noted.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 2: The submission relates to Lot 6 RP845421 and Lot 18 SP313573 and objects to the proposed split zoning. The submitters seek that both sites be wholly included in the Low impact industry zone on the basis that:

- the land subject to flood hazard is appropriate to accommodate some forms of industrial development such as truck parking;
- flood modelling undertaken for the site shows that the entire site is suitable for industrial use on the qualification that transport depot type uses can be readily sighted on some of the lower areas which may ultimately suffer from some flood inundation in major events; and
- some of the low-lying vegetated areas contain woody weed species and as such is not considered of high value.

Response

The zoning amendments are intended to better align the Low impact industry zone with the approved and developed industrial uses that already exist over the sites.

A fit for purpose flood risk assessment was undertaken as part of the preparation of the proposed amendment. This assessment identified that part of the site proposed to be retained in the Rural zone as being subject to high flood risk and therefore considered unsuitable for industrial development.

It is also considered that the flood immunity requirements for a transport depot (10%AEP/2100 and max 250mm depth at the 1%AEP/2100) and the storage of hazardous materials (1%AEP/2100 plus 0.5m) would be challenging to achieve without a net loss of flood storage on the site.

Recommendation: No change to the proposed amendment in response to this issue.

Energex easements

Key issue/concern 1: The submitter notes that the sites at Chevallum North, Forest Glen contain easements in favour of Energex and that these corridors are required to be protected from

incompatible development. The submitter recommends that a Regional Infrastructure Overlay is included to clearly identify the areas and provide relevant provisions.

Response

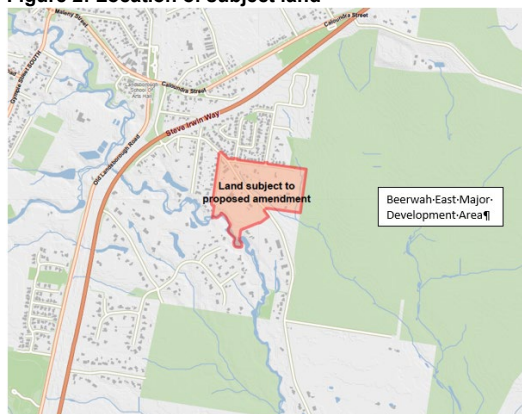
The planning scheme's Regional infrastructure overlay map (OVM 31K) for the Forest Glen/Kunda Park/Tanawha local plan area, currently identifies Lot 2 SP313571 and Lot 18 SP313573 as being subject to a High Voltage Electricity Line and Buffer (Electricity – Distribution). Development on land subject to the Regional infrastructure overlay will be assessed against the Regional infrastructure overlay code, which includes specific provisions to ensure that development is compatible with, and does not adversely affect the viability, integrity, operation and maintenance of high voltage electricity transmission infrastructure.

Recommendation: No change to the proposed amendment in response to this issue.

LANDSBOROUGH

The proposed amendment relates to land located on the south-eastern edge of Landsborough's existing urban area, generally bound by White Gums Street, Forestdale Road, Mellum Creek and the Beerwah East Major Development Area (refer **Figure 3**). The subject land comprises 14 lots with a total area of approximately 16 hectares.

Figure 2: Location of subject land



The proposed amendment seeks to change the zoning of the subject land from the Rural zone to the Low density residential zone and include the subject land in the planning scheme's Urban Growth Management Boundary.

It is also proposed to include the subject land in the Landsborough local plan area and in the Landsborough local plan precinct (LAN LPP-2 (Landsborough Town East)), with specific provisions proposed to be included in the Landsborough Local plan code to guide future development of the subject land.

Summary of submissions received

Council received a total of 21 submissions in relation to the proposed Landsborough amendment. Of the total number of submissions received, 8 submissions outlined provisional or full support and 13 submissions objected to the proposed amendment.

The matters raised in submissions are categorised into the following key issues:

Landsborough	
Key issue	No. of submissions
Character and amenity	10
Environmental values	9
Land suitability and demand	7
Flooding	4
Traffic and infrastructure capacity	5
Housing choice and economic benefits	2
Public notification process	2

(Note: several submissions raised multiple issues, so the number of submissions identified in this table does not equal the total number of submissions received).

Consideration of Key Issues/Concerns and Responses

The key issues/concerns raised in submissions are summarised as follows:

Character and amenity

Key issue/concern 1: Submitters are concerned that the proposed amendment will interfere with the rural character and amenity of the area and contribute to a continuous urban sprawl connecting to the Beerwah East Major Development Area (MDA).

Key issue/concern 2: *Preference for the rural residential character of Hardwood Road to be retained.*

Response

The subject land has been included in the Urban Footprint under the SEQ Regional Plan and therefore able to be considered for designation for an urban purpose. It is the responsibility of Council, through its planning scheme, to investigate and determine through its planning scheme the most suitable zone for each parcel within the Urban Footprint.

It is also considered that the location of the subject land, adjoining Landsborough's existing urban area, provides a logical extension of the township to cater for future housing needs in Landsborough.

It is considered that the planning scheme currently contains appropriate provisions in the Landsborough Local plan code, which seek to ensure future development of this land is consistent with and reflects the traditional rural town character.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 3: *Should the proposed amendment proceed a minimum lot size of 1,000m² is preferred.*

Response

Under the *Sunshine Coast Planning Scheme 2014*, it is proposed to include the subject land in the Landsborough local plan precinct (LAN LPP-2 (Landsborough Town East)).

Currently, the minimum lot size for land within this precinct to the west, between Toorbul Street and Forestdale Road, is 1,000m². The minimum lot size elsewhere in Precinct LAN LPP-2 (Landsborough Town East) is 650m².

The proposed amendment includes a minimum lot size of 800m² for the subject land (i.e. between Forestdale Road and Hardwood Road. This provides for a transition in lot size between each of the different geographical areas mentioned above within Precinct LAN LPP-2 (Landsborough Town East).

It is considered that the proposed minimum lot size for the subject land is sympathetic to the rural town character and identity of Landsborough and contributes to the provision of a diversity of lot sizes for the local plan area.

Recommendation: No change to the proposed amendment in response to this issue.

Environmental values

Key issue/concern 1: *Submitters are concerned that development of the existing rural land will negatively impact on the environmental values and result in the loss of vegetation and wildlife. Some submitters suggest:*

- *that development retains the canopy trees to the greatest extent possible, particularly those species which have characterised the original vegetation of the area such as Queensland Blue Gum, Scribbly Gum, Pink Bloodwood, Tallowwood and they will also provide habitat;*
- *the removal of exotic woody weeds;*
- *a 40m buffer be provided along Mellum Creek to protect riparian vegetation and maintain a wildlife corridor; and*
- *an increase in the width of the proposed buffer along the Landsborough Township East to 40m to establish a corridor from existing bushland at Hardwood Road to Beerwah State Forest.*

Response

The planning scheme manages and regulates development in, or adjacent to environmentally sensitive areas through a variety of means, dependent on the nature of the constraint. Specifically, the planning scheme includes a range of assessment benchmarks aimed at protecting important environmental areas, including the strategic framework, zone codes, and respective development, use and overlay codes.

Any future development which seeks to reconfigure the land will be required to address the Biodiversity, waterways and wetlands overlay code, which is the principal tool within the planning scheme to regulate impacts on vegetation and ecologically sensitive areas.

The existing Landsborough Local plan code also includes assessment benchmarks that require development to provide for the retention and enhancement of existing mature trees and character vegetation contributing to the vegetated backdrop, setting and streetscape character of Landsborough (refer to Acceptable Outcome AO2.3).

This includes the retention of riparian vegetation adjacent to Mellum Creek and other character vegetation identified on Figure 7.2.16A (Landsborough local plan elements). Further, development on land with frontage to Mellum Creek, is to facilitate the provision of the local ecological linkage (Performance Outcome PO6).

The proposed amendment also includes specific assessment benchmarks in the Landsborough Local plan code that requires development to respond to and retain environmental features (including significant vegetation and other ecologically important areas) and to provide enhanced ecological connectivity between significant vegetation and other ecologically important areas located adjacent to the precinct (refer to proposed PO14).

In relation to the removal of exotic woody weeds (e.g. Slash Pine and Camphor Laurel), the Biodiversity, waterways and wetlands overlay code requires development to provide for revegetation and landscape planting that does not use declared or environmental weeds as specified in the Planning Scheme Policy for development works (refer to Acceptable Outcome AO8.3).

It is therefore considered that there are appropriate provisions in the existing planning scheme and the proposed amendment that provide for the protection and enhancement of existing environmental values.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 2: *The submitter suggests street tree plantings would be effective to decrease impervious area and lower urban heating whilst providing shade, supporting amenity, and compensating tree loss e.g.*

pedestrian/ cycleways on the southern side of White Gums Street.

Response

It is considered that the existing provisions within the planning scheme are sufficient to address the concerns of the submitter. In particular, future development of the subject land will be assessed against the requirements of the planning scheme's Reconfiguring a lot code, which requires development involving the creation of new roads and other transport corridors to ensure the road network incorporates appropriate areas for the provision of street trees and landscapes (refer to Performance Outcome PO13(m)).

Recommendation: No change to the proposed amendment in response to this issue.

Land suitability and demand

Key issue/concern 1: *The submitter supports the proposed amendment and believes their land is suitable for urban development as it is adjacent to existing residential land and has access to urban services.*

Response

The support outlined in the submission for the proposed amendment, is acknowledged and noted.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 2: *The submitter supports the proposed amendment but is concerned there is not sufficient land being made available in Landsborough to meet the demand in an affordable price bracket. The submitter recommends that:*

- the recently refused Bella Street application RAL18/0160 should be reconsidered as part of this planning scheme amendment along with other similar sites which are unconstrained;*
- all of the land between the railway line and Tytherleigh Avenue should be zoned*

Medium Density to gain maximum benefit from the Landsborough Station;

- *land currently zoned rural residential should be reconsidered for higher density options where there is access to urban utilities and services.*

Response

The submitters comments are noted.

On 28 January 2021, Council resolved to prepare a new planning scheme for the Sunshine Coast. The preparation of a new planning scheme provides the opportunity for Council to undertake a review of existing zones and to ensure sufficient land is available to accommodate future growth projections to 2041.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 3: *Submitters consider the land on Hardwood Road is unsuitable for residential development due to the significant constraints over the site, including the northern water pipeline connector, Energex easements and overland drainage channels. Some submitters suggest that the alternative sites near Bluegum Street would be more conducive to residential development.*

Key issue/concern 4: *The submitter strongly objects to the rezoning of Hardwood Road. The submitter is concerned about the implications of the proposed zoning on their quiet enjoyment of the property and queries:*

- *why this land was chosen as it is subject to easements;*
- *whether the proposed zoning will affect rates;*
- *whether the proposed zoning will impact on the ability to use the site for truck parking as is currently undertaken; and*
- *what does the proposed zoning actually mean for affected property owners?*

Key issue/concern 5: *The submitter objects to the proposal and queries why the zoning amendment is required within 6 years of the Landsborough Local Plan being gazetted in*

2014, given the available vacant land remaining in the existing zoned areas.

Response

The subject land has been included in the Urban Footprint under the SEQ Regional Plan and therefore able to be considered for designation for an urban purpose.

The proposed inclusion of the subject land within the Low density residential zone is consistent with the zoning of adjoining land to the north and west and provides a suitable supply of residential land to cater for future housing needs in Landsborough.

The proposed amendment does not affect existing lawful uses and landowners can continue to operate these existing lawful uses indefinitely.

It is acknowledged that the land is subject to easements. Future development of this land will be subject to assessment against the *Sunshine Coast Planning Scheme 2014*.

It should also be noted that land along Bluegum Street is currently included in the Low density residential zone and therefore has potential to be developed for low density residential uses subject to compliance with the planning scheme.

In relation to rates, the value of the land, along with the main or primary land use, is the basis for the calculation of the general rate. This is determined by the Department of Natural Resources and Mines, and specific enquiries should be directed to the Valuer's Office.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 6: *The submitter objects to the proposed amendment on the basis that the fragmented ownership of the properties in Hardwood Road will frustrate the ability to develop the area for residential land uses.*

Response

It is acknowledged that the subject land is under various ownership. Future development of this land may require the amalgamation of lots to create a suitable development area. This will

be the responsibility of the relevant landowners to further consider if they seek to develop their land for low density residential purposes.

Recommendation: No change to the proposed amendment in response to this issue.

Flooding

Key issue/concern 1: *Submitters are concerned that the land has drainage issues and the area is subject to flooding particularly from Mellum Creek.*

Response

A fit for purpose flood risk assessment was undertaken as part of the preparation of the proposed amendment. This assessment determined, at a Strategic level, that the proposed amendment area has development potential, subject to compliance with the *Sunshine Coast Planning Scheme 2014*.

Any future development of this land will be subject to assessment against the planning scheme, which includes specific assessment benchmarks that requires development to address flooding.

Recommendation: No change to the proposed amendment in response to this issue.

Traffic and infrastructure capacity

Key issue/concern 1: *Submitters object to the amendment package on the basis that:*

- *Hardwood Road is a narrow country road and is not suitable to accommodate additional development;*
- *the road network is not appropriate to cater for the proposed development and will not function safely and efficiently;*
- *the local hydrology of Hardwood Road directs water along the road corridor making access during storm events problematic; and*
- *additional development cannot be supported in terms of infrastructure capacity.*

Key issue/concern 2: *Submitters object to the amendment package on the basis that the*

population of Landsborough is too high and causing parking issues.

Response

Future development of the proposed amendment area will require the lodgement of a development application which would be assessed against the relevant provisions of the planning scheme, including the Transport and parking code. A traffic impact assessment will be required to be submitted to Council as part of any forthcoming development application.

The traffic impact assessment would need to address the infrastructure requirements specific to the proposed development site, including consideration of the existing local road network and identification of infrastructure upgrades that may be required to accommodate the proposed development.

Therefore, it is considered that the existing provisions within the planning scheme (including the Transport and parking code) are sufficient to ensure that the transport infrastructure (such as roads, parking and service areas) required to service the proposed development is provided in a safe and efficient manner and prevents unacceptable off-site impacts.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 3: *Submitters object to the amendment package on the basis that public transport is not capable of supporting the additional population in Landsborough.*

Response

The planning scheme seeks to promote a pattern of settlement that supports and promotes public transport. However, the provision of public transport is the responsibility of the Department of Transport and Main Roads and Translink.

The North Coast Rail duplication project consists of rail duplication between Beerburum and Landsborough, with additional works between Landsborough and Nambour to improve accessibility and capacity. This project seeks to improve reliability, speed and accessibility of rail freight operations and passenger transport

services and support close economic and social connections with Brisbane. The funding responsibility for this project will be held with the Federal and State governments.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 4: *The submitter notes that the land at Landsborough contains a 40m wide easement in favour of Energex and that this corridor is required to be protected from incompatible development. The submitter recommends that a Regional Infrastructure Overlay is included to clearly identify the areas and provide relevant provisions and suggests zoning the land to Open Space as the Low density residential zone may give unrealistic development expectations.*

Response

It is acknowledged that the part of the land is subject to an easement. This easement is identified on the planning scheme's Regional infrastructure overlay map (OVM 42K) for the Landsborough local plan area, as a Water Supply Pipeline and Buffer. This is consistent with the Queensland Government's State Planning Policy Interactive Mapping System, which identifies this easement as an SEQwater pipeline and channel. It is also noted on the State Planning Policy Interactive Mapping System, that the Major Electricity Infrastructure (Energex) Corridor is located to the west of the Landsborough township.

Mapping contained in the State Planning Policy Interactive Mapping System supports the application of the state interests expressed in the State Planning Policy. The State Planning Policy applies when making or amending a local planning instrument. It is considered that the proposed amendment appropriately integrates the state interests expressed in the State Planning Policy and the supporting State Planning Policy Interactive Mapping System.

It is noted that the subject land is mapped as containing an Energex easement on the Queensland Government's Development Assessment Mapping System (Non-SARA DA Mapping, Electricity Infrastructure). It is recommended that Energex further consult with

the Department of State Development, Infrastructure, Local Government and Planning about the identification of Energex easements on the State Planning Policy Interactive Mapping System.

