

Additional Information

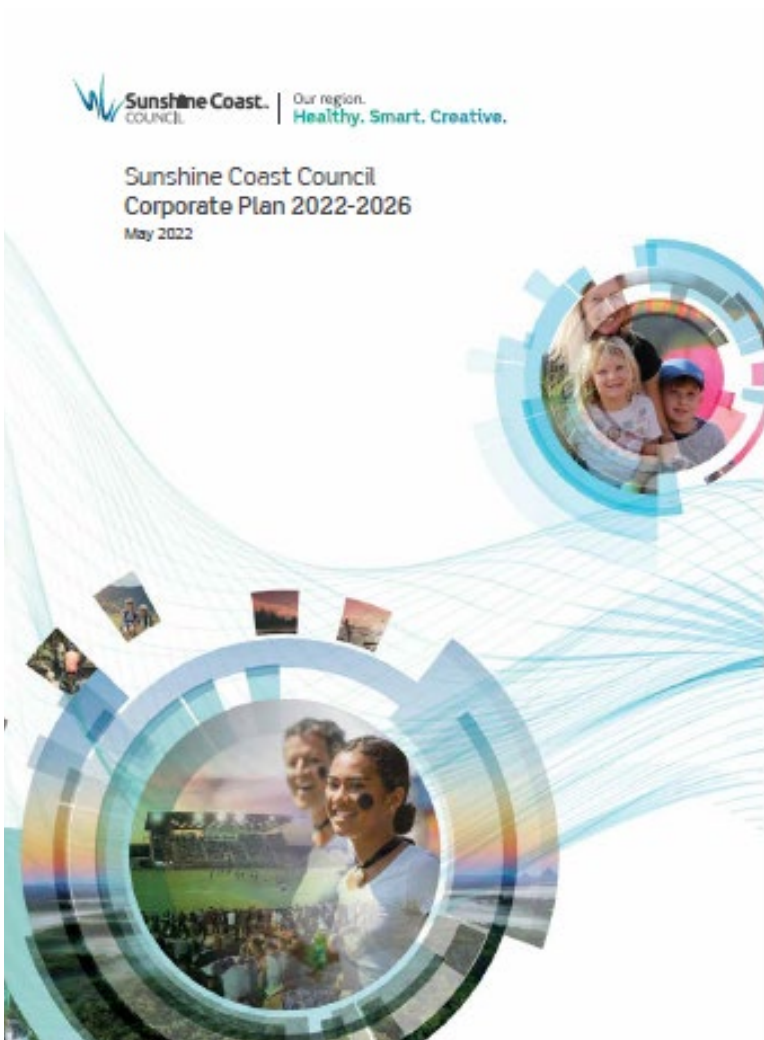
Ordinary Meeting

Thursday, 26 May 2022

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Sunshine Coast Council Corporate Plan 2022-2026

26 May 2022

Corporate Plan - role and purpose



Figure 2: Council's Corporate Planning and Reporting Cycle.

Sunshine Coast Council Corporate Plan 2022-2026

OUR VISION

Australia's most sustainable region. Healthy. Smart. Creative.

OUR PURPOSE

To serve our community with excellence, respect our past, and position our region for the future.

OUR VALUES

Respect for each other
Being our best
Working as one team
High standards
Service excellence

OUR GOALS

OUR STRONG COMMUNITY

Our communities are connected and thriving places where people are included, treated with respect and opportunities are available for all.

Strategic pathways

- Healthy and active communities
- Vibrant community places and spaces that are inclusive, accessible and adaptable
- An inclusive community, with opportunities for everyone
- Connected, resilient communities, with the capacity to respond to local issues
- Creative and innovative approaches to building a strong community

OUR SERVICE EXCELLENCE

Our services are consistent and accessible and provide positive experiences for our customers and value to our community.

OUR OUTSTANDING ORGANISATION

Our organisation is high performing, innovative and community focused, marked by great people, good governance and regional leadership.

OUR ENVIRONMENT AND LIVEABILITY

Our natural assets, healthy environment and liveability credentials are maintained and enhanced.

