

# **Additional Information**

## **Ordinary Meeting**

**Thursday, 27 January 2022**



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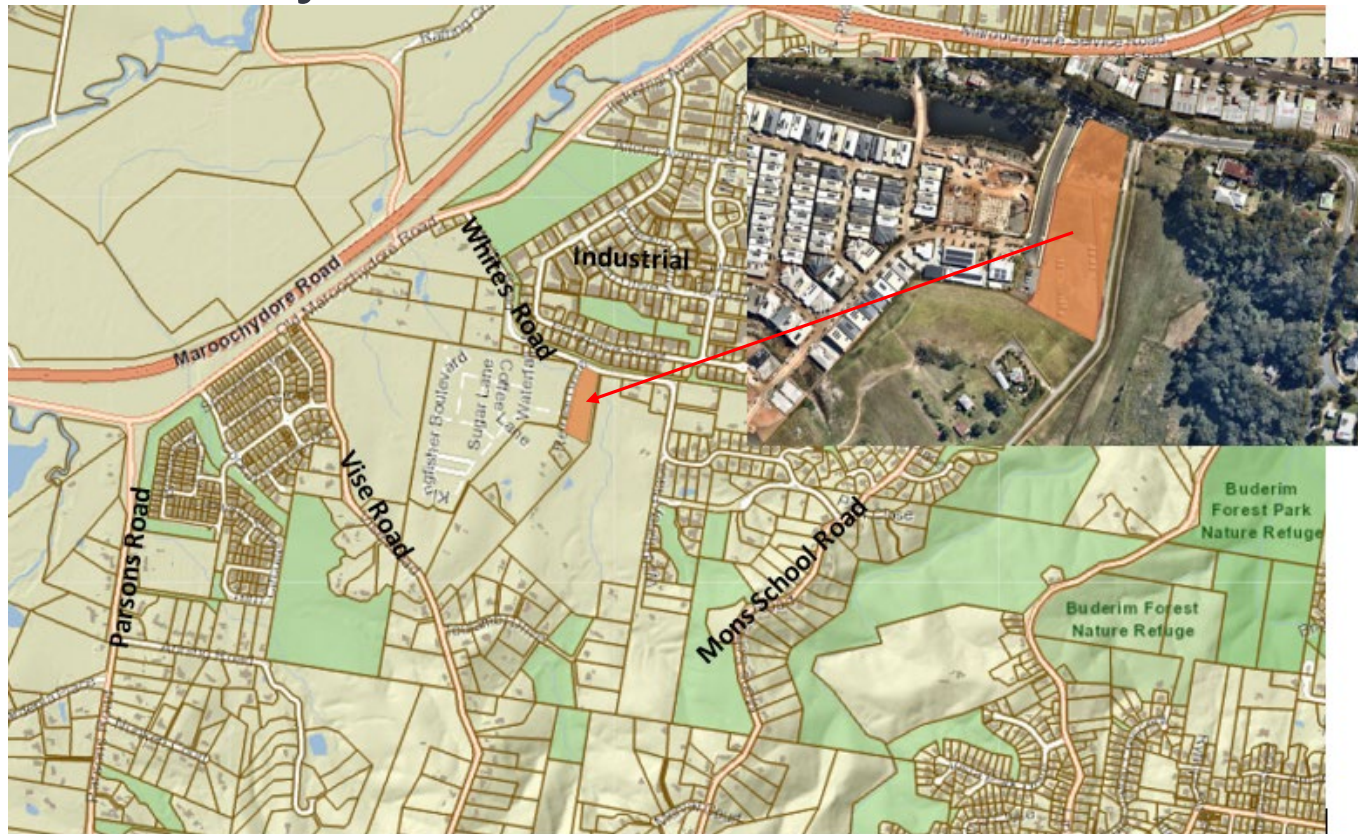
# Ordinary Meeting January 2022

