

Additional Information

Ordinary Meeting

Thursday, 28 April 2022

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March 2022 Financial Performance Report

March 2022 Operating Result

- Council's operating result at the end of March 2022 of \$99 million is favourable to budget by \$1.5 million
- The favourable variance consists of:
 - Revenue above budget of \$2.8 million
 - Expenses above budget of \$1.3 million

March 2022 Operating Result

Revenue

- Holiday park fees currently ahead of the expected budget for March 2022
- Council has received an early grant payment of \$1 million from Queensland Reconstruction Authority

Expenditure

- Operational expenditure remains within 1% budget for March

March 2022 Capital Expenditure Result

Capital Works Program has Progressed 59%

- \$172 million of Council's \$290.6 million Capital Works Program was financially expended.
- The Core Capital Program has progressed 58% of budget, an actual spend of \$97.5 million

Cash Flows and Balance Sheet

Council Cash

- Council's cash at 31 March is \$257 million

Cash Flows and Balance Sheet

Council Debt

- Council's debt at 31 March is \$642.5 million
- Council's proposed borrowings for 2021/22 are \$96.5 million
 - Waste Management \$37.8 million
 - Holiday Parks \$600,000
 - Maroochydore Multideck \$13 million
 - Sunshine Coast City Hall \$45 million
- Palisade Investment Group payment of \$305 million due on 30 June 2022 will reduce Council's debt associated with the airport expansion project to nil
- Council's forecast debt as at 30 June 2022 is \$488 million

OFFICER RECOMMENDATION

That Council receive and note the report titled “March 2022 Financial Performance Report”

Thank you.



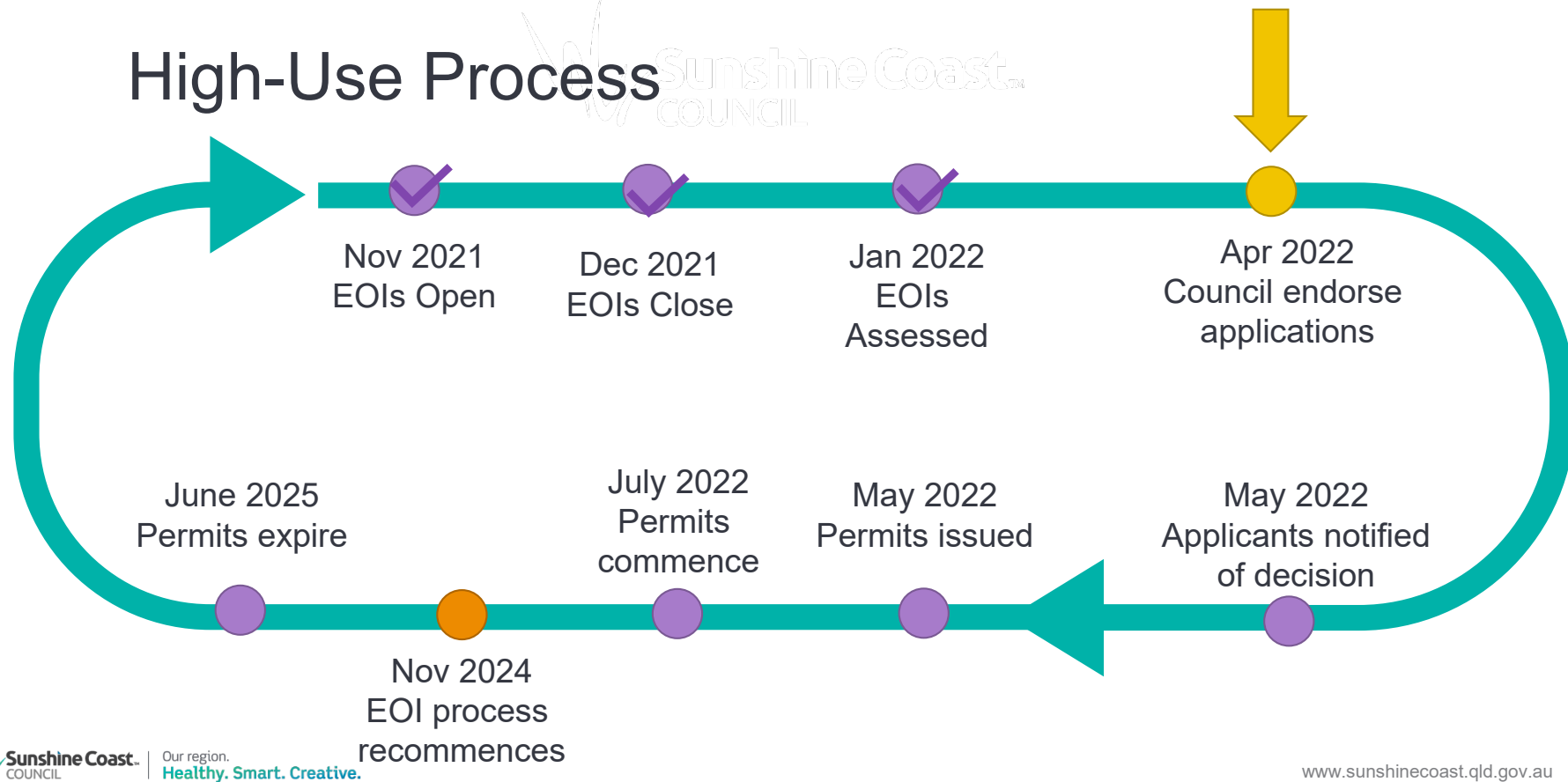
See council's website for further details
www.sunshinecoast.qld.gov.au