Strategic pathways

- A resilient region shaped by clever planning and good design
- Protection and enhancement of our natural assets and distinctive landscapes
- Responsive, accessible and well managed assets and infrastructure
- Transitioning to a sustainable and affordable way of living
- A reputation for innovation and sustainability

OUR RESILIENT ECONOMY

Our resilient, high-value economy of choice drives business performance, investment and enduring employment.

Strategic pathways

- Strong economic leadership, collaboration and identity
- New capital investment in the region
- Investment and growth in high-value industries, innovation and entrepreneurship
- Strong local to global connections
- A natural, major and regional event destination
- Encourage investment in talent and skills

Delivery pathways

- Engage with our community to inform asset management and service delivery
- Know and understand our customers
- Design accessible, flexible and innovative services that meet community needs
- Deliver consistent service levels that provide positive experiences for our community
- Assess service performance and sustainability to inform evidence-based business planning

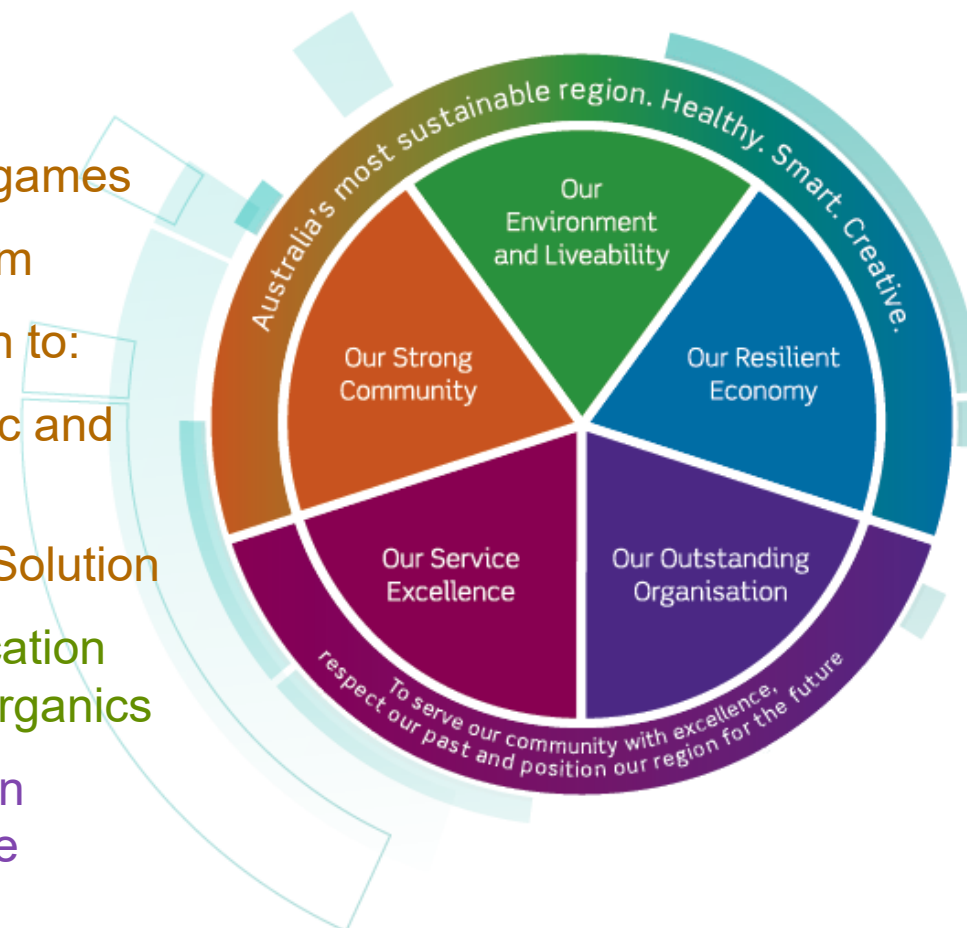
Delivery pathways

- Maintain a financially sustainable organisation that balances the needs of our growing region
- Provide quality information, systems and processes to deliver fit for purpose solutions
- Embrace a safe and collaborative workplace culture that attracts and retains high performing and engaged people
- Demonstrate accountable leadership, future planning, and good governance that provides confidence in our community
- Partner with community, business and government to represent and advocate the needs of