## Item 8.1

### Whites Road Buderim

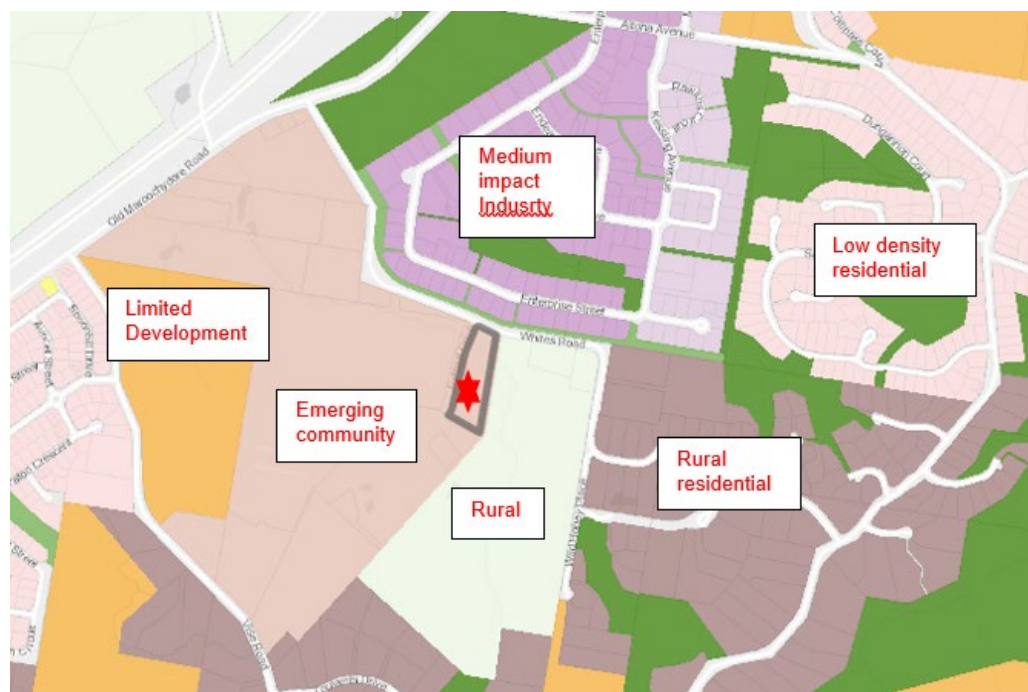
Preliminary Approval for a Material Change of Use (including a Variation Request to Vary the Effect of the *Sunshine Coast Planning Scheme 2014* to vary the level of assessment and maximum building height for a Residential care facility)

## Locality Plan



## Background / Site zoning

- On 14 May 2018, the *Sunshine Coast Planning Scheme 2014* was amended to change the zone of the site and surrounding lots from Rural to Emerging Community zone.
- The Local plan specifically provided for Retirement facilities to establish in the zone.
- Residential care facilities are not identified in the Table of Assessment for the Emerging community zone and therefore subject to Impact Assessment.