8.2 Commercial Use of Community Land High-Use Process

April 2022

High-Use Process



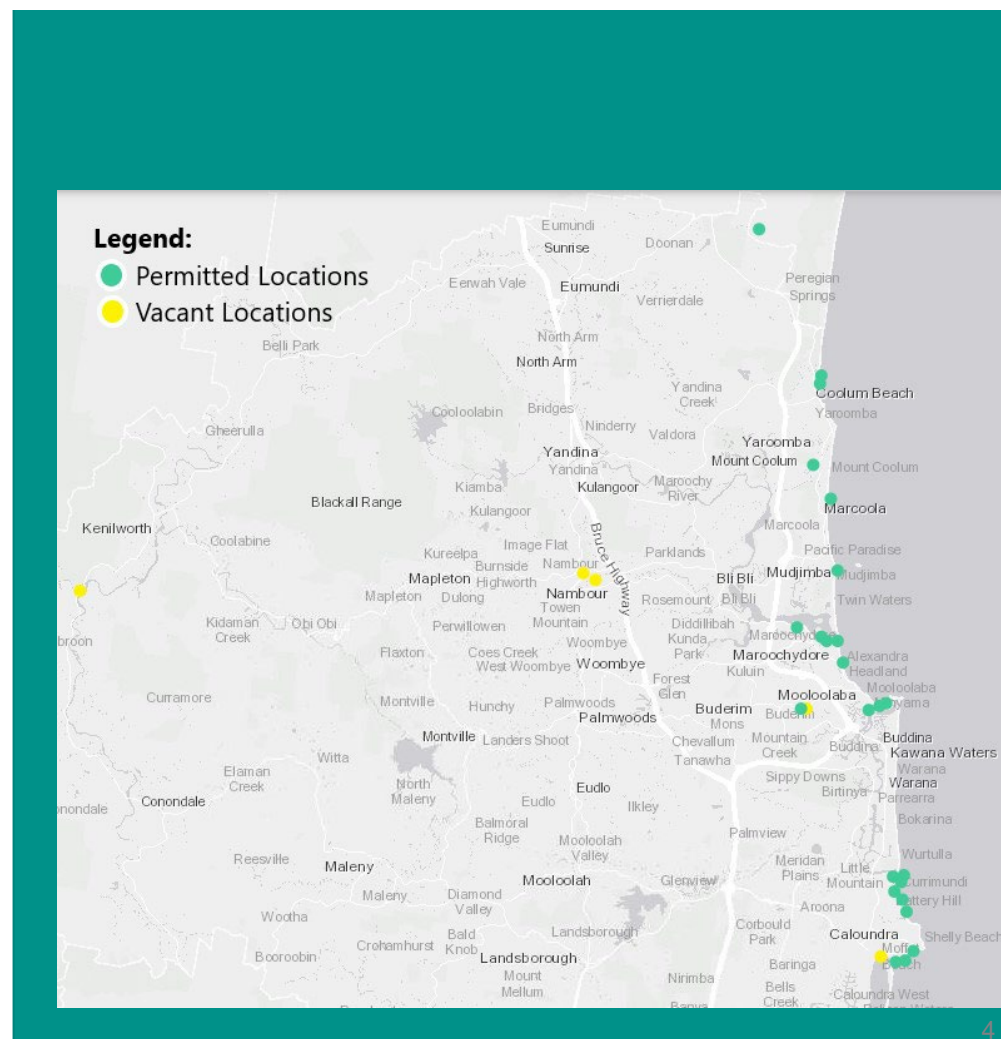


Selection criteria

- **Professionalism**
Track record, previous experience, qualifications, memberships, innovation
- **Quality of equipment**
Standard of equipment
- **Safety**
employees, operations, staying current or ahead of industry standards, adaptability
- **Community**
Past and future contributions
- **Permit compliance and performance**
Demonstrated success, compliance with permit conditions and requirements