Advancing our vision

Proposed changes:

- Brisbane 2032 Olympic and Paralympic games
- Expansion of the Sunshine Coast Stadium
- Collaboration with key partners in relation to:
 - Community safety, including domestic and family violence prevention
 - Business Case for the Mass Transit Solution
- Waste diversion priorities, including education programs and the expansion of garden organics
- Developing Our Outstanding Organisation Strategy, incorporating service excellence



Advancing our region map





Investment Policy for 2022/23

2022/23 Investment Policy

The *Local Government Regulation 2012* section 191 requires Council to prepare an Investment Policy annually.

This policy forms part of the Council's overall system of financial management, as required under section 104(5)(c)(i) of the *Local Government Act 2009*.

The Investment Policy sets the boundaries of investment and includes the overall philosophy and strategy for investment of surplus funds, along with detailed guidelines and procedures for officers in the application of the policy.

There have been no changes to the existing policy.

2022/23 Investment Policy

Council investments are limited to those prescribed by Section 6 of the *Statutory Bodies Financial Arrangements Act 1982* (SBFAA) for local governments with Category 2 investment powers, which allows for investment with Queensland Treasury Corporation or Queensland Investment Corporation, along with a range of other higher-rated counterparties without further approval.

The SBFAA includes a list of prohibited investments that require Treasurer approval including derivative based instruments, non-Australian dollars and maturity maximum greater than three years.

2022/23 Investment Policy

Council will maintain an active investment strategy with the following goals:

- Maximise investment returns from investment activities
- Exceed the benchmark of the Bloomberg AusBond Bill (BAUBIL) Index
- Invest only in investments as authorised under current legislation
- Invest only with approved institutions
- Invest to protect capital value of investments

Consideration will be given to ethical investment principles in determining the approved counterparty lists for investment of funds.

OFFICER RECOMMENDATION

That Council:

- a) receive and note the report titled “Investment Policy for 2022/23” and
- b) adopt the 2022/23 Investment Policy (Appendix A).

Thank you.



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



Debt Policy for 2022/23

2022/23 Debt Policy

The *Local Government Regulation 2012*, section 192 requires Council to prepare a Debt Policy annually. This policy forms part of the Council's overall system of financial management, as required under section 104(5)(c)(ii) of the *Local Government Act 2009*.

Council's borrowing activities are governed by the *Statutory Bodies Financial Arrangements Act 1982*, and the Debt Policy provides clear guidelines for loan raising, requiring an assessment of the impact of any borrowing decision on Council's long-term financial sustainability.

2022/23 Debt Policy

The Debt Policy is reviewed annually as part of the Budget Development process.

There have been no changes to the existing policy.

The Debt Policy sets the required loan borrowings for the 2022/23 financial year which are included in the borrowing application to the Department of State Development, Infrastructure, Local Government and Planning.

Loan borrowings for the 2022/23 financial year are estimated to be \$44.4 million.

OFFICER RECOMMENDATION

That Council:

- a) receive and note the report titled “Debt Policy for 2022/23” and
- b) adopt the 2022/23 Debt Policy (Appendix A).

Thank you.



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



Revenue Policy for 2022/23

2022/23 Revenue Policy

Section 169(2)(c) of the *Local Government Regulation 2012* requires that Council include in the budget a Revenue Policy.

A local government must review its Revenue Policy annually and in sufficient time to allow an annual budget that is consistent with the Revenue Policy to be adopted for the next financial year.

The 2022/23 Revenue Policy in accordance with section 193 of the *Local Government Regulation 2012* sets out the principles used by Council for:

- (a) levying rates and charges
- (b) granting concessions for rates and charges
- (c) recovering overdue rates and charges
- (d) cost-recovery methods.

There have been no material changes to the existing policy.