## Site History / Existing Approvals



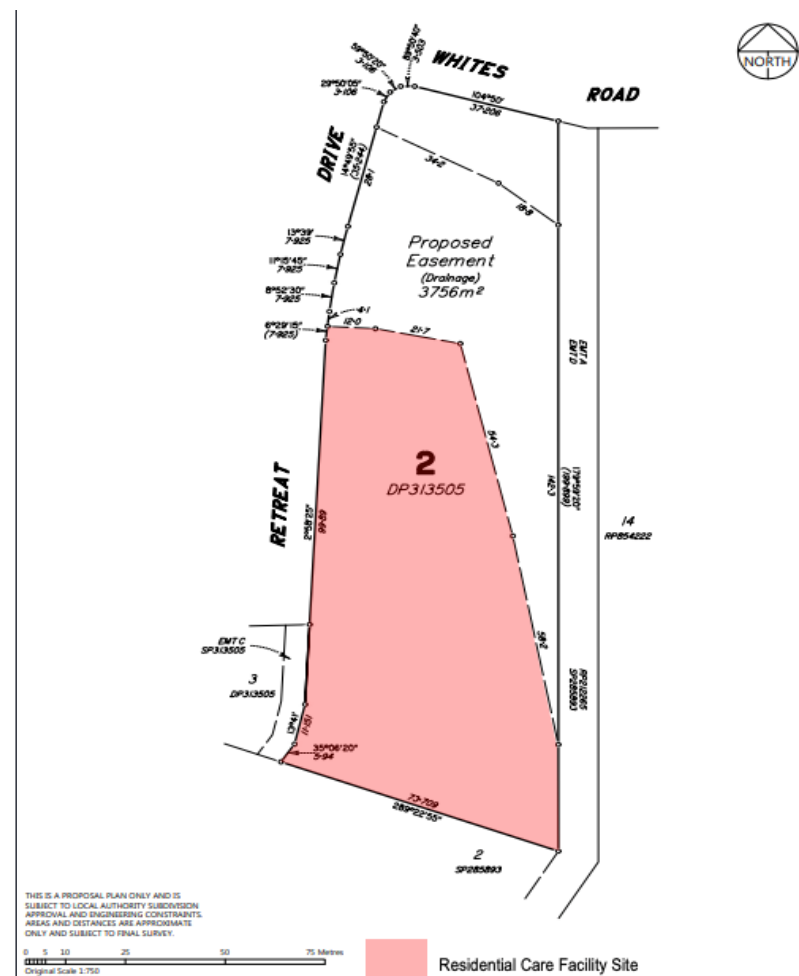
- A Retirement facility is currently under construction on land to the west and north-west (via two approvals).
- Northern site approval provides for up to 160 (2 bedroom) retirement dwellings.
- Southern site approval provides for up to 200 (2 bedroom) retirement dwellings.
- Subject site was created when the new road (Retreat Drive) was established.





# Proposal

- Variation Request to vary the effect of the *Sunshine Coast Planning Scheme 2014* in order to:
  - a. allow for a Residential Care Facility application to be classified as a 'code assessable' use on the subject land; and
  - b. increase the maximum building height allowed over the land from 8.5m to 12m (3 storeys).



# Key Assessment Considerations

## Building Height

- Building height consideration via 3D modelling and Visual Impact Analysis – minimal visual impact.
- Residential care facilities require additional building height by virtue of their operational requirements.
- Proposed height of 12m is consistent with Planning Scheme amendment No. 20 - 11 November 2019.

## Appropriateness of use in the Zone / Local Plan Area

- Emerging community zone intends that an appropriate mix and arrangement of activities occur in an integrated manner.
- Co-location of a Residential care facility with the Retirement facility is considered suitable for the site.

# Recommendation

That Council APPROVE the application to grant:

a Preliminary Approval for Material Change of Use of Premises (Variation Request to vary the effect of the Sunshine Coast Planning Scheme 2014):

- (i) to vary Table of Assessment for the Emerging community zone as it applies to Lot 2 SP313505 to include a Residential Care Facility as ‘code assessable development’ where undertaken in accordance with the Approved Plan of Development; and
- (ii) to vary Table of Assessment for the Height of buildings and structures overlay as it applies to Lot 2 SP313505 only for purposes of a Residential Care Facility; and
- (iii) to vary the assessment benchmarks of the Residential care facility and retirement facility code and, the Height of buildings and structures overlay code.

Thank you.



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# December 2021 Financial Performance Report

## December 2021 Operating Result

- Council's operating result at the end of December 2021 of \$16.6 million is favourable to budget by \$3.1 million
- The favourable variance consists of:
  - Revenue above budget of \$3.9 million
  - Expenses above budget of \$774,000



# December 2021 Operating Result

## Revenue

- Development services applications and material change of use fees are above budget by \$403,000
- Additional revenue of \$843,000 has been received for the sale of metal materials at Council's resource recovery centres

## Expenditure

- Operational expenditure remains within 1% budget for December

# December 2021 Capital Expenditure Result

## Capital Works Program has Progressed 34%

- \$107.2 million of Council's \$315.2 million Capital Works Program was financially expended.
- The Core Capital Program has progressed 32% of budget, an actual spend of \$63.3 million

## Project Highlights

- Council has entered into a contract for replacement of amenities at Coolum Beach Holiday Park

# Cash Flows and Balance Sheet

## Council Cash

- Council's cash at 31 December is \$203.6 million

## Council Debt

- Council's debt at 31 December is \$657 million

## OFFICER RECOMMENDATION

**That Council receive and note the report titled “December  
2021 Financial Performance Report”**

Thank you.