Recommendation: No change to the proposed amendment in response to this issue.

Housing choice and economic benefits

Key issue/concern 1: *Submitters support the proposed amendment and believe that it will:*

- assist in providing affordable housing;
- facilitate investment into much needed retail and commercial services in the Landsborough township
- facilitate the relocation of industrial businesses into the dedicated Landsborough industrial area; and
- assist in creating a residential amenity due to the nuisance emissions of existing industrial businesses.

Response

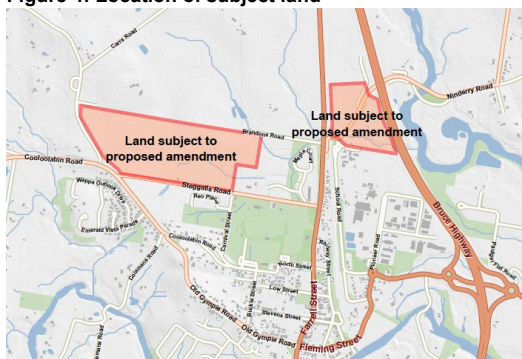
The support outlined in the submission for the proposed amendment, is acknowledged and noted.

Recommendation: No change to the proposed amendment in response to this issue.

YANDINA

The proposed amendment relates to land located on the northern edge of Yandina's existing urban area, generally bound by Brandons Road, Steggalls Road and Browns Creek Road. The subject land comprises 9 lots with a total area of approximately 36 hectares. The proposed amendment also relates to land located along Ninderry Road, north of the Yandina Primary School. Refer to **Figure 4**.

Figure 4: Location of subject land



The proposed amendment relating to land north of Steggalls Road, seeks to change the zoning of the subject land from the Rural zone to include:

- a portion in the Low density residential zone;
- a portion in the Community facilities zone (annotated for a Residential care facility/Retirement facility); and
- one lot (Lot 294 C311603), which is constrained by significant vegetation, in the Limited development (Landscape residential) zone.

It is also proposed to include the subject land in the Yandina local plan area (including the Urban Growth Management Boundary) and include specific provisions in the Yandina Local plan code to guide future development on the subject land.

The proposed amendment also seeks to include land along Ninderry Road in the Yandina local plan area with specific provisions in the Yandina Local plan code for 1 Ninderry Road (Lot 2 on RP913584), to provide for the temporary development of a warehouse, where for caravan and boat storage.

Summary of submissions received

Council received a total of 48 submissions in relation to the proposed Yandina amendment. Most of these submissions take a pro-forma approach. Of the total number of submissions received, 18 submissions outlined provisional or full support and 30 submissions objected to the proposed amendment.

The matters raised in submissions are categorised into the following key issues:

Yandina	
Key issue	No. of submissions
Traffic and infrastructure capacity	25
Character and amenity	20
Lot sizes and zoning	14
Demand	13
Environmental values	11
Rural interface	9
Community infrastructure	7
Flooding	5
Housing choice	5
Alignment with SEQ Regional Plan	5
Agricultural land	4
Proposed amendment area, Ninderry Road	5

(Note: several submissions raised multiple issues, so the number of submissions identified in this table does not equal the total number of submissions received).

Consideration of Key Issues/Concerns and Responses

The key issues/concerns raised in submissions are summarised as follows:

Traffic and infrastructure capacity

Key issue/concern 1: Submitters support the proposed amendment and suggest the road network be upgraded to include:

- a link between the extension of Brandons Road and Steggalls Road to facilitate access to existing sports facilities and minimise reliance on arterial networks;
- access from the western end of Brandon Road to provide flood free access, limit dangerous access to Connection Road, support a riparian corridor to Yandina School, and preserve the remnant vegetation at the Eastern end of Brandon Street;
- wider internal roads; and
- improvement of road infrastructure to minimise congestion.

Key issue/concern 2: Submitters object to the proposed amendment on the basis that:

- *further development will exacerbate traffic congestion;*
- *the infrastructure capacity in Yandina will not support further development;*
- *the pace of development is too rapid, and is negatively interfering with traffic congestion and inadequate parking;*
- *current traffic congestion has resulted in people leaving the township; and*
- *An increase in traffic will have an impact on rural production.*

Response

Future development of the proposed amendment area north of Steggalls Road will require assessment against the *Sunshine Coast Planning Scheme 2014*. A traffic impact assessment will be required to be submitted to Council as part of any forthcoming development application.

The traffic impact assessment would need to address the infrastructure requirements specific to the proposed development site, including consideration of the existing local road network and identification of infrastructure upgrades that may be required to accommodate the proposed development.

The proposed amendment includes specific assessment benchmarks in the Yandina Local plan code, which require development in the Low density residential zone north of Steggalls Road, to provide a safe, interconnected, permeable and legible road network to service development (refer to Performance Outcome PO25(b)). The proposed amendment also includes specific assessment benchmarks which requires development in the proposed amendment area to provide appropriate buffering and separation to nearby agricultural land and rural uses.

The planning scheme's Transport and parking code also includes specific assessment benchmarks, which require development to provide sufficient on-site parking to cater for the likely demand for parking by residents, staff and visitors.

It is therefore considered that the existing provisions within the planning scheme (including the Transport and parking code) and the content

of the proposed amendment are sufficient to ensure that the transport infrastructure (such as roads, parking and service areas) required to service future development of this land, is provided in a safe and efficient manner and prevents unacceptable off-site impacts.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 3: *Submitter objects to the proposed amendment as Yandina does not have access to reliable public transport.*

Response

The planning scheme seeks to promote a pattern of settlement that supports and promotes public transport. However, the provision of public transport is the responsibility of the Department of Transport and Main Roads and Translink.

Recommendation: No change to the proposed amendment in response to this issue.

Character and amenity

Key issue/concern 1: *Submitters object to the proposed amendment on the basis that:*

- *the character of Yandina should remain as a small rural town, and it is not suitable to accommodate further development;*
- *additional development is significantly reducing the rural character and amenity of the township;*
- *recent development has not been compatible with the existing character and amenity of Yandina;*
- *too much land is being used for residential development and contends that land for rural and environmental purposes should be retained as an inter-urban break;*
- *the proposed amendment will negatively impact on Yandina, and in particular reduce amenity and lifestyle; and*
- *the scale and intensity of the proposed development is not in keeping with the rural character and amenity of the locality.*

Key issue/concern 2: *Submitters object to the proposed amendment on the basis that:*

- *the proposed amendment provides for low density residential development which is incompatible with the character of adjoining development; and*
- *current development is not meeting the minimum lot size criteria in the Yandina Local plan code, and queries whether Low density residential development will result in duplex or dual key dwellings.*

Response

The subject land has been included in the Urban Footprint under the SEQ Regional Plan and therefore able to be considered for designation for an urban purpose. The subject land is considered to represent a logical extension to the existing Yandina township to cater for future housing needs in Yandina.

The planning scheme's Yandina Local plan code currently includes specific assessment benchmarks which requires development in the Yandina local plan area to:

- be consistent with and reflect the traditional rural town character; and
- provide for the retention and enhancement of key landscape elements, including significant views and vistas, existing character trees and areas of significant vegetation, which contribute to the setting, character and sense of place of Yandina.

The proposed amendment also includes specific assessment benchmarks in the Yandina Local plan code, which requires development in the proposed:

- Low density residential zone, North of Steggalls Road, to provide lot sizes that are sympathetic to the character of nearby existing residential areas (including an average lot size of at least 800m²) that are predominantly used for single household detached housing; and
- Community facilities zone, south of Brandons Road and North of Steggalls Road, to be of a scale and intensity that is compatible with the traditional rural town character.

It is considered that the concerns raised by submitters in relation to character and amenity

are appropriately addressed by the existing provisions within the planning scheme and the content of the proposed amendment itself.

Recommendation: No change to the proposed amendment in response to this issue.

Lot sizes and zoning

Key issue/concern 1: *The submitter supports the proposed amendment, subject to:*

- *larger lot sizes (800m² minimum) being provided to allow for passive cooling; and*
- *provision and arrangement of parkland to allow for penetration of breezes.*

Key issue/ concern 2: *The submitter supports the proposed amendment but recommends that lot size is a specified minimum 800m² and not based on averages which can be manipulated.*

Key issue/concern 3: *The submitter provisionally supports the proposed amendment subject to the land being included in the Emerging community zone to provide for a diversity of lot size and housing choice. Should the land remain in the Low density residential zone, the submitter requests that the minimum lot size be reduced to 700m².*

Key issue/concern 4: *The submitter objects to the proposed amendment and recommends that a rural residential development with lot sizes between 2-5 acres would be preferable and consistent with community character and values.*

Key issue/ concern 5: *Submitters support the proposal and request that the minimum lot size be amended to 700m² to remain consistent with adjoining development or the land included in an Emerging community zone to allow for more housing options.*

Key issue/ concern 6: *The submitter believes that including the land entirely in the Low density residential zone prevents a diversity of lot size and housing choice. The submitter recommends the land be included in the Emerging community zone to allow for a comprehensive master planning exercise to be undertaken. Should the land remain in the Low density residential zone, the submitter requests that the minimum lot size be reduced to 700m².*

Key issue/concern 7: *The submitter objects to the proposal and requests that lot sizes are large and provide for detached residential dwellings, provide landscaped active transport connections, and maintains appropriate separation and buffering to adjoining agricultural land.*

Response

The support outlined in submissions for the proposed amendment, is acknowledged and noted.

The proposed Low density residential zone (north of Steggalls Road) is intended to provide predominantly single detached housing, which is consistent with the existing low density residential uses located to the south of the amendment area.

The proposed inclusion of this land in the Low density residential zone rather than the Emerging community zone is also in response to community sentiment raised during public consultation of a previous planning scheme amendment (Amendment No. 18), which had sought to include land located the south west of Yandina in the Emerging Community Zone.

The proposed amendment includes specific assessment benchmarks in the Yandina Local plan code that requires development in the Low density residential zone north of Steggalls Road, to provide for an average lot size of at least 800m². This is consistent with an analysis of existing residential lot sizes in Yandina, which indicated an average lot size of approximately 800m².

It is considered that the proposed Low density residential zone and the average lot size of 800m² will provide a development outcome that is sympathetic to the character of nearby existing residential areas and the general character of the Yandina local plan area.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 8: *The submitter supports the proposed Limited development zone on the vegetated block on Steggalls Road and*

suggests performance outcomes for that zone be included in the Yandina Local Area Plan.

The submitter recommends that the block to the east should also be zoned limited development, as it is subject to flooding.

The submitter supports the proposed community facilities zone being used specifically as a residential care / retirement facility but not as an Over 50s lifestyle resort.

Response

The support outlined for aspects of the proposed amendment, are acknowledged and noted.

Table 5.5.18 Limited development (Landscape residential) zone of the *Sunshine Coast Planning Scheme 2014* sets out the category of development and category of assessment (i.e. if, and what type of development application is required) and the assessment benchmarks for development in the Limited development (Landscape residential) zone. Assessable development in the Limited development (Landscape residential) zone would also be assessed against the Limited development (Landscape residential) zone code, included in part 6 of the planning scheme.

The existing Yandina Local plan code also contains assessment benchmarks for development in the Landsborough local plan area generally (refer to Performance Outcomes PO1 through to PO6).

Under the proposed amendment it is intended that Lot 294 on C311603 is included in the Limited development (Landscape residential) zone, as it is constrained by significant vegetation. The lot to the east of Lot 294 on C311603 (Lot 293 on C311603) is proposed to be included in the Low density residential zone. It is acknowledged that part of this land is subject to flooding as identified on the planning scheme's Flood hazard overlay mapping.

A fit for purpose flood risk assessment was undertaken as part of the preparation of the proposed amendment, which indicated, at a strategic level, that this land had development potential, subject to compliance with the planning scheme. Specific assessment benchmarks have been included in the proposed

Yandina Local plan code that requires development in the Low density residential (north of Steggalls Road) to minimise the risk to people and property from flood events up to and including the Probable Maximum Flood (PMF).

The proposed inclusion of land in the Community facilities zone (annotated for a residential care/retirement facility) provides the opportunity for the development of residential care facility and/or a retirement facility.

Residential care facility means the use of premises for supervised accommodation, and medical and other support services, for persons that cannot live independently and require regular nursing or personal care e.g. convalescent home, nursing home.

Retirement facility means a residential use of premises for accommodation for older members of the community, or retired persons, in independent living units or serviced units or amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the retirement facility. Therefore, an over 50's lifestyle resort is one option and may be considered as an appropriate form of development at this location, subject to meeting assessment benchmarks.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 9: *The submitter supports the proposal and suggests that additional medium density zoning would assist in limiting the development footprint and facilitate land for environmental and recreational purposes.*

Response

Opportunities for medium density residential development are currently provided for in the Yandina local plan area, through the existing Medium density residential zone. This zone is located close to the Yandina local centre. It is intended that the proposed inclusion of part of the Yandina amendment area in the Low density residential zone is to provide predominantly single detached housing, which is consistent

with the existing low density residential uses located to the south of the amendment area.

It is also intended that the proposed Low density residential zone, provides a suitable supply of residential land to accommodate the future housing needs of the Yandina local plan area.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 10: *The submitter objects to rural zoned land being included in the Low density residential zone at this stage. The submitter points out that earlier Council factsheets state that the planning scheme provides sufficient land to accommodate growth until 2031, and queries why additional land for residential development is required.*

The submitter lists a number subdivisions either approved and under construction in Yandina and asserts that this is sufficient to cater for future growth.

Key issue/concern 11: *The submitter queries whether there is demand for new urban land, given that current stock is suitable to accommodate growth to 2041.*

Key issue/concern 12: *The submitter asserts that there is not reasonable or sufficient demand for residential land that would require the proposed amendments at this stage, and notes that the urban footprint relates to projected land needs out to 2041.*

Response

The SEQ Regional Plan sets a policy expectation that, at all times, local government planning schemes will make available a minimum of at least 15 years supply of land that is zoned and able to be serviced for both residential and employment land uses. In recognition of the long lead times associated with bringing land to market, this 15 year supply objective is to be provided as rolling supply, meaning that new or additional land for residential and employment purposes is made available for development proportionate with changes in population growth and housing market activity.

The Queensland Government actively monitors planning schemes and land stock annually to track their performance against the dwelling supply benchmarks and employment planning baselines, including to ensure at least 15 years of residential and employment land supply is maintained. This minimum benchmark will fluctuate over time according to demand and supply, so Council needs to proactively and adequately zone land to ensure that the Sunshine Coast continues to remain above the 15-year benchmark. An annual report, entitled the *Land Supply and Development Monitoring Report* (LSDM) is released evaluating each local government areas performance.

The 2020 LSDM identifies that there is 15 years of supply within the defined Sunshine Coast Consolidation area, for which the proposed Yandina amendment area is located within.

In order to ensure that the rolling 15-year supply policy objective of the SEQ Regional Plan is maintained, it is considered appropriate to include the subject land within an urban zone.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 13: *The submitter believes that the proposed amendment does not comply with the stated Performance Outcome PO26 which refers to compatibility with the rural character of the township.*

Response

Proposed Performance Outcome PO26 of the Yandina Local plan code relates to development in the Community Facilities Zone South of Brandons Road and North of Steggalls Road. Development at this location is to:

- be of a scale and intensity that is compatible with the traditional rural town character (refer to part (a));
- be in accordance with an approved master plan for all lots included in the entire zone that provides facility elements to be configured in a functionally efficient and integrated manner (refer to part (b));
- provide appropriate landscape buffering and separation to nearby agricultural land and rural uses, including where identified on

Figure 7.2.27A (Yandina local plan elements) (refer to part (d)).

Any future development of the subject land will require the lodgement of development application that would be assessed by Council against these and other relevant provisions of the planning scheme.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 14: *The submitter is opposed to the proposed amendment on the basis:*

- *the expansion of the industry precinct which could potentially generate demand has not eventuated;*
- *the proportion of additional land identified at Yandina is higher than other proposed locations and is excessive for likely demand.*

Response

Industrial land within the Yandina local plan area is not the subject of this proposed amendment. Additional land zoned for industrial purposes has not been considered.

Recommendation: No change to the proposed amendment in response to this issue.