2022/23 Revenue Policy

Principles

In levying rates and charges, Council will apply the principles of:

- consistency, by scheduling the issue of rate notices on a half yearly basis;
- communication, by advising ratepayers about rate notice issue dates and payment dates;
- clarity, by providing meaningful information on rate notices to enable ratepayers to clearly understand their responsibilities; and
- flexibility, by providing payment arrangements to ratepayers in financial difficulty, along with a wide array of payment options.

2022/23 Revenue Policy

Principles

In making and levying rates and charges, Council will be guided by the principles of:

- equitable distribution of the differential general rates burden as broadly as possible;
- transparency in the making and levying of rates;
- flexibility, to take account of changes in the local economy;
- clarity in terms of responsibilities (council's and ratepayers') in regard to the rating process;
- National Competition Policy legislation where applicable; and
- having in place a rating regime that is efficient to administer.

OFFICER RECOMMENDATION

That Council:

- a) receive and note the report titled “Revenue Policy for 2022/23” and
- b) adopt the 2022/23 Revenue Policy (Appendix A).

Thank you.



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



General Cost Recovery Fees and Commercial Charges 2022/23

Fees and Charges

Cost-recovery fees covered under Section 97(2) of the Local Government Act 2009 (LGA) including fees for:

- a) Application for licence, permit, registration or other approval under the LGA
- b) Recording a change of ownership of land;
- c) Providing information kept under the LGA;
- d) Seizing property or animals under the LGA; and
- e) The performance of another responsibility under the LGA.

These fees are required to be set equal to or less than the cost of providing the service

Charges which are commercial in nature covered under Section 263(3)(c) of the Local Government Act 2009

Fees and Charges

- Budget parameter of 3.5% increase
- General cost-recovery fees and commercial charges for 2022/23 have a forecast revenue of \$47.8 million
- 1,304 fees covering 34 areas of Council, made up of:
 - 231 cost-recovery fees
 - 1,073 commercial fees
- Cost-recovery fees are reviewed using Activity Based Costing methodology to ensure compliance with the Local Government Act 2009

Highlights

- Majority of fees stays within the 3.5% parameter
- Additional fees established for Venues and Sports Field hire
- Some fees adjusted after Activity Based Costing reviews with some fee increases higher than 3.5% in order to recover costs
- Retirement of unused fees from the Fees and Charges Register
- An allowance has been included for fees within the Nambour Entertainment Precinct to be waived

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Register of General Cost-Recovery Fees and Commercial Charges 2022/23”
- (b) adopt the fees detailed in the Register of General Cost-Recovery Fees and Commercial Charges 2022/23 (Appendix A)
- (c) resolve that, in relation to those cost-recovery fees to which Section 97 of the *Local Government Act 2009* apply:
 - the applicant is the person liable to pay these fees
 - the fee must be paid at or before the time the application is lodged and
- (d) delegate to the Chief Executive Officer the power to amend commercial charges to which *Section 262(3)(c) of the Local Government Act 2009* apply.

Thank you.



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



Council Ordinary Meeting 26 May 2022

Item 8.7

Development Services Register of
Cost Recovery Fees and Commercial Charges 2022/23

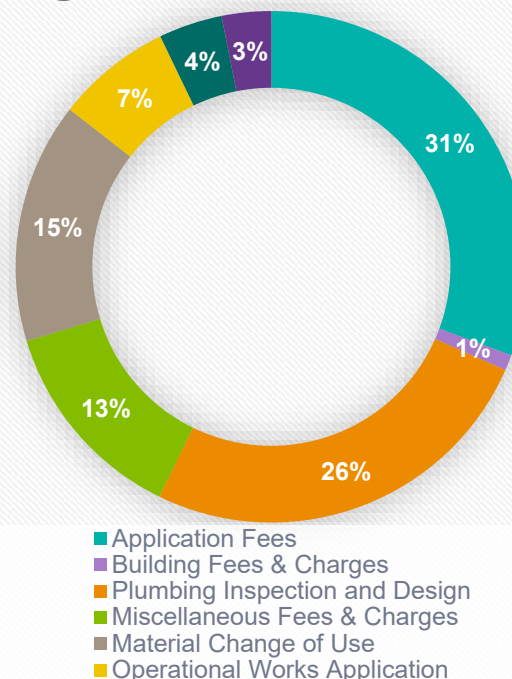
Development Outlook

Development market and economic conditions have resulted in very high development activity in 2021/22