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## Item 8.3

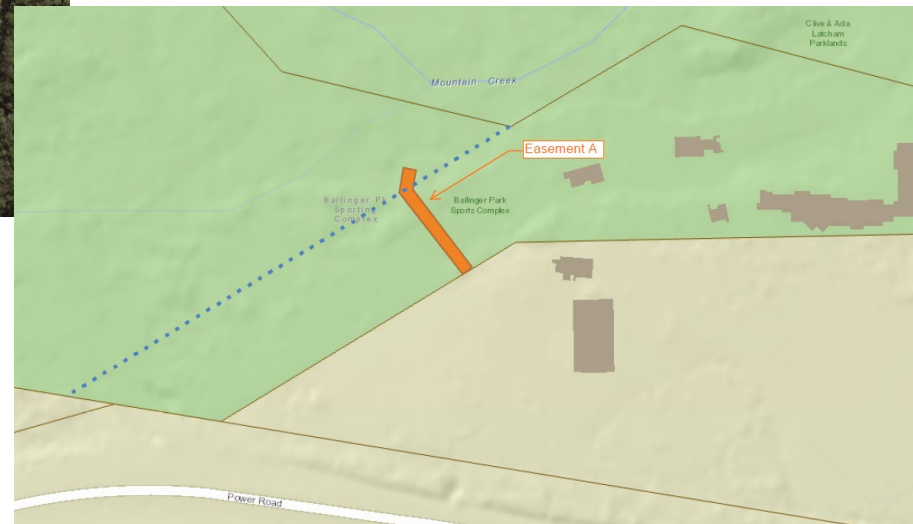
# Disposal (Easement) of Part of Council Freehold Land at 176 Ballinger Rd, Buderim

Ordinary Meeting 27 January 2022

## Overview

- Devcon Capital 8 Pty Ltd have requested that Council agree for an easement to be granted over Council's freehold land located at 176 Ballinger Road, Buderim to allow for the installation of private stormwater pipes to support the drainage requirements of the future residential unit development to be constructed at 1 Power Road, Buderim.
- The proposed easement is some 120m<sup>2</sup> in area and traverses the Council owned land as shown in **Attachment 3 – Easement Location Plan**, Easement documentation for Easement A within Council's land is associated with Survey Plan SP330789. The location of the proposed drainage easement is identified as Easement A as shown in **Attachment 4 – Easement A Survey Plan 330789**.
- To facilitate the registration of the Drainage Easement over Council's land, Council is required to grant an exception under Section 236 of the *Local Government Regulations 2012*. An exception is permitted as the land is being disposed to a person who owns an adjoining landholding as outlined in Section 236 of the Regulations.

# Aerial and Easement Location Plans



## Officer Recommendation

### OFFICER RECOMMENDATION

**That Council:**

- (a) receive and note the report titled “Disposal (easement) of Part of Council Freehold Land at 176 Ballinger Road, Buderim” and**
- (b) resolve, pursuant to section 236(2) of the *Local Government Regulation 2012*, that an exception to dispose of an interest (easement) in land over part of Council freehold Lot 2 RP27916, other than by tender or auction applies, as the disposal is pursuant to section 236(1)(c)(iv) the land is disposed of to a person who owns adjoining land.**

# Thank you.



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## Related Report / Additional Information Request

<b>Meeting:</b>	<b>Ordinary Meeting</b>	<b>Date:</b>	<b>27 January 2022</b>
<b>Requesting Councillor:</b>	<b>Cr Dickson</b>		
<b>Item:</b>	<b>8.3 Disposal (Easement) of part of Council freehold land at 176 Ballinger Road, Buderim</b>		
<b>Circulation</b>	<b>Monday 24 January 2022</b>		
<b>Officer (title):</b>	<b>Senior Property Officer</b>	<b>Approving GE (title):</b>	<b>GE Business Performance</b>

In response to a question raised by Councillor Dickson, please note the following additional information for your consideration.