Environmental values

Key issue/concern 1: *Submitters support the proposed amendment as it provides a logical extension of the urban area while maintaining ecological linkages.*

Response

The support outlined in the various submissions, is acknowledged and noted.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 2: *Submitters want more land for environmental and natural purposes rather than additional residential development supporting additional population growth.*

Key issue/ concern 3: *The use of the land for urban development will result in loss of rural land and valuable habitat.*

Key issue/concern 4: *The submitter is concerned that natural vegetation is being removed to accommodate residential development. The submitter suggests that fallow farming land could be utilised for housing development.*

Response

The submitters comments are noted. The proposed amendment area north of Steggalls Road, is located in the Urban Footprint under the SEQ Regional Plan and therefore able to be considered for designation for an urban purpose.

The planning scheme manages and regulates development in, or adjacent to environmentally sensitive areas through a variety of means, dependent on the nature of the constraint. Specifically, the planning scheme includes a range of assessment benchmarks aimed at protecting important environmental areas, including the Strategic framework, zone codes, and respective development, use and overlay codes.

Any development which seeks to reconfigure the land will be required to address the Biodiversity, waterways and wetlands overlay code, which is the principal tool within the planning scheme to regulate impacts on vegetation and ecologically sensitive areas.

Lot 294 on C311603 is the site proposed to be zoned Limited development (Landscape residential) zone as it is constrained by significant vegetation. The proposed zoning of this land demonstrates Council's commitment to protecting significant vegetation within the Urban Footprint whilst recognising the existing use over the site.

Council considers that the existing and proposed protection afforded by the planning scheme is sufficient to protect the ecological values within the Yandina North area.

Recommendation: No change to the proposed amendment in response to this issue.

Agricultural land

Key issue/concern 1: *Submitters support the proposed amendment and note that rural production has ceased in the locality and there will be no incompatibility between urban development and adjoining land.*

Key issue/concern 2: *Submitters support the proposed Community facilities zone and believe that retirement living uses are the highest and best use for the property given that it is compatible with adjoining rural activities which are low intensity.*

Response

The support outlined in the submissions, is acknowledged and noted.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 3: *Submitters object to the proposed amendment on the basis that:*

- *it will result in the loss of good quality agricultural land and reduce food security, and undermine rural activities as an important aspect of the Sunshine Coast lifestyle and economy; and*
- *introduce incompatible development into a rural environmental and interfere with ongoing rural production on adjoining properties.*

Response

Balancing the need to protect agricultural land whilst providing sufficient land for urban development was a key consideration of both Council and the State Government in arriving at decisions relating to the inclusion of land in the Urban Footprint under the SEQ Regional Plan.

Given the subject land's inclusion in the Urban Footprint under the SEQ Regional Plan, further consideration for the loss of agricultural land is not necessary when deciding to include this land in an urban zone.

The proposed amendment also includes specific assessment benchmarks in the Yandina Local plan code that require development to provide appropriate landscape buffering and separation

to nearby agricultural land and rural uses (refer to proposed Performance Outcome PO24(c), Performance Outcome 25(c) and Performance Outcome 26(d)).

The intention of these assessment benchmarks is to mitigate against reverse-amenity issues for rural activities from future residential/urban development.

Recommendation: No change to the proposed amendment in response to this issue.

Community infrastructure

Key issue/concern 1: *Submitters support the inclusion of the Community facilities zone in Yandina, as it will provide an essential service and allow elderly residents to age in place.*

Key issue/concern 2: *Submitters support the proposed zoning amendment of their land as Community Facilities and believe that retirement living uses are the highest and best use for the property given that there are no retirement living options in the near vicinity.*

Response

The support outlined in submissions for the proposed amendment, are acknowledged and noted.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 3: *Submitters are concerned that Yandina has a growing population, but it does not have access to reliable public transport, appropriate banking, grocery, mobile coverage and police services. The submitters request that prior to any further development basic public services are provided to support residents.*

Key issue/concern 4: *The submitter believes there is a lack of community facilities in Yandina including pools, libraries, and police stations.*

Response

Council's adopted Integrated Transport Strategy has not identified any deficiencies on the transport network in Yandina for the

Sunshine Coast (refer to section 3.2 Transport network deficiencies).

The planning scheme seeks to promote a pattern of settlement that supports and promotes public transport. However, the provision of public transport is the responsibility of the Department of Transport and Main Roads and Translink.

It is acknowledged that telecommunication facilities do provide important services to the community by providing mobile coverage to residents. Telecommunication facilities are currently identified in the planning scheme as consistent uses and subject to code assessment in certain industrial and centre zones, which provides guidance on the preferred location of telecommunication facilities.

The planning scheme does not prevent this type of infrastructure from being established but rather includes provisions in the Telecommunications facility code to ensure impacts are mitigated as far as practical.

Therefore, as development increases telecommunication providers will be able to supply adequate mobile coverage to Yandina subject to the submission and approval of a development application and compliance with the planning scheme.

Currently, Yandina does not have a police station. The nearest police station is located 9km away at Nambour. Additional police facilities are generally provided by Queensland Police when the population within urban areas increases and meets specified service benchmarks.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 5: *The submitter believes that recent residential development has not provided sufficient physical and social infrastructure.*

The submitter believes that the proposed Community facilities zone should be used for more community based purposes to allow a broader benefit.

Response

The Environment and Liveability Strategy 2017 (ELS) provides Council's overarching strategic directions for the planning and delivery of social infrastructure.

Council plans for social infrastructure at the Council-wide level (catering for the whole Council area), district level (catering for communities of 30,000-50,000 people) and local level (catering for communities of 5,000-15,000 people).

Social infrastructure at the Council-wide and district level is provided within the Principal and Major Regional Activity Centres as far as practical. District level social infrastructure such as community venues, libraries and aquatic centres to cater for the Yandina community are currently provided in Nambour. The ELS identifies the need for new and enhanced infrastructure to cater for population growth.

Social infrastructure at the local level includes local community venues providing multipurpose spaces for a range of activities. A number of facilities in Yandina provide such multipurpose spaces for hire, including but not limited to the Yandina School of Arts, Yandina Community Garden, Australasian Country Music Hall of Fame, Yandina RSL Hall, QCWA Hall, Yandina Bowls Club and Yandina Soccer Club.

Yandina North's inclusion in the Urban Footprint provides an opportunity for the provision of community based facilities e.g. a retirement/aged care facility to service the Yandina area.

The three north-eastern most lots, 35-53, 55-73 and 75-93 Brandons Road (Lots 224 and 225 on C311561, Lot 299 on C311641) are proposed to be included within the Community facilities zone and annotated for a residential care/retirement facility.

Recommendation: No change to the proposed amendment in response to this issue.

Flooding

Key issue/concern 1: *The submitter is concerned to ensure that Steggalls Creek will be able to accommodate stormwater flows, and no increased flooding will be caused to Quandong Court and Maple Court. The submitter suggests that a new culvert under Ben Williams Road may assist in managing stormwater flows.*

Key issue/concern 2: *The submitter is concerned that the proposed amendment does not adequately address flood issues on surrounding properties and notes the development at the bottom of Steggalls Road.*

Response

A fit for purpose flood risk assessment occurred as part of the preparation of the proposed amendment. This assessment determined that the proposed amendment area, north of Steggalls Road, has development potential, subject to compliance with the planning scheme.

This assessment satisfies the State Planning Policy state interests relating to the protection of people and property in flood hazard areas. This assessment also considered climate change impacts.

Any future development of the proposed amendment area will require assessment against the planning scheme, including the Flood hazard overlay code and Local plan codes. The Flood hazard overlay code applies to development subject to the Flood hazard overlay and includes specific assessment benchmarks, which seeks to ensure development protects people and avoids or mitigates the potential adverse impacts of flood and storm tide inundation on property, economic activity and the environment, taking into account the predicted effects of climate change.

Recommendation: No change to the proposed amendment in response to this issue.

Housing choice

Key issue/concern 1: *Submitters support the proposed amendment and notes that opportunity for an aged care facility would be beneficial for Yandina and allow the elderly to age in place.*

Key issue/concern 2: Submitters support the proposed amendment as it supports housing choice and affordability.

Response

The support outlined in the submissions for the proposed amendment, is acknowledged and noted.

Recommendation: No change to the proposed amendment in response to this issue.

Alignment with SEQ Regional Plan

Key issue/concern 1: Submitters support the proposed amendment, as it aligns with the land use category with the SEQ Regional Plan.

Response

The support outlined in submissions for the proposed amendment, is acknowledged and noted.

Recommendation: No change to the proposed amendment in response to this issue.

Proposed amendment area, Ninderry Road

Key issue/concern 1: Submitters support the proposed amendment, including retaining the land in the Rural zone.

Response

The support outlined in submissions for the proposed amendment, is acknowledged and noted.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 2: Submitters object to the proposed amendment on the basis that:

- the proposed temporary use is open to misinterpretation, and recommends that Council include a more precise definition of the intended use or implement other appropriate application processes to ensure that the intended land use outcome is achieved;

- the proposed temporary use is not appropriate, as it will become entrenched and impact on the amenity of the surrounds; and
- the proposed temporary use will introduce heavy vehicle movements compromising safety.

Key issue/concern 3: The submitter believes that the lot identified for a temporary use should be used for residential development as:

- it is well located in proximity to the township;
- is flat and provides access to shops and social services;
- removes incompatible industrial development from residential areas.

The submitter asserts that industrial development should be located in a designated industrial area, and the location adjacent to Spirit House will diminish local amenity.

Response

Portions of the proposed amendment area at Ninderry Road are subject to mapped planning scheme overlays, including the Biodiversity, waterways and wetlands overlay, the Flood hazard overlay and the Regional infrastructure overlay, which make it unsuitable for residential use.

Part of the subject land to the north-west of Ninderry Road (being Lot 2 on RP913584 at 1 Ninderry Road, Bridges) has been identified as being potentially suitable for an interim low impact industrial use (i.e. caravan and boat storage, subject to amenity and ecological considerations. This potential use does not require permanent buildings or infrastructure.

Anecdotal, there is increasing demand for the storage of personal recreational vehicles and the like (e.g. caravans and boats), which this site may be suited to accommodate. As such, it is proposed to retain the subject land in the Rural zone and include it in the Yandina local plan area boundary.

The proposed amendment also includes specific assessment benchmarks in the Yandina Local plan code, which provides for caravan and boat storage for that part of the subject land to the north-west of Ninderry Road (Lot 2 on

RP913584 at 1 Ninderry Road, Bridges). These provisions reinforce the temporary use nature of the site.

Any future development of the subject land will require the lodgement of a development application that will be assessed by Council against the relevant provisions of the planning scheme. The development application would also be subject to Impact assessment, requiring further community consultation.

Recommendation: No change to the proposed amendment in response to this issue.

PART C

ADDITIONAL SITE REQUESTS

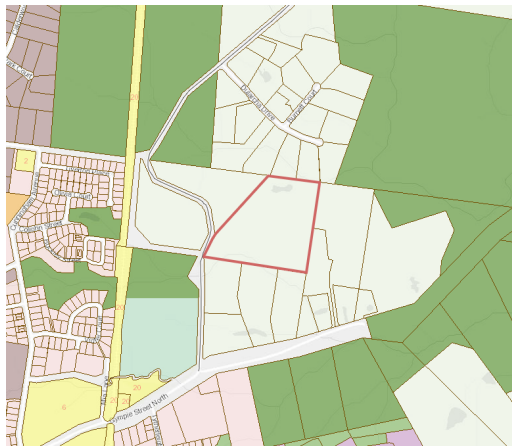
This section of the report considers submissions requesting changes to the zoning of specific sites that were not part of the proposed amendment, as publicly notified. A total of 8 submissions were received.

The following submission requests are discussed below and will be referred for consideration as part of the new Sunshine Coast Planning Scheme project.

Additional Site Requests	
Site	Request
North west Landsborough, including land on either side of Bella Street, Landsborough	Request to review the zoning of land currently included in the Rural residential zone for inclusion in the Low density residential zone.
22 Wharf Street, Yandina (Lot 312 on SP186045)	Request to amend the zone to reflect the approved plan relating to Reconfiguring a lot approval (RAL18/0042). The site is currently included partly in the Low density residential zone and partly in the Low impact industry zone. Request to include provisions in the planning scheme to enable large land consumptive uses, such as transport depots, caravan and relocatable home parks, boat storage yards and wholesale/retail nurseries, to establish outside the Urban Footprint.
19 Lacey Lane, Yandina (Lot 261 on C311580)	Request to amend the zone from the Rural zone to the Medium density residential zone.
Spirit House, 20 Ninderry Road, Yandina (Lot 4 on RP810295)	Request to amend the zone from the Rural zone to a zone that reflects the use of the land.
41 Steggalls Road, Yandina (Lot 10 on SP148794)	Request to amend the zone from the Limited development (Landscape residential) zone to the Low density residential zone.
6 Rod Smith Drive, Coes Creek (Lot 3 on RP170402)	Request to amend the zone from the Low density residential zone to the Medium density residential zone.

The following submissions received in relation to 44 Tunnel Ridge Road (Lot 259 on CG840), Landsborough and Image Flat Road (Lot 1 on SP288036), Image Flat are discussed below.

44 Tunnel Ridge Road (Lot 259 on CG840), Landsborough



Request: The submitter requests that the zoning of 44 Tunnel Ridge Road, Landsborough (Lot 259 CG840) is amended from the Rural zone to the Low density residential zone and included in the Urban Growth Management Boundary, on the basis that:

- the land was included in Council's original amendment package and was removed at the request of the State due to flooding issues;
- the submitter has undertaken a site specific flood impact assessment and believes the site to be subject to more limited flood hazard;
- a Low density residential zone will be a logical extension of the prevailing low density area to the west;
- the site is in close proximity to the Landsborough township and has good access to services and facilities;
- the site presents an achievable development opportunity in comparison to the fragmented ownership of other land retained in the proposed amendment package; and
- the site is suitable for urban development from a 'first principles' perspective.

Response

It is noted that 44 Tunnel Ridge Road and surrounding lots (referred to as Landsborough North) formed part of the proposed amendment, forwarded to the Planning Minister in June 2019, for formal consideration of State interests and to seek approval for Council to proceed to public consultation.

Council received approval from the Planning Minister, by letter dated 13 May 2020, that Council may commence public consultation, subject to conditions. The conditions required the removal of the following lots from the proposed amendment:

- Lot 10 on RP144551;
- Lot 1, 2, 3 and 4 on RP196184;
- Lot 1 and 2 on RP186673;
- Lot 4 and 5 on RP196179;
- Lot 1 and 2 on RP204823;
- Lot 259 on CG840; and
- Lot 257 and 258 on SP280929.

The reason provided by the Planning Minister for the condition was as follows:

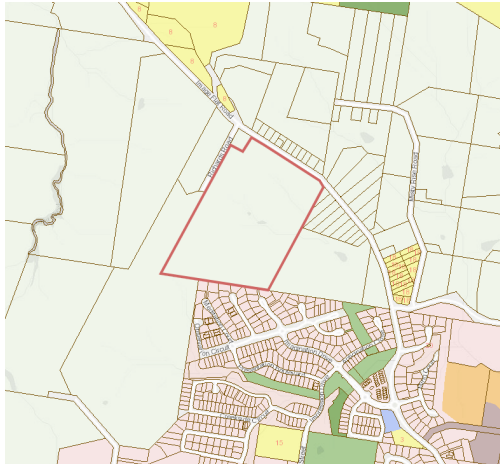
"To achieve compliance with the SPP Natural hazards, risk and resilience state interest, policy (2) given that these sites are identified as having an unacceptable risk to people and property."

In accordance with the Minister's condition, the abovementioned sites (including 44 Tunnel Ridge Road) were removed from the proposed amendment, prior to public consultation.

The flood risk assessment undertaken as part of the proposed amendment, indicates that a significant portion of Lot 259 CG840 appears to have acceptable flood risk in the undeveloped condition. It is also acknowledged that the subject lot has lower flood risk attributes than several other properties that were within the boundary of the proposed amendment flood risk assessment. Whilst a portion of the subject lot appears to have acceptable flood risk, it is not intended that this land is considered for inclusion in an urban zoning in isolation. Any proposed zoning change would need to consider the Landsborough North area as a whole.