Anticipated that market will remain steady and/or experience a decline in 2023/24, with potential interest rates increases and ongoing land supply / building material challenges

Forecast Revenue anticipated to be similar to 2021/22 year = approx. \$21 million

Development Services Branch Fees and Charges 2021/22 as at March 2022



Proposed Fees

- Under the *Local Government Act 2009*, Council can only set 'cost recovery' fees for services such as the processing of a development application
- An average increase of 4% is proposed for the majority of the fees in the proposed Register
- Several fees are proposed to be increased higher than the 4% - based on the complexities of the proposals and to ensure appropriate cost recovery for the services undertaken

Fee Incentives and Free Services - Existing

- **Development Advice Services**
- **FastTrack Assessment for low risk code assessment applications**
- **Self Service Tools**
- **Other Fee Incentives**
 - Concessions for Buildings and Sites Affected by Heritage Provisions
 - Applications involving a Mixed Use Development
 - Material Change of Use within an Existing Building

Fee Incentives – Updated and New

- **Updated Fee Incentive** - current not-for-profit organisation fee reduction be changed from 50% to 75%
- **New Fee Incentive** - discount the application fee by 50% for a Material Change of Use application for a Theatre, Bar, Nightclub or Hotel use located in the Nambour Special Entertainment Precinct

Thank you.



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



April 2022 Financial Performance Report

April 2022 Operating Result

- Council's operating result at the end of April 2022 of \$71.1 million is favourable to budget by \$4.2 million
- The favourable variance consists of:
 - Revenue above budget of \$5.1 million
 - Expenses above budget of \$874,000

April 2022 Operating Result

Revenue

- Holiday park fees currently ahead of the expected budget for April 2022
- Council has received an early grant payment of \$1.3 million from Queensland Reconstruction Authority

Expenditure

- Operational expenditure remains within 1% budget for April

April 2022 Capital Expenditure Result

Capital Works Program has Progressed 65%

- \$188.2 million of Council's \$290.6 million Capital Works Program was financially expended.
- The Core Capital Program has progressed 65% of budget, an actual spend of \$108.6 million

Cash Flows and Balance Sheet

Council Cash

- Council's cash at 30 April is \$232 million

Cash Flows and Balance Sheet

Council Debt

- Council's debt at 30 April 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 “April 2022 Financial Performance Report”

Thank you.



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



SALE OF LAND FOR ARREARS OF RATES

Sale of Land

There are 29 properties on the Sale of Land List, with total rates outstanding of \$291,743 where overdue rates and charges have remained unpaid for a period of at least three years. By proceeding with the Sale of Land procedures the balance of the community will not be required to bear the financial burden of long-term rate debts.

Council has a community responsibility to collect rates and charges outstanding in a timely manner to finance its operations, carry out essential services and ensure effective cash flow management.

Council is proactive in the recovery of outstanding rates and charges and every effort has been taken to minimise the number of properties with rates outstanding for a period of at least three years.

Sale of Land

In the event that Council approves the recommendations in this report, the legislation directs the following timelines:

- First statutory notice – Notice of Intention to Sell to be issued in June 2022
- Second statutory notice – Auction Notice to be issued in September 2022 and
- Sale of Land auction (if required) to occur in October 2022.

OFFICER RECOMMENDATION

That Council:

- a) receive and note the report titled "Sale of Land for Arrears of Rates"
- b) pursuant to Section 140(2) of the Local Government Regulation 2012 sell the land where some or all of the rates or charges for the land have been overdue for at least three years as at 31 December 2021 in accordance with Chapter 4, Part 12, Division 3 of the Local Government Regulation 2012 to recover outstanding rates and charges and
- c) delegate to the Chief Executive Officer the power to take all further steps under Chapter 4, Part 12, Division 3 of the Local Government Regulation 2012 to effect sale of the land procedures, including for the avoidance of doubt the power to end sale procedures.