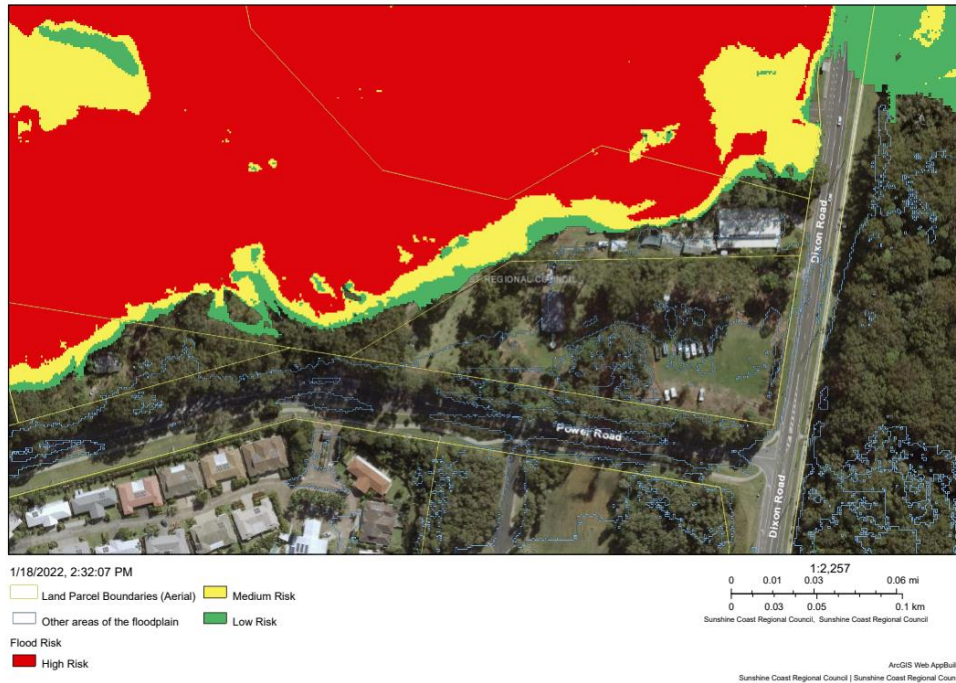
### Question:

Please provide a flood overlap map for the easement

### Response:

As per the request, please find attached the Flood Risk Overlay for the area in question. As shown, Council's land at 176 Ballinger Road, Buderim is already within a Medium/High risk area. The installation of underground stormwater infrastructure for the development represents an improved drainage outcome to what is currently provided at this location.

L2 RP27916 Flood Risk Overlay



## Related Report / Additional Information Request

Meeting:	Ordinary Meeting	Date:	27 January 2022
Requesting Councillor:	Cr Baberowski		
Item:	8.3 Disposal (Easement) of part of Council freehold land at 176 Ballinger Road, Buderim		
Circulation	Monday 24 January 2022		
Officer (title):	Senior Property Officer	Approving GE (title):	GE Business Performance

In response to a question raised by Councillor Baberowski, please note the following additional information for your consideration.

### Question:

**Any obligation to replace or constrain the infrastructure; weight loading for the area; the depth and the weight loading for future development on the site.**

### Response:

The Development Service Branch (Hydraulics) and Property Management Branch have provided the following additional information in response: -

The stormwater pipes within the proposed easement are required to be designed to withstand standard moving load as required under Council's Planning scheme policy. The design will be reviewed by Council officer's following submission of an Operational Works application by the Developer.

The stormwater pipe infrastructure is expected to safely convey runoff from an existing catchment which would otherwise discharge as sheet flow overland through Council's land. The subject development by installing this stormwater pipe infrastructure improves the useable space within Council land for future development.

As per conditions imposed on the development through the planning process all future maintenance, replacement, resetting remain the responsibility of the owner/s of the private development.