Recommendation: No change.

Image Flat Road (Lot 1 SP288036), Image Flat



Request: The submitter requests that the zoning of Lot 1 on SP288036 is amended from the Rural zone to the Low density residential zone, on the basis that:

- the land is adjacent to land in the Low density residential zone and the Urban Footprint;
- the use of the land for rural purposes is limited due to proximity to residential development;
- the site has access to urban utilities;
- the site is not subject to significant physical constraints or natural hazards; and
- there is significant demand for urban residential land in Nambour.

Response

It is noted that the subject land is located in the Regional Landscape and Rural Production Area (RLRPA) under the SEQ Regional Plan.

The site's inclusion within the Regional Landscape and Rural Production Area prevents Council from considering a planning scheme amendment that enables urban development. Any consideration of expansion of, or inclusion of sites in the, Urban Footprint should be considered when a review of SEQ Regional Plan is formally conducted by State Government.

Recommendation: No change.

Review of Canal Maintenance Procedures

204295

Prepared for
Sunshine Coast Council

19 July 2021





Review of Canal Maintenance Procedures
Sunshine Coast Council

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Our report is based on information made available by the client. The validity and comprehensiveness of supplied information has not been independently verified and, for the purposes of this report, it is assumed that the information provided to Cardno is both complete and accurate. Whilst, to the best of our knowledge, the information contained in this report is accurate at the date of issue, changes may occur to the site conditions, the site context or the applicable planning framework. This report should not be used after any such changes without consulting the provider of the report or a suitably qualified person.

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1 Scope of Report

This report has been prepared in response to a brief provided by Sunshine Coast Regional Council for the review of a range of issues related to Council's obligations to maintain the canals within its local government area and also in relation to Council's discharge of these obligations.

The essential elements of this brief were:

- Inception meeting with Council officers
- Review and comment on existing council reports/documentation/designs/surveys/fact sheets etc.
- Undertake a site inspection with Council officers
- Review and comment on Council's legislative requirements
- Review and comment on maintenance operations including dredging program, de-silting program, rock scour protection replacement
- Review and comment on amenity considerations of the canal systems
- Review and comment on Council's protocols for engagement with external stakeholders
- Attend meeting with external stakeholders
- Preparation of locality plans of all canals showing extents of current maintenance practices in all canal systems
- Review and comment on Council's current Quality Assurance practices for maintenance programs, reporting and data managements
- Review and comment on Council's financial administration procedures for maintenance operations
- Research similar Queensland LGA canal maintenance procedures and how these compare with SCRC
- Preparation of a report presenting the outcomes of the above tasks

The report addresses only matters relating to the maintenance of tidal canals and does not consider the following:

- Maintenance of constructed, non-tidal, water bodies
- Maintenance of natural waterways or coastal lakes, such as Currimundi Creek and the Mooloolah and Maroochy Rivers
- Matters related to the management of stormwater discharges, including water quality and litter, from adjacent properties and development sites. These matters are dealt with under Council's Local Laws and the conditions of the relevant development approvals.
- Issues related to the navigation and mooring of vessels in canals
- Control of insect breeding
- Matters related to Council's budgeting process for canal maintenance



2 Sunshine Coast Canals

Within the Sunshine Coast local government area, Sunshine Coast Regional Council is responsible for the maintenance of a number of canal systems which have been constructed since the early 1970s.

These canal systems are located in the following areas:

- Maroochy Waters canal system, connected to the Maroochy River at Picnic Point
- Mooloolaba canal system, with canals located on both the eastern and western sides of Brisbane Road and connected to the Mooloolah River
- Minyama canal system, with canals connected to the Mooloolah River, closer to its mouth than the Mooloolaba Canals
- Hideaway Waters canal system, connected to Mountain Creek
- Wurtulla canal system, connected to Currimundi Creek
- Pelican Waters canal system, connected to Pumicestone Passage

These canal systems are shown on Figures 2-1 to 2-6. Copies of these figures in A3 format are also included in Appendix B.



Figure 2-1 Maroochy Waters Canal System



Figure 2-2 Mooloolaba Canal System



Figure 2-3 Minyama Canal System

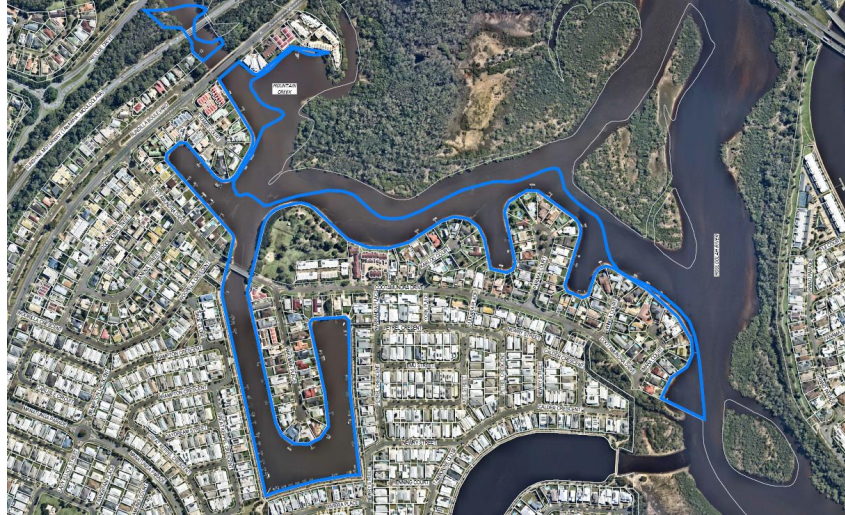


Figure 2-4 Hideaway Waters Canal System



Figure 2-5 Wurtulla Canal System

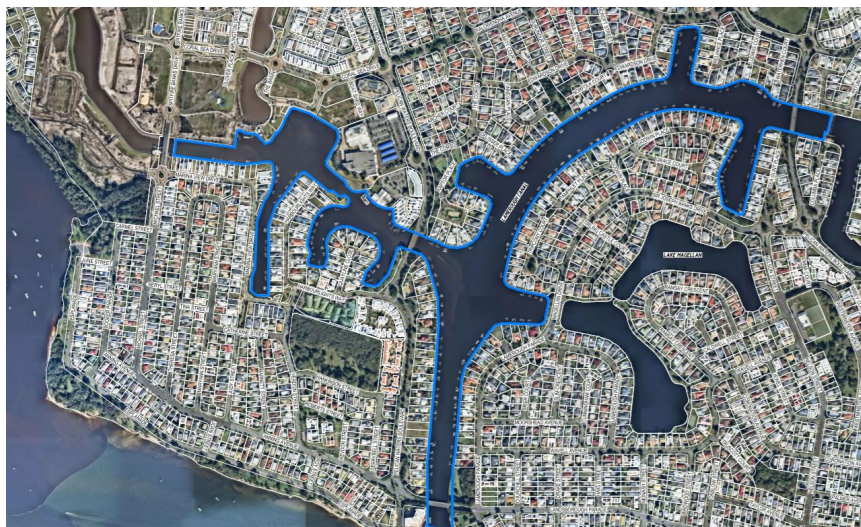


Figure 2-6 Pelican Waters Canal System

2.2 Legislative History of Canals in Queensland

The first canals in Queensland were constructed under approvals issued pursuant to the Canals Act 1958. This legislation was repealed in 2003.

The mechanisms of the Canals Act were replaced by amendments made, in 2001, to the Coastal Protection and Management Act 1995. Section 176 of the Coastal Protection and Management Act provides continuing effect to approvals granted under the Canals Act:

176 Continuing effect of approvals under Canals Act

- (1) This section applies to the following approvals in force immediately before the commencement of the section—
 - (a) a provisional approval granted under the [Canals Act](#), section 5(4)(b);
 - (b) a final approval granted under the [Canals Act](#), section 7(3).
- (2) Despite the repeal of the Canals Act, from the commencement—
 - (a) the provisional approval, and any conditions of the approval, have effect as if the approval were a development permit for a material change of use of premises, but only to the extent authorised by the approval; and
 - (b) the final approval, and any conditions of the approval, have effect as if the approval were a development approval in the form of a development permit for—
 - (i) reconfiguration of a lot to construct an artificial waterway; and
 - (ii) operational works to construct the waterway and the access channel.
- (3) Subsection (2) has effect only for the period the approval would have had effect if the Canals Act had not been repealed.

s 176 ins 2001 No. 93 s 19

The essential elements which define a waterway as a canal are that it must be an artificial waterway which is connected to tidal water and, from which, vessel access is available to tidal water, unhindered by any manmade structures. The formal definition of a canal is contained in Section 9 of the Coastal Protection and Management Act:



9 Meaning of canal

- (1) *Canal* means an artificial waterway—
 - (a) connected, or intended to be connected, to tidal water; and
 - (b) from which boating access to the tidal water is not hindered by a lock, weir or similar structure.
- (2) *Canal* includes a canal surrendered to the State under the [Canals Act](#), section 13(4).
- (3) However, *canal* does not include any part of tidal water containing facilities that are used commercially or by members of a club or association for 1 or more of the following—
 - (a) boat launching, landing, berthing or storing;
 - (b) boat repairs of a minor nature;
 - (c) boat provisioning, fuelling or servicing;
 - (d) recreation, comfort and convenience of persons who own or use boats.
- (4) Also, *canal* does not include an artificial waterway that intersects, or is connected to, inundated land or leased land if a registered proprietor of the land or lessee of the leased land may restrict or prohibit the use or movement of vessels in water on the land.
- (5) In this section—
registered proprietor, of land, means a person recorded in the freehold land register under the [Land Title Act 1994](#) as a proprietor of the land.

s 9 ins 2001 No. 93 s 7

The provisions of the Canals Act relating to the obligations of local authorities to maintain canals were also carried over into the Coastal Protection and Management Act. These obligations are expressed in Chapter 2, Part 7, Section 121 of this act:

121 Maintenance of canals

- (1) A local government must maintain and keep clean each—
 - (a) canal in its area; and
 - (b) access channel for a canal mentioned in paragraph (a), whether or not the access channel is in its area.
- (2) Subsection (1) does not apply to—
 - (a) a canal, other than an access channel for the canal, constructed under the [Integrated Resort Development Act 1987](#); or
 - (b) a canal constructed under the [Sanctuary Cove Resort Act 1985](#).
- (3) In this section—
canal means—
 - (a) an artificial waterway surrendered to the State under this Act or the Canals Act; or
 - (b) a canal surrendered under a lease under the [Land Act 1994](#).

s 121 ins 2001 No. 93 s 15

As noted in Section 121, a local authority is also required to maintain any access channel associated with a canal system. An access channel is defined in Chapter 1, Part 3, Division 1 of the Coastal Protection and Management Act:

7 Meaning of access channel

- (1) *Access channel* means an artificial channel constructed in tidal water and connected, or intended to be connected, to a canal.
- (2) Without limiting subsection (1), *access channel* includes—
 - (a) training walls or other works associated with the channel; and
 - (b) additions or alterations to the channel, training walls or other works.

For the purposes of the maintenance obligations of the local authority, an access channel is an artificial channel approved and constructed in conjunction with a canal system. It does not include natural channels or an artificial channel not constructed in conjunction with a canal system. Access channels are defined by boundaries separate to the boundaries of the associated canal system.

Within the canal systems maintained by the Sunshine Coast Regional Council, the only canal system which has an access channel is the Maroochy Waters system. The extent of this access channel is shown on Figure 2-1.



2.3 Land Tenure of Canals and Separation of Responsibilities for Maintenance

Section 116 of the Coastal Protection and Management Act requires that the area of a canal is surrendered to the State as a public waterway, with the responsibility for maintenance of the canal devolved to the local authority, as outlined above.

Typically, the real property boundary of the canal is defined by the outermost projection of the waterside face of the revetment wall and the revetment wall itself is located within the adjacent private property. The maintenance of the revetment wall, therefore, becomes the responsibility of the property owner.

Pontoons, jetties and other mooring structures constructed within canals are generally located within leases established for this purpose. The maintenance of structures within the lease areas is solely the responsibility of the lessee. This also includes the maintenance of bed levels in the vicinity of these structures to the extent that changes to bed levels have occurred as a result of the presence of the structure. Typically, pontoons and jetties function as floating or fixed permeable breakwaters and dissipate wave energy in their vicinity. This results in the deposition of additional sediment in these areas, compared with similar locations without structures. The maintenance of these areas is discussed further in Section 3.2.

2.4 Interpretation of Requirements for Canal Maintenance

It is considered that the primary objectives of a canal maintenance program by a local authority are those which are related to the function of the canal as a whole. This includes the preservation of the structural integrity of privately owned assets, to the extent that this is directly affected by the condition of the canal. The local authority is also responsible for the preservation of the structural integrity of Council owned assets.

The local authority maintenance program should include:

- Maintenance of the canal and any access channel to ensure that navigation access is maintained, as reasonably as possible, similar to that which was available when the canal was originally constructed. It is not considered to be reasonable to require the canal waterway profile to be maintained to match exactly its design profile or for it to be modified by widening or deepening.
- Maintenance of the canal in a manner which, as reasonably as possible, retains the canal in a condition which does not directly result in adverse effects on private property. For example, Council maintains existing rock scour protection in locations such as the Lamerough Canal to a standard which provides adequate protection to privately owned revetment walls.
- Maintenance of Council owned assets in the canal, such as stormwater outlet structures, in a satisfactory condition.
- Removal of vegetation which has colonised canals, as this may affect the structural integrity of revetment walls and other structures.
- Removal of illegal or unsafe structures and other hazards.
- The testing of accumulated sediments or material to be used for canal bank re-profiling. This is considered to form part of the statutory maintenance obligation of a local authority, as it is directly associated with the management of the maintenance operations.
- Undertaking of regular surveys of canal profiles, including pre and post-dredging surveys. This is also considered to form part of the statutory maintenance obligation of a local authority, as it is directly associated with the management of the maintenance operations.

Secondary objectives of a canal maintenance program are considered to be those which do not form part of the statutory maintenance obligations of a local authority. These are generally related to non-engineering issues and would include:

- The removal of floating litter from canals. This activity is frequently undertaken by local authorities as part of their overall local area maintenance operations, in a similar manner to the way in which parks and streets are maintained for amenity purposes.



- The requirement to undertake water quality testing within a canal is also not considered to form part of the statutory maintenance obligation of a local authority. It may, however, be undertaken as part of the general health and safety duties of a local authority.

2.5 Maintenance of Revetment Walls and Rock Scour Protection

Depending on their design, some canal revetment walls, such as those of the Lamerough Canal, are provided with a strip of rock scour protection, placed along the beach in front of the wall, to provide protection against wind induced and vessel generated waves. The width and sizing of the rock scour protection can vary depending upon the degree of exposure to wave attack.

As the rock scour protection is located within the canal, this creates a situation where the effectiveness of the maintenance of an asset by the local authority has the potential to affect the integrity of an asset in private ownership.

This situation is further complicated by the fact that actions within the adjoining private property can also affect the rock scour protection.

As a result, both the property owner and the local authority have a responsibility to ensure that their actions do not result in damage to the rock scour protection.

Actions by the property owner which may result in damage to the rock scour protection and to the revetment wall include:

- Directing overland flow from the property over the revetment wall
- Cutting openings through the revetment wall
- Driving piles through the rock scour protection, without first cutting the underlying geotextile fabric to ensure that it is not dragged down with the pile
- Raising the height of the revetment wall
- Constructing structures or planting vegetation behind the revetment wall which damages the wall or its foundations
- Not promptly addressing the cause of any leaching of fine grained material through or beneath the wall. Over time, this will result in loss of support for the wall and adjacent structures.
- Allowing excessive vessel propeller wash from vessels moored at structures fronting the property to erode the canal batter
- Deliberately removing or relocating the rock scour protection

Actions by the local authority which may result in damage to the rock scour protection and to the revetment wall include:

- Over-dredging of the canal profile, resulting in slumping of the canal batters
- Failing to reinstate slumped or eroded canal batters to a stable profile

Usually, when damage is observed to a revetment wall or to the rock scour protection, the cause is apparent and can be attributed to actions such as those noted above. Occasionally, the cause of the damage is not clear and detailed investigation may be required. This may result in disagreements between the property owner and the local authority.