Approved locations

- **Permitted locations**
25 businesses recommended to be awarded permits to operate from 1 July 2022 to 30 June 2025
- **Vacant locations**
4 locations to remain vacant and made publicly available throughout the permit period



Thank you.



See council's website for further details
www.sunshinecoast.qld.gov.au



Ordinary Meeting

April 2022

Item 8.3 Proposed Planning Scheme Amendments

Background and Purpose

Proposed amendments:

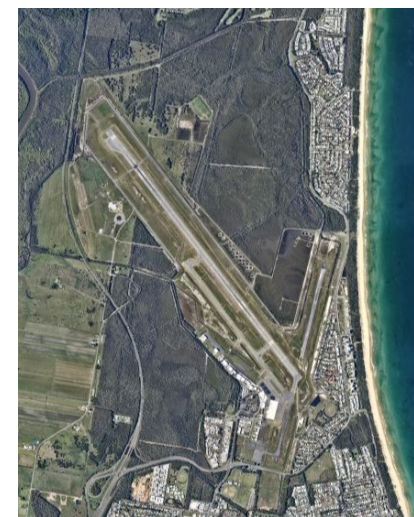
- **Airport environs overlay**
 - responds to updates to State Planning Policy mapping layers for the Sunshine Coast Airport
- **Site specific and editorial matters**
 - amends zoning, building height, local plan precincts/elements and/or planning scheme provisions for specific sites
 - responds to a Council resolution, property related matters, specific community concerns, mapping anomalies or reflects existing development approvals
 - Addresses other editorial matters



Airport environs overlay amendment

- State Planning Policy (SPP) mapping updated in 2020/21 to reflect new runway
- Planning scheme required to reflect updated SPP mapping
- Not a mechanism for amending flight paths
- Proposed amendment includes:
 - **Updated Airport environs overlay maps**
 - (e.g. Aircraft Noise Exposure Forecast (ANEF), Obstacle Limitation Surface (OLS), Public safety area, Light restriction zones, Lighting area buffer, Wildlife hazard zones, Aviation facilities and building restricted areas)
 - **Updated Airport environs overlay code and associated Planning Scheme Policy**
 - to reflect new mapping terminology and appropriately integrate the relevant SPP state interest policies relating to strategic airports and aviation facilities

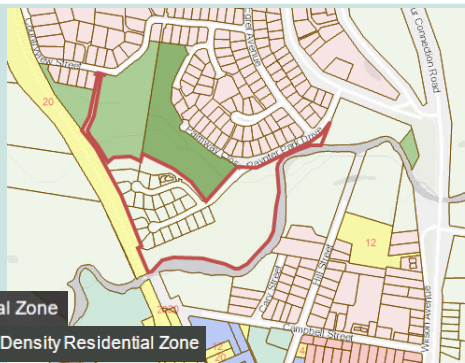
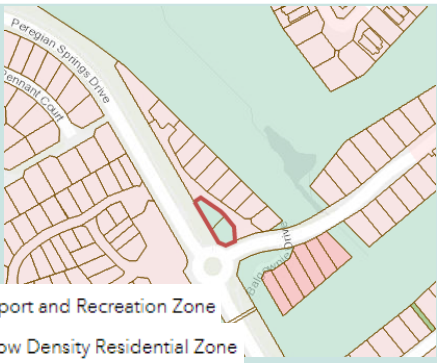

Sunshine Coast Airport



Proposal – amend the Airport environs overlay maps, code and planning scheme policy to be consistent with the SPP state interests and mapping