Thank you.



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



ThinkChange.

Working together for effective travel
behaviour change

Council Ordinary Meeting May 2022



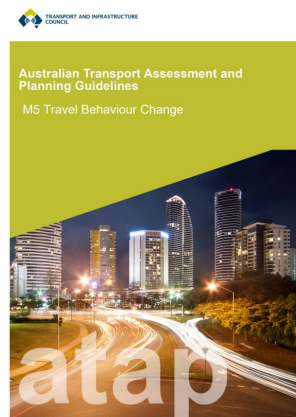
Travel behaviour change policy context

Global



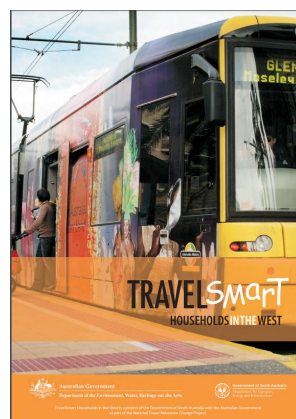
20% reduction in car kilometres, by 2030.

Commonwealth



Guidance on assessing travel behaviour change initiatives.

State



Adelaide (66,000 households) achieved 18% reduction in kms travelled.

QLD Government



'Implementing a rolling program of travel behaviour change activity' as one of its 20 actions by 2030.

Council



Goals are mode shift and reduce private car trips. Travel behaviour change is a 'strategy for success'. Developing a Travel Behaviour Change Program is a key action.



Project purpose, goal, objectives and outputs



PURPOSE

- **Develop and deliver a coordinated multi year Travel Behaviour Change Program of initiatives**
- **that can lead to a sustained change in resident and visitor travel habits.**



GOAL & OBJECTIVES

- **Reduce reliance on private car trips and kilometres travelled**
- **Achieve a shift to increased passenger and active transport as network matures.**



Aligned with ITS objectives:

- Safe, secure, and sustainable access for everyone
 - A cleaner and healthier environment and better amenity
 - Better community health and individual wellbeing
- Maintain and enhance efficiency of the transport network
- Ensure value for money.



OUTPUTS

- ✓ **A multi-year Travel Behaviour Change Program**
- ✓ **Region-wide marketing and communications campaign**
- ✓ **Inform and guide Council's priorities** regarding travel behaviour change initiatives
- ✓ **Enable coordination** and development of future initiatives
- ✓ **Monitor and evaluate success**



ThinkChange is Council's Travel Behaviour Change Program



AIM

ThinkChange aims to sustain and enhance the unique lifestyle and environment on the Sunshine Coast