When there is a disagreement between a landowner and the local authority regarding the cause of damage to the revetment wall or to the rock scour protection, or regarding the appropriate method for repair, often an external consultant is engaged to provide independent advice. On occasion, the local authority may also exercise its discretion and undertake work, such as out of sequence dredging to re-establish a canal batter profile, placement of sand against the front face of the revetment wall and even the placement of additional rock to the front of the wall.

It is not possible to provide general guidance regarding these situations, except to note that the local authority is not responsible for the rectification of damage to revetment walls or for the implementation of measures to prevent ongoing damage to revetment walls, except in cases where the damage is the direct result of the actions of the local authority. Where departures occur from this principle, there arises the likelihood that the lines of responsibility for the maintenance of the canal and revetment walls become



blurred and expectations are created among property owners that the local authority will address maintenance issues which are not part of its statutory obligations.

As noted in Section 2.3, another area of canal maintenance where it is considered that local authorities are likely to be undertaking work which is outside of their statutory obligations is dredging around private mooring structures such as jetties and pontoons. This work is often undertaken to ensure that pontoons do not become grounded at low tide due to accumulated sediment. Local authorities may be willing to undertake this work, as it can provide a useful source of material for the replenishment of canal beaches.

Recommendations to address a number of the issues outlined above are presented in Section 5 of this report.

2.6 Approvals to Undertake Canal Maintenance

Dredging is a Prescribed Environmentally Relevant Activity (ERA) under Part 4, Section 16 of Schedule 2 of the Environmental Protection Regulation 2019.

The dredging ERA has a range of thresholds in terms of the annual quantity of material removed. These thresholds commence at 1,000 tonnes/annum and extend up to greater than 1,000,000 tonnes/annum.

For the maintenance of the canals within the Sunshine Coast local government area, Council has obtained approval to undertake ERAs 16 1(a) and 16 1(b). ERA 16 1(a) covers the removal by dredging of between 1,000 tonnes and 10,000 tonnes of material per year. ERA 16 1(b) covers the removal by dredging of between 10,000 tonnes and 100,000 tonnes of material per year.

The approved removal of material relates to the operations undertaken by Council to remove accumulated silt from canals and the transport and disposal of this material at an approved off-site disposal facility. This includes the removal of broadly distributed silt from the canal bed, as well as locally concentrated silt accumulations which have been observed at the outlets of stormwater drainage pipes.

Council's current ERA 16 1(a) and 16 1(b) permit is EPPR00187013.

This Environmental Authority states that activities must not be carried out contrary to the purposes of dredging for reprofiling of the canal system and maintaining canal access within the following canal systems:

- Mooloolah River in the Mooloolah River Canal (ERA 16 1(a));
- Maroochy River, Maroochy Waters, Riverbreeze Estate (ERA 16 1(b));
- Mooloolah River, Hideaway Waters (ERA 16 1(b));
- Mooloolah River Canals, Emerald Waters Estate (ERA 16 1(b)).

The Environmental Authority does not include the removal of material from the Wurtulla or Pelican Waters canal systems.

This Environmental Authority contains conditions relating to:

- Environmental management
- Record keeping
- Air, noise and water quality monitoring
- Spoil and waste disposal

Council is required to notify the administering authority prior to commencing a new dredging operation and to maintain relevant records, including a register of environmental complaints and response actions.

Dredging operations undertaken to remove accumulated silt from a canal and to dispose of it off site are distinct from the dredging undertaken by a local authority to maintain or enhance the canal profiles, for which specific approvals are not required.

Approvals are also not required for a local authority to remove illegal or unsafe structures from a canal, although consultation with residents would usually occur beforehand.

Similarly, a lessee of an area within a canal for the purposes of constructing a mooring structure is able to maintain that structure and the canal profile within the lease area without the need for further approvals.



3 Canal Maintenance Undertaken by Sunshine Coast Regional Council

3.1 Canal Maintenance Undertaken by Sunshine Coast Regional Council

As discussed in previous sections, the statutory obligations imposed upon a local authority under section 121 of the Coastal Protection and Management Act require the local authority to:

- Generally maintain the canal profile for navigation purposes.
- Generally maintain the canal beach design profile, where practicable, while undertaking maintenance of the canal profile for navigation purposes. This assists in the protection of privately owned assets, but Council is not required to undertake maintenance of the privately owned assets themselves.
- Maintain Council owned assets within the canal in a satisfactory condition.
- Undertake the removal of vegetation which has colonised in the canals. It may sometimes be necessary for Council to remove vegetation within a canal without the consent of an adjacent property owner where the vegetation is considered likely to cause damage to public or private infrastructure, or if it impedes other maintenance activities which form part of Council's statutory obligations.
- Remove illegal or unsafe structures. It may also be necessary for Council to remove illegal or unsafe structures within a canal without the consent of an adjacent property owner where these structures detrimentally affect the function and use of the canal for its intended purpose.

In addition, local authorities may, at their discretion, provide a range of additional services, beyond the scope of their statutory obligations, to owners of canal front properties to maintain general amenity and also to assist with the maintenance of privately owned structures.

3.2 Maintenance of Canal and Beach Profiles

Sunshine Coast Regional Council currently undertakes three types of maintenance activities related to the maintenance of canal and canal beach profiles.

The major activity is the use of small cutter suction dredges to remove sand which has accumulated on the underwater batters of the canal profile and place it on the canal beaches in front of the privately owned revetment walls. The sand is usually placed to the level of the top of the revetment wall. This is significantly higher than the original beach level and is intended to provide increased protection to the revetments against undermining, as well as additional support to walls which may be showing evidence of distress.

The quantity of sand placed on the canal beaches significantly influences the duration of each maintenance cycle. The frequency of maintenance dredging could be increased if the beach levels are not raised to the top of the revetment walls and a post-dredging beach profile with levels closer to the original design levels was adopted.

The placement of sand to the level of the top of the revetment wall creates a beach profile (Figure 3-1 - Profile 2) with a slope which is steeper than the slope for the original design profile (Figure 3-1 - Profile 1).

Some residents have questioned whether it would be possible to provide a finished beach slope which is closer to the original design slope. In general, it is considered unlikely that this would be able to be achieved with sand placed to the top of the revetment walls, as the higher level of the sand would result in the beach slope extending much further out into the canal and, as a consequence, also require the underwater batter to be built up and widened, extending down to the canal bed. The resulting indicative bank profile is shown as Profile 3 on Figure 3-1.

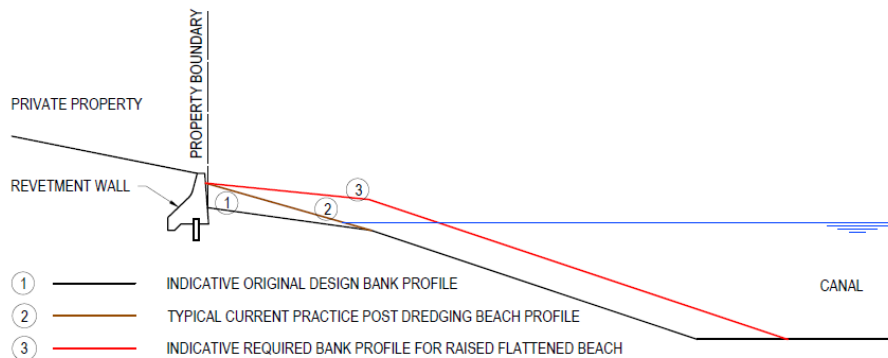


Figure 3-1 Comparison of indicative design bank profile, current practice post-dredging beach profile and indicative, raised, flattened profile.

This would be impracticable due to the limited amount of sand available within the canal systems and the fact that the additional material required to build up the underwater batters would reduce navigability. The modification of the beach slope resulting from the placement of sand to the level of the top of the revetment wall is considered to be a trade-off against the increased protection provided by the higher beach levels.

As noted above, a post-dredging beach profile, with levels closer to the original design levels, could be adopted. This would go some way towards addressing the issues raised by residents regarding the steepness of the completed beach slopes and would also allow the frequency of maintenance dredging to be increased. This type of post-dredging profile is shown indicatively on Figure 3-2 as Profile 3.

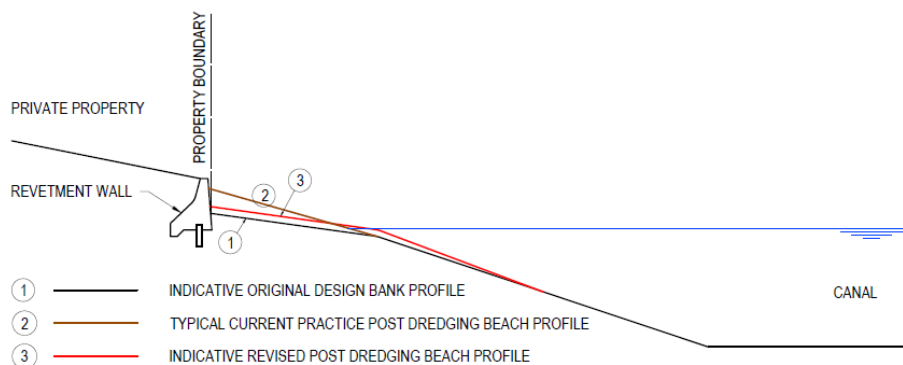


Figure 3-2 Comparison of indicative design bank profile, current practice post-dredging beach profile and indicative, revised, post-dredging profile.

Figure 3-3 shows dredging in progress to raise beach levels in front of the revetment wall. In this photograph, recently placed sand can be seen beneath the deck and around the edges of the boat ramp.



Figure 3-3 Dredging in progress to raise canal beach levels

The size of the dredges required for the canal profile maintenance is specified in Council's tender documents. These specifications have been developed based upon experience and with consideration of the requirement for the dredges to operate between and close to mooring structures.

The dredges have an on-board pump which delivers the water-sand slurry via a floating pipeline, approximately 100mm in diameter, to a separation cyclone on the shore which separates the heavier sand particles from the finer material fractions and also from the majority of the transport water. The finer materials and transport water are returned to the canal by surface flow across the beach. The heavier sand particles are deposited on the beach via a delivery pipe which is relocated as required to distribute the sand along the beach.

To permit the placement of sand beneath decks, Council requires, as a condition of the Prescribed Tidal Works approvals for these structures, that access hatches are provided through the decks.

Due to the small size of the equipment used, the delivery rate is quite low and the dredging of sand to the beach frontage of one property typically takes a full day, with the material usually obtained from the canal immediately in front of the property. As a result, complete maintenance of the larger canal systems can take 18 months or longer, with dredging undertaken on a three to four year cycle. This cycle time could be reduced if the beach levels are not raised to the top of the revetment walls, but to a level closer to the original design levels.

In locations where it is observed that sand is removed from the canal beach design profile by wave action, at a rate which is greater than the average rate of removal within a canal system, Council, in consultation with the property owner, may place rock scour protection against the face of the revetment wall to provide more effective protection over the long term. This rock is placed immediately in front of the revetment wall with the objective of protecting the wall. This technique is considered effective in maintaining the general amenity of the foreshore, as it may not involve the placement of rock over the full width of the beach or extending down the underwater batter.

Maintenance of rock scour protection may also be undertaken in locations where the beaches were provided with rock scour protection as part of the original design and this rock has been removed or displaced by natural causes or human intervention.

As noted previously, Council also undertakes the removal of sand deposited under and around mooring structures as an additional service to residents during the maintenance dredging program. This work is beyond the scope of Council's statutory maintenance obligations and is only undertaken as part of the dredging program and not on an ad-hoc basis. These activities are generally referred to as "pontoon blowouts" and are undertaken by applying the dredge pump to produce a jet of high velocity water from a flexible pipeline which is manoeuvred beneath the pontoon to displace the accumulated sand out towards



the centre of the canal. This sand is then collected by the dredge, operating in conventional mode, and placed on the canal beaches.

The third type of canal profile maintenance activity undertaken by Council is the removal of accumulated silt from the canals generally, and also localised deposits which may occur at stormwater drainage outlets. This work is usually undertaken using an excavator or dragline. Due to the anaerobic nature of the silt and the fact that it may contain pollutants, such as hydrocarbons and heavy metals, the silt is transported within sealed trucks to a purpose built, approved, disposal facility at Duck Holes Creek, Caloundra.

Council undertakes sampling and chemical testing of silt deposits prior to commencing desilting operations. Due to the relatively low rates of silt deposition, desilting is required less frequently than the dredging to rebuild canal beach profiles. When undertaken, desilting is usually undertaken following maintenance dredging. This allows for the removal of any additional silt deposited as a result of the dredging operation.

3.3 Maintenance of Council Owned Assets

Council undertakes regular inspections of the canals within its local government area. This enables the assessment of the general condition of the canals, including of any Council owned assets. Maintenance of these assets is undertaken as required. The types of assets for which Council is responsible include:

- Navigation aids and signage, including speed signs and navigation lighting
- Stormwater outlet structures
- Revetment walls fronting Council owned land, such as parks
- Bridges
- Kayak launching facilities and public boat ramps
- Council owned pontoons and jetties

3.4 General Canal Maintenance by Council

In a number of canal systems, vegetation and, in particular, mangroves becomes established in the intertidal areas. This vegetation is removed by Council on a regular basis. A canal beach with colonising mangroves is shown in Figure 3-4



Figure 3-4 Mangroves colonising canal beach

In some canal systems, the placement of sand to high levels on the beaches has enabled non-marine grass species to become established. This has resulted in some residents using these stabilised areas as extensions of their property and, in some cases, even planting additional vegetation. These areas often detract from the general amenity of the canal and the vegetation is removed by Council when necessary.



It may be necessary for Council to remove vegetation within a canal without the consent of an adjacent property owner where the vegetation is considered likely to cause damage to public or private infrastructure or if it impedes other maintenance activities which form part of Council's statutory obligations.

Council also undertakes the removal of illegal or unsafe structures from canals when necessary.

An example of a grass stabilised canal beach with an unapproved timber revetment wall is shown in Figure 3-5.



Figure 3-5 Grass stabilised canal beach with unapproved timber revetment wall

As discussed previously, Council also undertakes water quality testing within canals and the removal of floating litter as part of its general health, safety and maintenance activities.

3.5 Documentation Held by Sunshine Coast Regional Council

Council maintains a range of records and documents in relation to its canal maintenance activities.

These include:

- Records of requests from residents relating to canal maintenance and issues. These records are maintained within Council's customer relationship management (CRM) system. This system enables the tracking of requests from residents and responses by Council. This system is also used to record any out of sequence maintenance activities undertaken by Council in relation to individual properties.
- Records required to be kept by the Environmental Authorities held by Council to undertake dredging for the desilting of canals
- Survey data of canal system profiles
- Records of dredge operating dates, times and locations maintained by the operators of the dredges engaged by Council to undertake canal maintenance
- Records of water quality testing, using field instruments, undertaken by the dredge operators
- Records of water quality testing, using field instruments and laboratory analysis, undertaken by Council and other agencies
- Records of chemical and bio-chemical testing of canal sediments and silt



3.6 Site Inspections of Sunshine Coast Canals

Inspections of the current Sunshine Coast canal systems were undertaken from a vessel provided by Council during April 2021. The locations and dates of the inspections were as follows:

- 20 April 2021 – Pelican Waters, Wurtulla and Maroochy Waters canal systems
- 21 April 2021 – Hideaway Waters, Mooloolaba and Minyama canal systems

Weather conditions were fine on both days, with suitable low tides, enabling a good appreciation to be obtained of the range of maintenance activities undertaken within the canal systems, as well as the current condition of these systems.

In addition, dredges were observed to be operating within the Maroochy Waters and Mooloolaba canal systems.

3.7 Canal Dredging Program

Council uses the data contained within the dredging water quality monitoring spreadsheets prepared by the dredge operators as an historical record of the locations at which dredging has been undertaken. This data provides information down to details and times of dredging at individual properties. Tables 3-1 to 3-5 provide a summary of the canal dredging undertaken from 2003-4 to 2020, based upon the data contained within these spreadsheets.

This information may not be complete and is not intended to indicate that the respective canal systems were dredged in their entirety between the stated dates. The tables are provided to indicate the general frequency of maintenance dredging. The tables also show the dredging contractors which undertook the dredging.