Site specific and editorial matters amendment

Items reflecting development approvals

49 Countryview Street, Woombye	114 Peregrin Springs Drive, Peregrin Springs	Reo Place, Yandina
 <p>Legend: ■ Rural Zone ■ Low Density Residential Zone</p>	 <p>Legend: ■ Sport and Recreation Zone ■ Low Density Residential Zone</p>	 <p>Legend: ■ Low Density Residential Zone ■ Limited Development (Landscape Residential) Zone</p>
<ul style="list-style-type: none"> Existing zone – Rural zone Proposed zone – Low density residential zone, Environmental management and conservation zone and Open space zone Proposed zoning reflects development approvals (REC15/0185 and REC15/0209) 	<ul style="list-style-type: none"> Existing zone – Sport and recreation zone Proposed zone - Low density residential zone Proposed zoning reflects development approvals (REC02/0293 and MCU19/0068) 	<ul style="list-style-type: none"> Existing zone – Limited development (Landscape residential) zone Proposed zone – Low density residential zone and Environmental management and conservation zone Proposed zoning reflects development approvals (REC15/0158 and REC15/0127)

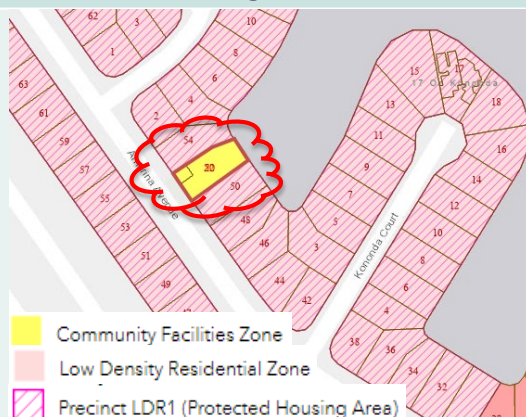
Items responding to Council property-related matters

33 Quorn Close, Buderim		
Existing zoning under <i>Sunshine Coast Planning Scheme 2014</i>	Former zoning under <i>Maroochy Plan 2000</i>	Proposed zoning
<p> ■ Open Space Zone ■ Low Density Residential Zone ▨ Precinct LDR1 (Protected Housing Area) </p>	<p> ■ Neighbourhood Residential ■ Hillslope Residential ■ Special Purpose ■ Low Density Residential Zone </p>	<p> ■ Low Density Residential Zone ▨ Precinct LDR1 (Protected Housing Area) </p>
<ul style="list-style-type: none"> Existing zone – Open space zone Former zone – Buderim Scarp Residential (Neighbourhood Residential) Precinct Proposed zone - Low density residential zone (Protected housing area precinct), which generally reflects the previous residential zoning and the prevailing zoning in the local area 		

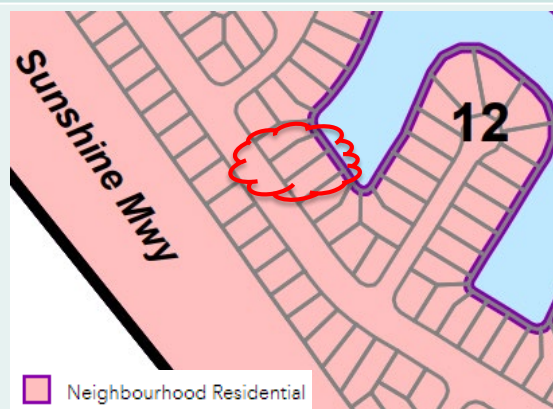
Items responding to Council property-related matters (cont)

52 & 52A Amarina Avenue, Mooloolaba

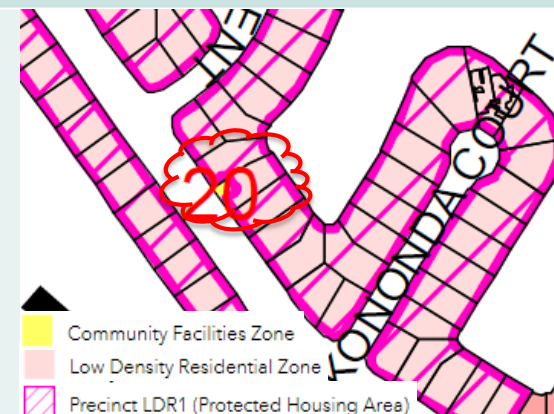
Existing zoning under *Sunshine Coast Planning Scheme 2014*



Former zoning under *Maroochy Plan 2000*



Proposed zoning



- Existing zone – Community facilities zone (annotated 20 Utility installation (Local utility))
- Former zone – Mooloolaba Waters (Neighbourhood Residential) Precinct
- Proposed zone - No. 52 to be included in the Low density residential zone (Protected housing area precinct), which generally reflects the previous residential zoning and the prevailing zoning in the local area
- No. 52A to be retained in the Community facilities zone (annotated 20 Utility installation (Local utility))

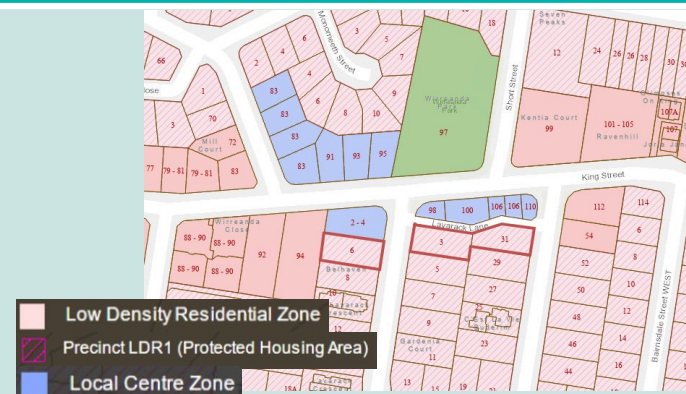
Items responding to Council property-related matter or Council resolution

Goshawk Boulevard/Power Road, Buderim



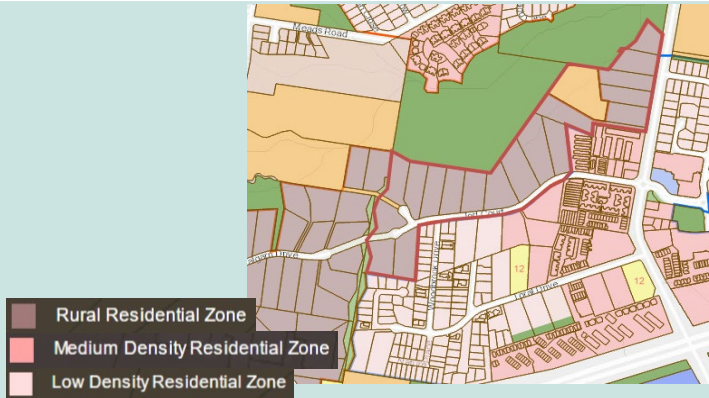

- Proposal - amend zoning to:
 - Remove zones from the road alignment
 - Include all of Lot 30 in the Limited development (landscape residential) zone
 - Include all of Lot 31 in the Medium density residential zone

Lavarack Crescent, Buderim


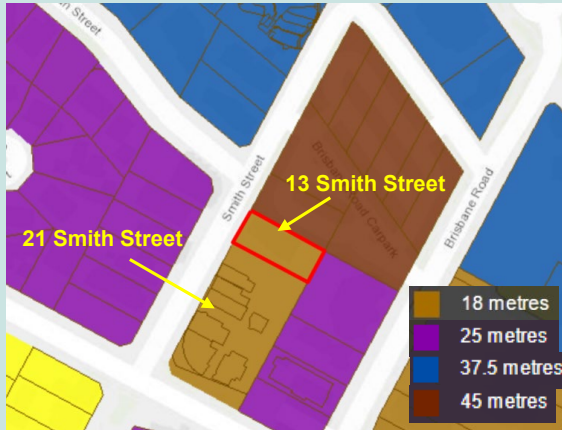


- Existing zone – Low density residential zone (Protected housing area precinct)
- Proposed zone - 3, 6 and 31 Lavarack Crescent to be included in the Local centre zone
- Local centre zone code to be amended to provide for a service station to be a potentially consistent use, where located in a local (not full service) activity centre and replacing an existing service station