Additional details of Council's tendering process for the canal maintenance contracts are provided in Section 3.14.

Table 3-1 Dredging History - Mooloolah River Canals East of Brisbane Road

Dredging Program	Contractor
August 2020 to October 2020	Broadwater Dredging
March 2017 to August 2017	Broadwater Dredging
April 2013 to September 2013	Broadwater Dredging
February 2012 to June 2012	Broadwater Dredging
August 2010 to November 2010	Broadwater Dredging
July 2009 to August 2009	Broadwater Dredging
December 2003 to March 2004	Broadwater Dredging



Table 3-2 Dredging History - Mooloolah River Canals West of Brisbane Road

Dredging Program	Contractor
November 2016 to March 2020	Broadwater Dredging
October 2017 to November 2017	Broadwater Dredging
March 2013 to July 2015	Broadwater Dredging
February 2012 to October 2012	Broadwater Dredging
September 2010 to May 2011	Broadwater Dredging
July 2009 to September 2010	Broadwater Dredging
April 2002 to November 2003	Broadwater Dredging

Table 3-3 Dredging History – Maroochy Waters Canals

Dredging Program	Contractor
August 2020 to September 2020	Nabis Dredging
May 2019 to August 2019	Nabis Dredging
May 2018 to November 2018	Nabis Dredging
July 2017 to June 2018	Nabis Dredging
July 2009 to October 2009	Broadwater Dredging
September 2004 to January 2006	Broadwater Dredging

Table 3-4 Dredging History – Minyama Canals

Dredging Program	Contractor
June 2019 to September 2020	Nabis Dredging
January 2017 to June 2019	Nabis Dredging
July 2013 to October 2016	Nabis Dredging



Table 3-5 Dredging History – Hideaway Waters Canals

Dredging Program	Contractor
November 2019 to July 2020	Nabis Dredging
July 2017 to June 2018	Nabis Dredging
September 2015 to October 2016	Broadwater Dredging
May 2011 to February 2012	Broadwater Dredging
April 2004 to August 2004	Broadwater Dredging

3.8 Canal Maintenance Amenity Aspects

A number of the issues raised by residents in the meeting with stakeholders held on 30 April 2021 and discussed in Section 3.11 were related to amenity.

These included:

3.8.1 Control of Midge and Mosquito Breeding

Vector control does not form part of the scope of this report and does not lie within the responsibilities of Council's Coastal Constructed Water and Planning Section. Officers from this section have noted these concerns and have forwarded them to Council's Vector Control staff.

3.8.2 Runoff Water Quality and Accumulation of Silt

Matters related to the management of stormwater discharges, including water quality and litter, from adjacent properties and development sites and, in particular, commercial sites, were a significant issue for a number of residents. These matters are dealt with under Council's Local Laws, or as part of the development compliance process where they relate to the conditions of the relevant development approvals. Officers from Council's Coastal Constructed Water and Planning Section have noted these concerns and have passed them on to Development Audit and Response staff.

The presence within the canals of accumulated silt and its embodied contaminants was a concern raised by residents. Concern was expressed regarding silt deposited within canals and at discharge locations from stormwater outlets, particularly from construction sites and commercial developments.

Council does undertake a program of removal of silt from canals as discussed in Section 3.2. To ensure that this program is targeted and effective, it is recommended a program of regular bed surveys of the canals is implemented to identify locations prone to siltation and to formulate a program for its removal. This is also likely to require sampling and testing of the silt deposits. The surveys and sampling should also be accompanied by inspections of stormwater outlet structures and other locations where localised siltation has been observed to occur.

These surveys would also assist in the monitoring of changes to the canal profile over time and would provide a record of the completed bed profiles after dredging, as well as information on likely source locations for beach replenishment sand prior to dredging.

As an initial guide, it is suggested that pre and post-dredging surveys are undertaken on a staged basis prior to and following the completion of dredging within defined areas of each canal system. These areas may be determined based upon the area of dredging completed within a nominated period of time.

If the pre-dredging surveys indicate that unusually large rates of sediment accumulation or removal in particular areas, more frequent surveys may be required in these areas.

3.8.3 Removal of Litter

The removal of litter does not form part of Council's statutory responsibility for canal maintenance. Litter removal from canals is undertaken by Council as part of its overall local area maintenance operations, in a similar manner to the way in which parks and streets are maintained for amenity purposes.



Residents also have a role to play by ensuring that litter, lawn clippings and other waste is not disposed of into stormwater drainage systems.

As indicated by residents, the control of the accumulation of litter within canals is also related to the management and collection of gross pollutants from the contributing stormwater drainage catchments, with some evidence of significant litter generation from commercial sites. Council's planning scheme codes require that all commercial developments incorporate appropriate stormwater quality management devices, including gross pollutant traps for litter. The effectiveness of these devices is dependent upon their regular maintenance and also other litter control strategies such as street sweeping.

In canal areas which regularly exhibit significant quantities of accumulated litter, Council may wish to investigate the source of this litter and also the effectiveness of any existing litter control measures within the catchment and possible additional management measures which may be warranted.

3.8.4 Completed Dredged Profiles

The technique adopted by Council for the rebuilding of canal beach profiles using sand dredged from further out in the canals is outlined in Section 3.2. This section also provides an explanation of the requirement for the placement of sand on the beaches at slopes steeper than the original constructed slope, as shown by Profile 2 on Figure 3-1.

Residents have commented that different dredging contractors provide differing standards of finish for the surface to the beach profile. The expressed preference is for an evenly graded finish. To ensure that the desired finish is achieved, it is recommended that this is included in the specification for the dredging contract.

The additional work required to produce an evenly graded beach finish within the canal systems is likely to result in increased maintenance costs and possibly reduced maintenance frequency. The achievability of this would need to be considered in terms of the available budgets.

3.8.5 Maintenance of Beach Profiles at Private Structures

Council's obligations to maintain beach profiles at private structures, as part of its overall canal maintenance responsibilities, are discussed in Section 2.3, with an outline of the approach adopted by Council presented in Section 3.2.

Some residents have raised concerns regarding the maintenance of beach levels at private boat ramps. Council does endeavour to maintain beach levels at boat ramps as shown by the recently completed dredging in Figure 3-3. Some structures, however, require greater than usual attention to maintain beach levels. This can be due to factors such as their design, location or construction. In these cases, it is the responsibility of the owner of the structure to undertake any additional maintenance required.

Such cases include where property runoff results in erosion of beaches or where revetment walls have been raised by property owners resulting in damage to the original wall.

3.8.6 Turbidity from Dredging Activities

Some residents have commented regarding the generation of plumes of elevated turbidity as a result of canal dredging operations. As discussed in Sections 2.6 and 3.14, both the Environmental Authorities for dredging for desilting and the specification for dredging for beach maintenance contain explicit requirements for the monitoring and management of turbid plumes.

It is recommended that compliance checks are undertaken by Council with respect to the above requirements. If it is found that the specified turbidity control measures are insufficient, it is recommended that enhanced measures are implemented.

3.8.7 Frequency of Maintenance

Several residents have raised concerns regarding the frequency of canal beach maintenance.

One subject of these concerns is the maintenance of bed and beach levels in the vicinity of private structures. As noted elsewhere in this report, Council provides a standard level of service with respect to the maintenance of beach and bed levels. Where the nature of a private structure is such that more frequent maintenance is required, this maintenance is the responsibility of the owner of the structure.



The maintenance of beach levels is the second subject about which residents have expressed concern regarding frequency. As discussed in Section 3.14, Council's contract specification for dredging for the maintenance of beach levels specifies a time interval between dredging campaigns of 3.5 years. Council generally endeavours to achieve this, but acknowledges that this is subject to budgetary constraints.

It may be feasible, subject to a number of considerations, to reduce the time intervals between dredging campaigns by utilising alternative, higher capacity equipment, as discussed in Section 3.14.

Other measures which may assist to increase maintenance frequency include the placement of sand to the beaches to levels which are closer to the original design levels, rather than to the top of the revetment walls, thereby reducing the volume of material required to be dredged during each maintenance cycle, and also the replacement with rock scour protection of sand loss from areas which prove difficult to stabilise.

3.9 Council Resident Communications

Communication between Council and residents on issues related to canals occurs primarily through resident enquiries and service requests which are logged within Council's customer relationship management (CRM) system.

Council also holds regular meetings with representatives from a range of resident groups.

Prior to maintenance works being undertaken in canals, the dredging contractors undertake letterbox drops and, in some cases, visit residents to advise of the nature and timing of the proposed works, and also to ascertain any resident concerns.

During discussions with Council, residents and one of the current dredging contractors, it was established that communication processes with residents regarding canal maintenance activities have not been consistent. It is recommended that Council implements a joint communication protocol with the dredging contractors to ensure that the communication process is standardised and that this process is included in the documentation for the dredging contracts.

Council also undertakes communication with residents, as required, in relation to the removal of vegetation and illegal structures.

3.10 Council Canal and Waterway Fact Sheets

Council has prepared the following documents for the information of residents:

- Residents' handbook: Artificial waterways (April 2019)
- Residents' handbook: Private Structures in Canals (December 2020 – Draft)

The handbook on artificial waterways provides a wide range of information in relation to both tidal and semi-tidal artificial waterways. It addresses topics such as water quality, dredging and maintenance, boat ramps, jetties and decks, boating and safety.

The handbook on private structures is currently in draft format. It has been prepared to provide information to residents regarding the approval and maintenance of private structures in canals, including revetment walls, pontoons, jetties, decks and boat ramps. It expands upon some of the material contained within the handbook on artificial waterways. It also clarifies the division of maintenance responsibilities between property owners and Council.

3.11 Meeting with Stakeholders

A meeting with stakeholders was held at Council's Caloundra office on 30 April 2021. The stakeholder attendees consisted of a number of members of the Maroochy Canal Action Group, representing residents on the Maroochy Waters canal, and residents living on, or with an interest in, the Mooloolaba Canals, the Minyama Canals, the Wurtulla Canals, the Hideaway Waters Canals and Currimundi Creek.

The purpose of the meeting was to obtain stakeholder views regarding issues which they consider to be significant. Notes on the meeting are included in Appendix A.



A wide range of issues was raised at the meeting and these were found to be useful in shaping the discussion in this report. Issues from the meeting are discussed within the relevant sections of the report and also as part of the recommendations in Section 5.

3.12 Meetings with Dredging Contractors

As noted in Section 3.14, the current canal dredging contracts have been awarded to two Sunshine Coast based contractors, Nabis Dredging and Broadwater Dredging.

Of these contractors, Nabis Dredging was available to discuss their experiences in undertaking the canal maintenance dredging. The meeting with Nabis Dredging occurred on 21 April 2021. This meeting provided useful information regarding the way that dredging is undertaken within the canals and also the methods used for communication with residents.

An observation from this meeting was that it would be beneficial to prepare a documented specification for the beach topography to be achieved following dredging and also a documented communication protocol with residents.

3.13 Council Quality Control, Reporting and Data Management

Management of the canal maintenance program is provided by Council's Coastal Constructed Water and Planning Section, within the Liveability and Natural Assets Department.

Officers from this section are responsible for the tendering and contract management of the canal maintenance contracts, as discussed in Section 3.14.

The range of records and data held by Council is outlined in Section 3.5. The majority of this information is held within the Coastal Constructed Water and Planning Section. It is understood that the results of water quality and sediment testing are held by another section within Council.

A selection of the records held by the Coastal Constructed Water and Planning Section has been sighted.

If not already the case, it is recommended that a process, similar to a quality assurance system, is implemented which provides for the following:

- Standardised naming conventions and storage locations for each category of records
- Documented processes of actions required to be undertaken and records obtained, prior to, during, and following canal maintenance activities
- Documented processes for monitoring activities and inspections undertaken by Council and relevant records to be kept
- A standardised reporting procedure to document and evaluate the effectiveness of canal maintenance activities
- A procedure to document and address non-conformances

3.14 Council Contracts for Canal Maintenance

Council calls open tenders for its canal maintenance work. The most recent tenders were called in 2016. The scope of work included in the tenders covered:

- Dredging for canal beach replenishment
- Dredge operation for "pontoon blowouts"
- Vegetation removal
- Supply and placement of rock scour protection
- Supply of labour and various items of plant

The tenders provided for the works to be undertaken on a schedule of rates basis, with the scope of work divided into separable portions for each of the respective canal systems. Tenderers had the option of submitting tenders for some or all of the separable portions. The contracts awarded were for a duration of



three years, with the option of two extensions of 12 months each. The tender and contract award process was administered under Council's internal probity system.

Some notable requirements included in the Technical Specification prepared by Council for the works were:

- Each waterway system was required to be entirely dredged every three and a half years. By default, this established the minimum required dredge production capacity.
- Detailed requirements for the management and monitoring of water quality and, specifically, turbidity resulting from the dredging operations. This included the placement of a silt curtain around the dredge.

Schedules included in the tender documents included lists of works items to be priced by the tenderers for each separable portion. The schedules included items for the provision and operation of dredging equipment of a range of sizes, commencing with dredges of dimensions of 6m x 4m as the default option.

Provisional items were also included for the provision of larger dredges of dimensions 8m x 6m and 12m x 12m, if requested by Council. The tender documents did not nominate a minimum dredge production capacity, apart from the requirement that each canal system was required to be entirely dredged every three and a half years. The tender documents also did not nominate a minimum depth reach for the dredges.

As noted previously, it is understood that the default dredge dimensions of 6m x 4m were chosen based upon experience and the requirement for the dredges to operate in shallow areas and between and close to mooring structures.

The current dredging contracts were awarded to two Sunshine Coast based dredging contractors, Nabis Dredging and Broadwater Dredging, both of which operate dredges at the smaller end of the size range discussed above. Both of these contractors have been undertaking canal maintenance dredging on the Sunshine Coast for a number of decades.

It is recommended that the dredging contract tender documents are reviewed to require tenderers to provide additional data regarding their offered equipment, including typical production rates and operating depth ranges. This is with a view to ensuring that the most effective equipment is chosen, in terms of both cost and the length of time required to complete the dredging program.

In considering the capacity of the dredging equipment, it should be noted that there is an upper limit to the size of the dredges which can be used within the canals for beach replenishment, as very high delivery rates will result in much of the placed material running back into the canal, decreasing the efficiency of the operation. This would also result in increased turbidity within the canal. For high dredging rates, the greater volume of return water would also result in increased turbidity. In discussions with residents, the use of dredges with a production rate of more than 100m³/hour (solid volume) was suggested. A production rate of this magnitude is considered unlikely to be feasible for the reasons presented previously.

The experience of other local authorities which are required to undertake canal maintenance also provides valuable insight into possible alternative techniques and equipment.



4 Canal Maintenance by Other Local Authorities

4.1 Canal Maintenance by Other Local Authorities

A number of other local authorities within southeast Queensland are also responsible for the maintenance of canals within their local government areas. These include:

- Noosa Shire Council
- Moreton Bay Regional Council, and
- Gold Coast City Council
- Redland City Council

Of these local authorities, Gold Coast City Council is responsible for the maintenance of the largest area of canals.

Contact was made with officers from these Councils, except Redland City, to obtain an understanding of the canal maintenance practices undertaken within their local government areas.

The results of these discussions are summarised below.

4.1.1 Gold Coast City Council

An on-line meeting with officers from Gold Coast City Council (GCCC) was held on 2 June 2021. This meeting provided valuable insights into the management of canal maintenance by GCCC, including similarities and differences with the processes utilised by Sunshine Coast Council.

A number of the processes currently used by GCCC are also recommended for implementation by Sunshine Coast Council. The following is a summary of the major points of discussion at the meeting with GCCC:

- GCCC undertake canal maintenance dredging under two separate contracts, with five separable portions of works, and using three contractors. The dredging equipment used is similar to that utilised on the Sunshine Coast, with the majority of the dredging undertaken by a 4 inch dredge and with a cyclone separator used for placement of sand to the canal beaches. A 6 inch dredge is utilised for larger scale dredging. Five dredges are utilised full time.
- GCCC do not undertake any hand profiling of canal beaches as part of the maintenance dredging.
- GCCC utilise barges for maintenance of rock scour protection, with a trend towards larger barges for efficiency.
- GCCC generally undertake canal maintenance on a rolling 3 year program, with some flexibility for additional maintenance to areas exposed to long wind fetches or prolonged vessel wash.
- GCCC have obtained legal advice to clarify their statutory obligations in relation to canal maintenance. On the basis of this advice, GCCC view their obligation to maintain the canal "as a whole". Out of sequence maintenance is not provided for minor localised issues.
- GCCC has prepared a database of the original design profiles for the majority of its canal systems. These profiles, with a small "top up" buffer are used as the profiles to which the dredging contractors are required to reinstate the beach profiles. Legacy issues resulting from previous policies of placing dredged sand to the top of the revetment walls are being dealt with by not placing additional sand in these areas, removal of vegetation, allowing the beach to revert to the design profile and, in some cases, using machinery to reprofile the beaches.
- The rate of progress by the contractors employed by GCCC is generally 2 to 3 properties per day, depending on the availability of sand. Sunshine Coast Council achieves about one property per day.
- GCCC has a policy of removing all vegetation from canals. This is completed prior to scheduled maintenance dredging and may include the mechanical profiling of sand that is above design levels. These works are considered to be part of Council's statutory maintenance obligations. An arborist is employed on the maintenance barge to provide advice regarding the removal of large vegetation.



- GCCC also removes illegal structures prior to maintenance dredging and following notification to property owners.
- The GCCC planning scheme establishes a waterway regulation line to control development within a 1 metre wide strip on the landward side of canal revetment walls.
- GCCC does not undertake any maintenance work to remove sand from around private pontoons and other private structures, unless the sand is the result of previous over placement. GCCC only maintains the canal to design profile. Many residents do not realise that their pontoons were originally designed to ground at low tide, based on the design canal profile.
- GCCC does place rock scour protection to beaches in high scour areas, as well as maintaining areas of rock scour protection included in the original canal design. The rock is placed to the original design profile and is not overlaid with sand.
- GCCC undertakes cross-section surveys of its canals approximately every 18 months, with one cross-section and one photograph obtained per property. Real time kinetic GPS survey methods are utilised for the upper parts of the canal profiles, with echo sounder methods utilised below water. GCCC is aiming ultimately to undertake combined 3D terrestrial scanning and echo sounder surveys from a vessel.
- GCCC has established intervention levels for the initiation of maintenance within its canal systems. The intervention levels vary between canal systems. The general guide is to maintain 200mm to 300mm of sand cover to the toe of the revetment walls. To confirm these requirements, GCCC has undertaken stability calculations for all revetment walls. These calculations do not consider additional or raised walls, or any other structures or modifications which may impact private revetment walls, as these are the responsibility of the property owners.
- GCCC has established a quality management system which identifies responses and levels of maintenance intervention actions for a range of circumstances. If a revetment wall is in danger of collapse due to low beach levels resulting from scour originating from processes within the canal, GCCC will rectify the beach profile immediately. If the situation is due to processes originating within private property, GCCC has implemented a local law which allows Council to serve notice on the property owner to rectify the situation.
- GCCC allows residents to undertake private works within canals, providing that the canal profile is not altered from the original design.
- GCCC has implemented a local law which requires potential purchasers to be informed in property searches of their responsibility to maintain revetment walls.
- GCCC has developed standard letters for issue to residents prior to canal maintenance works. A large number of fact sheets have also been produced.
- GCCC maintains canal maintenance records in a spreadsheet database which is updated manually.
- GCCC do not have specific canal management plans.

4.1.2 Moreton Bay Regional Council

An on-line meeting with officers from Moreton Bay Regional Council (MBRC) was held on 8 June 2021.

The following is a summary of the major points of discussion at the meeting with MBRC:

- MBRC maintain three canal systems at Newport Waters, Bribie Gardens and Pacific Harbour. All of these systems have different maintenance requirements. Newport Waters has the greatest maintenance requirements, due to tidal silt transport from Deception Bay. Maintenance within all systems is funded by a levy on waterfront properties.
- Newport Waters has historically had issues with residents not appreciating that their pontoons were originally designed to ground at low tide with the canal at design profile.
- MBRC has prepared a Canal Portfolio Maintenance Plan which is available on Council's website. MBRC has prepared 50 year, fully costed, maintenance plans for each canal system. At the end of each year, resident groups are provided with a copy of the maintenance accounts for their canal systems.



- MBRC have implemented a policy to completely remove vegetation within canals.
- MBRC have established specified intervention levels for maintenance within each canal system.
- MBRC do not have any canals with sand beaches. Any sand beaches were replaced with gravel between 2012 and 2015. This has also assisted to reduce midge breeding.
- MBRC intend to prepare a Canals Handbook similar to SCRC.
- MBRC provide communication with residents regarding canal maintenance via mail and Council's website. MBRC undertakes pre-dredging and post-dredging surveys of each canal system. The surveys are available on Council's website. Payment of dredging contractors is based upon surveyed quantities.
- MBRC does not have a regular top up program for canal beach rock scour protection.

4.1.3 Noosa Shire Council

An on-line meeting with an officer from Noosa Shire Council (NSC) was held on 22 June 2021.

The following is a summary of the major points of discussion at the meeting with NSC:

- NSC has only the canal system at Noosa Sound to maintain. This system only requires dredging to rebuild beach levels, as there is no rock scour protection in front of the revetment walls. Maintenance of the Noosa Sound canals is funded from general rates revenue.
- NSC advised that its general approach is to rebuild canal beaches to a maximum level of RL1.5m AHD, with a one metre wide flat area and a batter with a slope of 1(V):7(H) into the canal. NSC also specifies a maximum volume of sand of 3.5m³ per linear metre to be placed by the dredging contractor at each property.
- The dredging contracts require that bed levels around private pontoons are maintained as part of the maintenance dredging works.
- NSC have, in the past, engaged one of the dredging contractors also used by Sunshine Coast Regional Council. NSC is currently tendering its canal maintenance dredging work.
- NSC also maintains the Noosa Waters lake and parts of the Noosa River foreshore. Maintenance of the Noosa Waters lake is funded by levies paid by lakefront residents.
- NSC relies upon letterbox drops by the canal maintenance contractors to inform residents of planned maintenance activities. There is an active residents' association for the Noosa Waters lake.
- NSC aims to ensure that each property within the Noosa Sound canals and along the Noosa River foreshore, at which beach maintenance is required, is visited by the dredge once every two years. The current average interval between dredging campaigns is approximately 3 to 4 years. The dredging campaigns within the Noosa Sound canals, and along the Noosa River foreshore, take approximately 3 months each to complete.
- NSC does not have a formal policy for the management of vegetation within canals and other artificial waterways, however, it does not place additional sand to canal beaches with already high or grass stabilised beaches.
- NSC advised that they do not have a significant problem with illegal structures within canals and artificial waterways.
- NSC do not undertake terrestrial or hydrographic surveys of their canals.
- NSC advised that they do not experience any significant siltation within their canals and that litter is also not a serious issue.
- NSC maintains records of its waterway maintenance activities using its standard project filing system.



5 Recommendations

The following recommendations draw upon the discussion and analysis presented in the preceding sections and are provided to assist Council in prioritising possible changes to its canal maintenance procedures. The order in which they are presented below is arbitrary.

5.1 Responsibility for Canal Maintenance and Level of Service

It is considered that it would be beneficial to all parties if the Council prepared documentation which:

- States in detail the statutory obligations of Council in relation to canal maintenance. These obligations have been set out in this report.
- Sets out the type and frequency of the canal maintenance which will be undertaken by Council as a level of service provided for the rates levied upon canal front properties for that purpose.
- Explains the responsibility of the land owner to maintain the revetment wall and private structures.
- Notes that Council usually would not undertake works of a discretionary nature and, where it does undertake such works, it is not obliged to maintain those works in a particular manner, including for the improvement of aesthetics.

This documentation could ultimately extend to multiple Canal Maintenance Management Plans, each tailored to the requirements of a particular canal system. Alternatively, Council's Local Law structure and planning scheme could be utilised to establish a regulatory and compliance framework covering all of its canal systems. This is the process which has been adopted by GCCC and is likely to be more efficient to maintain and administer than the Management Plan approach. It is recommended that Council also considers an approach similar to that implemented by GCCC.

As part of this process, it is suggested that Sunshine Coast Council gives consideration to the preparation of a database showing the original canal design profiles at each property. This database would also include details of the required "top up" levels to be achieved by the dredging contractors, as well as information regarding intervention levels which would trigger maintenance. This would eliminate much of the uncertainty which currently exists among residents regarding maintenance operations.

MBRC has also established specified intervention levels for maintenance within its canal systems.

5.2 Dredging Approvals

It is recommended that Council undertakes a review of its current Environmental Authority for dredging to ascertain if the approved thresholds for the quantity of material permitted to be removed are consistent with current and planned dredging operations. It is also recommended that consideration is given to extending the areas included in the Environmental Authority to include the Wurtulla and Pelican Waters canal systems.

5.3 Dredging Specification

It is recommended that the dredging contract tender documents are reviewed to require tenderers to provide additional data regarding their offered equipment, including typical production rates and operating depth ranges. This is with a view to ensuring that the most effective equipment is chosen, in terms of both cost and the length of time required to complete the dredging program.

It would be beneficial for the dredging specification to provide details for the beach topography to be achieved following dredging and also a documented communication protocol with residents.

It is recommended that the dredging specification also includes requirements in relation to the protection of private structures from damage by dredging equipment, as well as providing clear guidelines regarding the mooring of dredging equipment at private structures.

To enable a broader range of contractors to tender for the canal maintenance works, it is suggested that Council gives consideration to the separation of the tenders for the dredging works and barge based activities such as vegetation removal and the maintenance of rock scour protection.



In considering the capacity of the dredging equipment, it should be noted that there is an upper limit to the size of the dredges which can be used within the canals for beach replenishment, as very high delivery rates will result in much of the placed material running back into the canal, decreasing the efficiency of the operation. This would also result in increased turbidity within the canal. For high dredging rates, the greater volume of return water would also result in increased turbidity. Large dredges would also be affected by their reduced manoeuvrability.

The experience of other local authorities which are required to undertake canal maintenance has provided valuable insight into suitable techniques and equipment.

The dredging equipment used by GCCC is similar to that utilised on the Sunshine Coast, with the majority of the dredging undertaken by a 4 inch dredge and with a cyclone separator used for placement of sand to the canal beaches. A 6 inch dredge is utilised for larger scale dredging. Noosa Shire Council also utilises similar dredging equipment to that utilised by Sunshine Coast Council.

5.4 Finishing of Beach Profiles

It is suggested that Council gives consideration to standardising the finishes of the beach profiles required to be achieved by the dredging contractors by specifying that hand profiling of the dredge-placed sand is not required. This is likely to result in reduced costs and increased efficiency, as has been the experience of GCCC within its canal systems, where the placed sand is permitted to redistribute due to wave and tidal action.

If desired, this approach could be implemented as a trial.

Where GCCC places rock scour protection to beaches in high scour areas or maintains areas of rock scour protection included in the original canal design, the rock is placed to the original design profile and is not overlaid with sand.

It is recommended that Council also adopts a similar approach when maintaining or installing rock scour protection.

As discussed, the cycle time for dredging campaigns could be reduced if the beach levels are not raised to the top of the revetment walls, but to a level closer to the original design levels.

It is also suggested that this approach is implemented by Council as a trial.

5.5 Dredging Turbidity Control

It is recommended that compliance checks are undertaken by Council with respect to the requirements of the dredging Environmental Authority and the dredging specification. If it is found that the specified turbidity control measures are insufficient, it is recommended that enhanced measures are implemented.

5.6 Desilting Operations

Council undertakes a program of removal of silt from canals as discussed in Section 3.2. To ensure that this program is targeted and effective, it is recommended that a program of regular bed surveys of the canals is implemented as outlined in Section 5.12. This should include detailed surveys in the vicinity of stormwater drainage outlet structures and other locations prone to siltation.

The survey data will enable the formulation of a program for the removal of the silt. This is also likely to require sampling and testing of the silt deposits.

The timing of the siltation surveys may initially coincide with the overall canal surveys, but will be required to be adjusted to suit the desilting program. It is suggested that pre and post-desilting surveys are undertaken in a manner similar to the pre and post-dredging surveys.

5.7 Rock Scour Protection

Council manages areas of rock scour protection within the canal profiles to their original design specification. In some cases, additional rock scour protection is placed to areas which experience sand loss which proves difficult to stabilise between maintenance dredging cycles.

These measures appear to be appropriate and successful, and it is recommended that they are continued.



5.8 Vegetation Removal

Council undertakes a program to remove vegetation which sporadically colonises canal beaches.

The placement of sand to high levels on the beaches has also enabled non-marine grass species to become established in some areas, resulting in exaggerated beach profiles, particularly when further stabilisation is carried out by residents.

These areas often detract from the general amenity of the canal and the vegetation has historically been removed by Council when necessary. Observations show that the removal of this vegetation has not been consistent over time and between canal systems.

Other local authorities have adopted the approach of removing all vegetation within their canal systems, as they see this as part of their statutory maintenance obligations.

In areas where beach profiles have become exaggerated due to the historical placement of sand to high levels, and sometimes combined with stabilisation by vegetation, GCCC has adopted an approach of removing the vegetation and using a barge mounted excavator to return the profile closer to the original design.

It is recommended that Sunshine Coast Council adopts a similar consistent approach to vegetation removal throughout its canal systems, with notification to residents where vegetation is well established and has been in place for a considerable period of time. This would improve the aesthetics of some canals and would also release additional sand for beach rebuilding.

5.9 Illegal Structures

GCCC also applies a policy of removing illegal structures within canals prior to maintenance dredging. GCCC view this as part of the obligation to maintain their canals in their "as-designed" condition. Residents are provided with notification prior to the removal of these structures.

It is suggested that Council gives consideration to the implementation of a similar policy under its Local Law structure. This would have a similar effect to that described above resulting from the removal of vegetation and allowing canal beaches to revert to the original design profile.

5.10 Communication with Residents

It is recommended that Council implements a joint communication protocol with the dredging contractors to ensure that the communication process is standardised. This process should also be included in the documentation for the dredging contracts.

It is recommended that standard notification letters to residents are prepared, similar to those issued by GCCC prior to commencing canal maintenance.

5.11 Litter Control

In canal areas which regularly exhibit significant quantities of accumulated litter, Council may wish to investigate the source of this litter and also the effectiveness of any existing litter control measures within the catchment and possible additional management measures which may be warranted.

5.12 Canal Surveys

To ensure that the canal maintenance dredging program is targeted and effective, it is recommended that a program of regular bed surveys of the canals is implemented to identify locations prone to siltation and to formulate a program for its removal. This is also likely to require periodic sampling and testing of the silt deposits.

These surveys would also assist in the monitoring of changes to the canal profile over time and would provide a record of the completed bed profiles after dredging, as well as information on likely source locations for beach replenishment sand prior to dredging.

As an initial guide, it is suggested that pre and post-dredging surveys are undertaken on a staged basis prior to and following the completion of dredging within defined areas of each canal system. These areas and their timing may be determined based upon the area of dredging to be completed within a nominated period of time. Surveys at the commencement and the end of each financial year would align with Council's budgetary processes.



If the pre-dredging surveys indicate that unusually large rates of sediment accumulation or removal in particular areas, more frequent surveys may be required in these areas.

Both GCCC and MBRC undertake regular surveys of their canal systems. It is recommended that Council undertakes further discussions with both of these local authorities, with a view to the implementation of a survey program for the Sunshine Coast canals incorporating the most appropriate aspects of both approaches.

5.13 Quality Control, Reporting and Data Management

If not already the case, it is recommended that a process, similar to a quality assurance system, is implemented by Council which provides for the following:

- Standardised naming conventions and storage locations for each category of records
- Documented processes of actions required to be undertaken and records obtained, prior to, during, and following canal maintenance activities
- Documented processes for monitoring activities and inspections undertaken by Council and records to be kept
- A standardised reporting procedure to document and evaluate the effectiveness of canal maintenance activities
- A procedure to document and address non-conformances

It is suggested that the implementation of a spreadsheet database, similar to that used by GCCC, is investigated to assess whether this would be useful to Sunshine Coast Council.