Items responding to specific representations

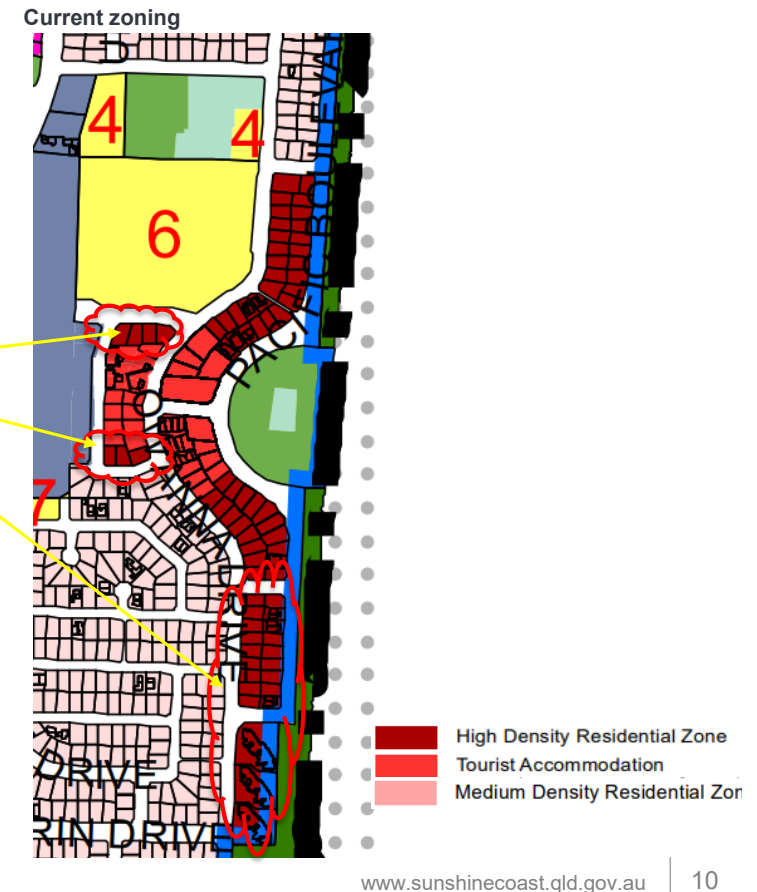
Jorl Court, Buderim	22 Dixon Road, Buderim
 <ul style="list-style-type: none"> Existing zone – Rural residential zone Proposed zone - Low density residential zone and Environmental management and conservation zone No zoning change to lots fronting Stringybark Road 	 <ul style="list-style-type: none"> Existing zone - Limited development (landscape residential) zone Proposed zone - Low density residential zone (Protected housing area precinct)

Items responding to community concerns/specific representations

Local plan precinct, Maroochydore	13 Smith Street, Mooloolaba
 <p>MAR LPSP-1, Ocean Street Food and Music Sub-Precinct</p> <ul style="list-style-type: none"> • Proposal - amend the Ocean Street Food and Music Sub-precinct to exclude the Pier 10 Apartments and Duporth Riverside Apartments 	 <ul style="list-style-type: none"> • Existing height – 18 metres • Proposed height - include 13 and 21 Smith Street in the 25 metre building height category to be consistent with the maximum building height of adjacent land

Items responding to community concerns/specific representations – Buddina Urban Village

- Proposal - amend the zone of land included in Sub-precinct KAW LPSP-4a (Urban Village Residential) from the High density residential zone to the Medium density residential zone to be consistent with the 12 metre maximum building height that currently applies to this land



Recommendation & next steps

- Report recommends:
 - amend the *Sunshine Coast Planning Scheme 2014*
 - delegate authority to the CEO to **prepare and progress** the proposed amendment



Thank you.



See council's website for further details
www.sunshinecoast.qld.gov.au

Related Report / Additional Information Request

Meeting:	Ordinary Meeting	Date:	28 April 2022
Requesting Councillor:	Cr Suarez		
Item:	8.3 – Proposed Planning Scheme Amendments		
Circulation	22 April 2022		
Officer (title):	Interim Coordinator Planning Scheme Amendments	Approving GE (title):	Acting Group Executive Customer Engagement and Planning Services

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

Question:

Include reference to local aviation industry in Section 8.2.2.2 (Purpose and overall outcomes) of the Airport environs overlay code.

Response:

The Airport environs overlay code includes specific provisions that relate to the airport environs overlay maps and has been drafted to appropriately integrate and support the delivery of the Strategic airports and aviation facilities state interests articulated in the State Planning Policy. The purpose of the provisions in the Airport environs overlay code is primarily to protect the safety, efficiency and operational integrity of the airport and aviation facilities.

The existing Maroochy North Shore local plan code includes more refined and locally specific planning and land use provisions for the Sunshine Coast Airport. In particular, Section 7.2.18.3 (Purpose and overall outcomes) of the Maroochy North Shore local plan code, includes specific provisions which seek to ensure that development in the local plan area protects the primary function of the Sunshine Coast Airport as a major airport and aviation precinct and that development within the Sunshine Coast Airport provides for the establishment of a range of uses and activities that are compatible with the primary functions of the airport including aviation related business and industrial uses.

Therefore, it is considered that the inclusion of the reference to 'local aviation industry' is not required to be incorporated in the proposed amendment to the Airport environs overlay code and is already appropriately reflected in the existing Maroochy North Shore local plan code.

To the extent that a further focus on this element is considered necessary, it is contended that this should more properly be incorporated as part of the new planning scheme or, assuming that the Airport land is declared a Priority Development Area (PDA) as previously proposed, the development scheme for the PDA.