5.14 Outcomes from Discussions with Other Local Authorities

The discussions which have been held with other south-east Queensland local authorities, which are also responsible for the maintenance of canals within their local government areas, have provided valuable insights into the canal maintenance activities undertaken in other areas and the approaches which have been adopted for their management.

Consideration of the implementation of a number of these or similar approaches by Sunshine Coast Council has been recommended.

A further beneficial outcome from these discussions has been the desire from all of the local authorities to establish an ongoing working group to discuss and improve the overall approach to the maintenance of canals in south-east Queensland.





Meeting minutes

Canal Maintenance Review – Resident’s Consultation Meeting

Venue	Caloundra Administration Building, Beerwah Room, Level 3
Date & Time	Friday 30 April 2021, 9:00am
Facilitator	Michael Anderson (Coordinator Coastal Constructed Waterbodies and Planning)
Minutes	India Smith
Invitees / Attendees	Georgia Keeshan (SCC), Julian Homewood (SCC), Tony Howard (Cardno), Robert Herd, Brian Kesby, Ian Brodie, Bob Carrol, Ivan Wilks, Graham McDonald, Rowan Berney, Graham Gillies, Rhondda Alexander, Stewart Dows, David Netherton, Robert Carswell, Damien Abby, Mary Ann Abby, Warren Bennet, Margaret Weilenmann
Apologies	

Meeting Minutes

Item		Responsible
1	Welcome and introductions <ul style="list-style-type: none"> Michael Anderson provided introduction including current Covid-19 parameters, evacuation exits and advised meeting is matter of public record (brief on privacy responsibilities on Council’s website should you wish to review) Michael Anderson advised canal maintenance is an emotive issue and we will aim to discuss the following; <ul style="list-style-type: none"> Concerns residents would like to bring to the table How did we get here? Historic review, legal advice, service levels, budget requirements, engineering & DA advice, current service What are the hotspots from residents in terms of concerns? 	Michael Anderson
2	Cardno to outline project deliverables and Scope of Works <ul style="list-style-type: none"> Tony Howard provided information of his background – Civil Engineer who has spent most of his career working on water related projects. Involved in the design of the Mooloolah River canal systems and flood bypass (Parrearra Lake). Tony Howard advised Inspections of canals were undertaken from boat last week Tony Howard provided an outline of project deliverables and Scope of Works which was consistent with the information provided by Council. 	Tony Howard
3	Residents Presentations – Round the Table <ul style="list-style-type: none"> <i>Robert Herd – Maroochy Canal System</i> <ul style="list-style-type: none"> Advised his concerns in relation to this process is looking at what Cardno is doing and if Cardno are taking into account the legal obligations? Advised the design profile isn’t being maintained by Council Why or how Council can say that it is complying when the survey shows that it isn’t being maintained in accordance with the legislation Does the brief or scope of works include the examining of the profile which was approved for the design of the canal? Advised that there were different dredging processes that have been done by the two different companies which was interesting. The first dredging crew manually made the profile of the beach after they heaped the sand against the wall. The crews were changed and all they did was dump sand and nothing was actioned around maintenance of the profile. Advised major concern is that heaping sand on the revetment wall is a pointless exercise as it washes away and is a band-aid approach Advised he wants to see the design profile maintained and that Council acknowledges that the design profile is maintained Advised if the person is responsible for the maintenance of the canal is the developer, Council would be coming down on the developer Advised confused why Council doesn’t see themselves bound by the same conditions <i>Brian Kesby – Maroochy Canal Action Group – passed to Ian Brodie</i> 	Residents

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	<ul style="list-style-type: none"> • <i>Ian Brodie – Maroochy Waters</i> <ul style="list-style-type: none"> ◦ Advised he has prepared a detailed paper and acknowledges that it's great that Cardno are on board ◦ Advised 3 points from a technical perspective ◦ 1. Design profiles – advised that it's quite clear that the original profiles are not being maintained, that is the crux of the problem, sand has been put on a much steeper profile, fundamental issue ◦ 2. Methodology of the dredging – Are the contractors being briefed properly on what they are supposed to do? End result should be meeting the original design profiles. Is the equipment fit for purpose? Some of the dredging equipment cannot reach into the base of the canal to reach the sand, therefore the angle of the suction of the dredge is going to take the sand from the canal edges? ◦ 3. Canal structures – concern that private boat ramps are adversely affected as they are not included in the sand replenishment program • <i>Bob Carol – President of Maroochy Canal Action Group</i> <ul style="list-style-type: none"> ◦ Advised that due to the amenity that we pay for (if you live on the canal area the properties are rated higher), the maintenance budgets should be separated for each canal system so that there is proper accountability for what work is being undertaken in each canal system. ◦ Advised it is the responsibility of the companies contracted to Council to provide effective maintenance and therefore it should go back to Council for being ultimately responsible ◦ Believes that to achieve maintenance of a premium state, the maintenance must be ongoing ◦ Confirmed that the Plumbing and Drainage areas of Council are more than happy to operate and give advice to residents of what they can and can't do, as this adds to the erosion ◦ MCAG are working with Council with the view to develop a more user-friendly handbook for residents ◦ Bob has high expectations of Council which he does not believe have been met, residents are more than happy to work cooperatively with Council • <i>Ivan Wilks – Secretary – passed to Graham McDonald</i> • <i>Graham McDonald</i> <ul style="list-style-type: none"> ◦ Advised that his canal has more weed, debris and rubbish than most due to the shopping centre next door ◦ Advised many people swim in the canal including children, elderly, kayakers, paddle boards, fishing & commercial traffic (cruisers) and specifically at Christmas time there is a huge amount of traffic ◦ Requested to see dredging in a timelier fashion, as if it's not dredged it doesn't take long before private pontoons stick on the sand ◦ Big problem with drainage caused by developers (new shopping centre extensions) particularly on Sundays there is more brown sludge as developers are trying to get around the process and pumping into the canal when nobody is watching ◦ Water is being pumped into canal could be contaminated. Graham advised this could be a big problem for Council in the future ◦ Long term anchoring of vessels – this is supposed to be controlled however seeing more anchoring at Laurie's Marina ◦ Midge control – is there any plans? This is an item Graham requested to be addressed in the canal review • <i>Rowan Berney – Resident of 33 Aroona Ave since 1993</i> <ul style="list-style-type: none"> ◦ Advised of seemingly poor distribution and fore knowledge for this review ◦ As Cardno were involved in hydraulic and scientific analysis (Minyama canal systems), Rowan would like to think that Cardno would have access to the scientific analysis from 30-40 years ago, presumably the studies are still relevant, this is an important aspect ◦ The potential impact on ratepayers of any shifting of responsibility from Council maintaining infrastructure on the canals to the resident ◦ Safety aspect of vessels in the canal systems – commercial operators, swimming, boating, kayaking. Infrastructure and tourism associated with Mooloolaba Harbour ◦ Rowan does not want this to degenerate into a petty debate about who pays for what in regard to canal maintenance costs
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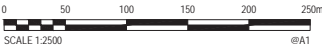
	<ul style="list-style-type: none"> ○ The small-scale dredging operations which we've has for decades, the same dredging happening since 1993 only less frequently. Time for investment to do the dredging and Council should be supporting ○ Hope of Cardno to have in Scope of Works – stormwater discharge in Myuna canal, low tide chance of erosion and scouring is considerably high. That is why Rowan would like to think that Cardno will have access to the scientific analysis that goes right to the point of what can be discharged • <i>Graham Gillies – Currimundi Lakefront resident</i> <ul style="list-style-type: none"> ○ Graham believes the lake is impacted by the canal system and therefore should be as one system and as such anything that is done in the canals affects him, advising all problems in Currimundi Lake commenced when the canals were first constructed ○ Data collecting – advised he would be surprised if Cardno don't find that there is a lack of data as he has been asking engineers to give surveys to Council on the lake and the canal to have a look at erosion of siltation ○ Silt from canals are coming down onto the foreshore of the lake, where any dredging has been done it's going on top of the mud that's there, hiding the problem not eliminating the problem ○ Flooding – catchment has been hardened which greatly increases runoff and speed of runoff, combined with the sediment dropped into the lake gives Graham real concerns. The lake has silted up massively ○ Erosion in sections because of volume of water coming down, trying to force much greater volumes of water through existing channels ○ Water quality – Council monitors water quality every 2-3 months (Georgia confirmed). Request for trend by eliminating any extraneous things like flooding and rainfall events or lake closures or anything else that makes a difference to water quality ○ If dredging is done in canals, Graham advised it should be done in the lake as it's more relevant in lake then canals • <i>Rhondda Alexander</i> <ul style="list-style-type: none"> ○ Rhondda advised she does not have much to say except that whatever is done in the canals affects Currimundi Lake ○ The water goes through Currimundi Lake and into the ocean and therefore has concerns about the ocean • <i>Stewart Dows – Hideaway Canal resident</i> <ul style="list-style-type: none"> ○ Advised after speaking with locals in the area, they feel like they are being left behind, however when listening to other residents he feels that they have the same problems as others ○ Request for education of speed limits in the water for people driving boats ○ Safety issue at Cootamundra Drive Bridge – kids jumping off of bridges. Occasionally kids dumping things into canals (bikes etc) is a problem. Kids also complain of mud on their feet when hitting the bottom. Can a sign be erected? Georgia advised you are not allowed to dredge under bridges due to safety of the bridge piles. • <i>David Netherton – Resident of Buddina</i> <ul style="list-style-type: none"> ○ David advises he has seen a change in how quickly the sand does go ○ David's 3 boys spend a lot of time in and around using the canal (swimming) – environmental health of the canal is a big concern ○ Stormwater outlet – New development for Kawana being proposed, as we get more development and traffic in the area there will be more rubbish and sludge in the bottom of canal • <i>Robert Carswell</i> <ul style="list-style-type: none"> ○ Quality of the water – as you get to the shopping centre there is no filtration and more amounts of brake dust and rubber ○ When canals were built there was no sand there, all the sand came from what was built up, no natural sand ○ Robert advised he is required to hose his lawn on a weekly basis ○ Use of dredging equipment is increasing the siltation in the bottom of the lake ○ Stormwater drains are discharging a lot of silt into canals which includes the break dust etc 	
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	<ul style="list-style-type: none"> ○ Sand flies – Robert advised “you could put a saddle on them and ride them now” • <i>Damien Abby – passed to Mary Ann Abbey (mother)</i> • <i>Mary Ann Abbey – lived in area for 10 years (provided the attached PowerPoint)</i> <ul style="list-style-type: none"> ○ Infrequency of dredging, people can't get there vessels out which is a problem – consequences are that boats are beached, and causes damage to pontoons ○ Mary Ann advised she called Council and requested dredging to rectify and was told they are not entitled to this at the time and that it will occur every 5 years ○ Quality assurance – Mary Ann advised Council is not visible to the residents, questioned if they could stop and speak to some of the residents? Did they go at high tide or low tide? Requested to please consider tides to make it more beneficial to Council • <i>Warren Bennet – Resident of 34 Aroona Ave, bought property in 2002</i> <ul style="list-style-type: none"> ○ Questioned if the current dredge is fit for purpose? ○ Advised Damien and Warren himself looked at alternative arrangements for dredging of sand – suggestion is an Auger Dredge which is contained so sludge being stirred up is not mixed with the water. If they could do 110 cubic meters per hour which would be great. Geotech bags could be used for the sludge to be pumped out. Reiterated that there are other options than what we have ○ Development of the new movie theatre and builds thereabout – advised there was no Council input into looking after the material that was being put back into the canal on a regular basis ○ Questioned where does the stormwater go? Warren advised he asked and Council advised it is held on site however Warren was not allowed to view ○ Development of apartment block – installed filters to filter water, Warren attended when heavy rainfall and confirmed the filters could not handle and was therefore running straight into stormwater drain ○ Council Legislative requirements – Questioned who is responsible for incident that happened in the canal? Advised Council should take hold of responsibilities for the contractor of which they have employed • <i>Margaret Weilenmann</i> <ul style="list-style-type: none"> ○ Advised problems with water quality in Currimundi Lake ○ Noel Burns Park – problems of speeding of boats which has taken away a lot of natural trees along lake area ○ Margaret advised rubbish is a huge issue – Every time Margaret walks her dog there is problems with fishing line dropped everywhere and animals are getting caught, fishing hooks are being stepped on ○ Advised that residents don't look after their drainage systems, creating dirty and filthy environments for animals – residents say it is Council's requirement ○ People who mow their lawn blow the grass into the streets and don't collect which then goes into drains including whipper snipper cords ○ Advised people are pushing the above rubbish into drains therefore people need to be responsible to pick up rubbish, lawn clippings, leaves etc ○ Confirmed sludge has been happening since 70's an 80's 	
4	<p>Q&A</p> <p>Q1. Original design – Scope of Works – Bridge was intended to go over Wingara instead of roadway – If the original bridge had been put in would it let water flow straight through? Why were the 2 proposed bridges in Minyama not built?</p> <p>A1. Tony Howard advised that they did large scale model of canal system to determine tidal flows in Mooloolaba system and associated canals. His recollection was that the bridges were included in the marketing material but were not part of the final design due to hydraulic issues created when canal systems had been built through to connect Currimundi & Mooloolah River</p> <p>Q2. Will reinstatement of profile help eliminate the sludge issue and midge issue?</p>	Residents, Michael Anderson, Tony Howard & Georgia Keeshan

<p>A2. Any tidal beach area is likely to be subject to midge breeding unless control put in place – there is no engineer solution for midges. Tony advised by product of urban development is stormwater runoff with associated contaminants; more frequent surveys of sampling may address some of these concerns. Michael advised residents' comments about siltation due to stormwater inflows will be included in review. Midges issues will be directed to Healthy Places, and compliance with water quality parameters will be directed to DA for new developments. The coastal team will deal with the end result of siltation in canals.</p> <p>Q3. Request for commitment that Currimundi Lake to be included in the review? A3. While the feedback from this process will be highlighted, actions for Currimundi Lake will not be included in this review as there are under a different management regime which includes regular meetings with Cr Cox as part of that process, Michael advised he does not want to duplicate. That Currimundi Lake is connected and impacted by canal management is acknowledged but won't be directly included in the review.</p> <p>Q4. Will the desilting component be included in the review? A4. Yes siltation of the canal and the management of the desilting program will be included in the review</p> <p>Q5. Will Lake Kawana be excluded from the review? A5. Yes.</p> <p>Q6. Maroochy Waters canal entrance, entry exit from canal, very shallow, is this a part of the review? A6. Yes entrance channel maintenance will be included in the review. The Act states this is a responsibility of Council</p> <p>Q7. Best practice – Cost efficiencies of dredging programs drilled down to in report? A7. There will be 2 components of the dredging program included in the review; Councils legislative responsibilities, and if amenity value of canal is sufficient for increase service levels. Confirmed amenity aspects will be included in report.</p> <p>Q8. Will submissions be made available to the group/attendees? A8. Yes.</p> <p>Q9. Poor outcomes from replacing sand with rock on the profile, hoping that this would not happen? A9. Michael is suggesting that there is no intent at this stage to replace the rock however we do occasionally offer that to residents that can't keep sand profile and where it inherently benefits the delivery of Council's maintenance program.</p> <p>Q10. Every year the Maroochy Canal System is told that the dredge isn't coming because we've ran out of money – is this in the scope of works as to why? Is council not allocating enough money? Will budgets considerations and subsequent service levels be included in the report? Is this something Cardno are looking at as the reason why? A10. Tony advises he doesn't believe the scope includes budgets but will be looking at service levels.</p> <p>Q11. Is Safe navigation part of Council's obligations of maintenance of canals? A11. Yes, Council has provided Cardno with the declared access channels.</p> <p>Q12. What are you going to do about midges? A12. Taken on advisement, will pass on to Healthy Places who are the responsible team for this issue.</p> <p>Q13. Legislative requirements – Councils duty of care to residents – Do contractors have the same duty of care to the residents? A13. The dredge contractor responsibilities point has previously been made and will be included in the review.</p>	
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Size
A1

MOOLOOLABA CANAL SYSTEM

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Revision