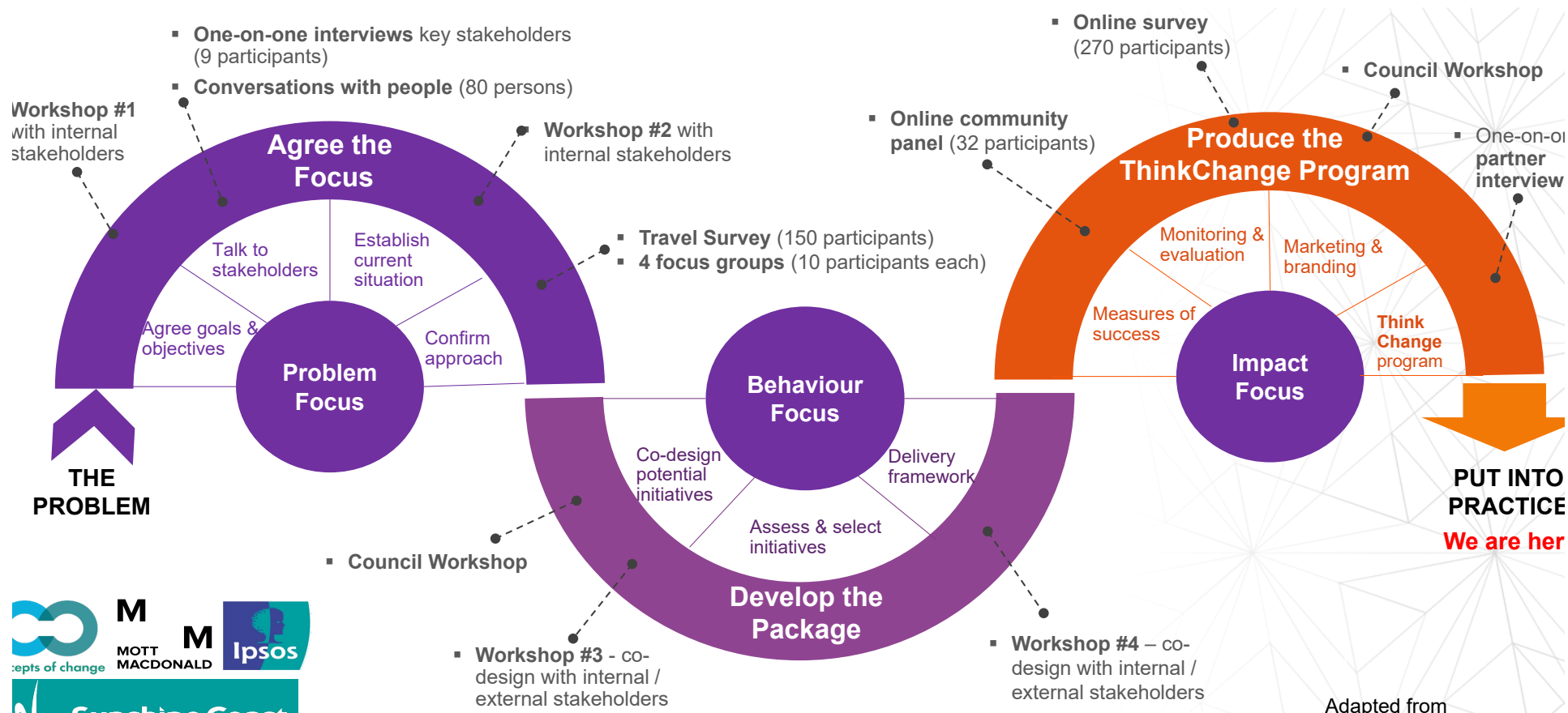
By facilitating a shift towards more sustainable travel choices



Support people to think about and plan ways to make their life easier by doing things differently, now and into the future



ThinkChange developed using a collaborative approach





ThinkChange has been shaped by community and stakeholder input

Findings

What it means

Most people can quickly say what they **love about** living, working, studying and playing in the **Sunshine Coast**.

When people realise that continuing growth in car use is affecting the quality of life, they can easily understand the need for **ThinkChange**.

When people are asked about the **main negative** about living on the Sunshine Coast – **traffic** is the answer in over 80% of cases.

ThinkChange targeted at reducing car use can be framed as addressing this issue in the short term.

People and organisations can **readily identify a problem or issue that would be reduced** if people used cars a bit less.

These problems and the benefits achieved by overcoming them, forms the basis of **ThinkChange**.

People can readily answer how they can **reduce car trips and kilometres travelled**.

Travel behaviour change focussed on getting people to mode shift is unlikely to succeed until there is investment in the network to be a viable choice.

However, **bus or train is rarely mentioned**. Walking and cycling occasionally mentioned.

More frequent are other options – going to a closer activity, doing something as part of another trip, using online services, sharing a ride.

A program **getting people to think of ways to avoid car kms or trips** is likely to be more successful and is the focus of **ThinkChange**.

ThinkChange is a comprehensive program to guide future travel behaviour change investment

1. Initiatives

- Co-designed and underpinned by voluntary behaviour change

2. Branding and messaging

- The overarching message is **ThinkChange** and will comprise linked messages for each initiative

3. Tools of change

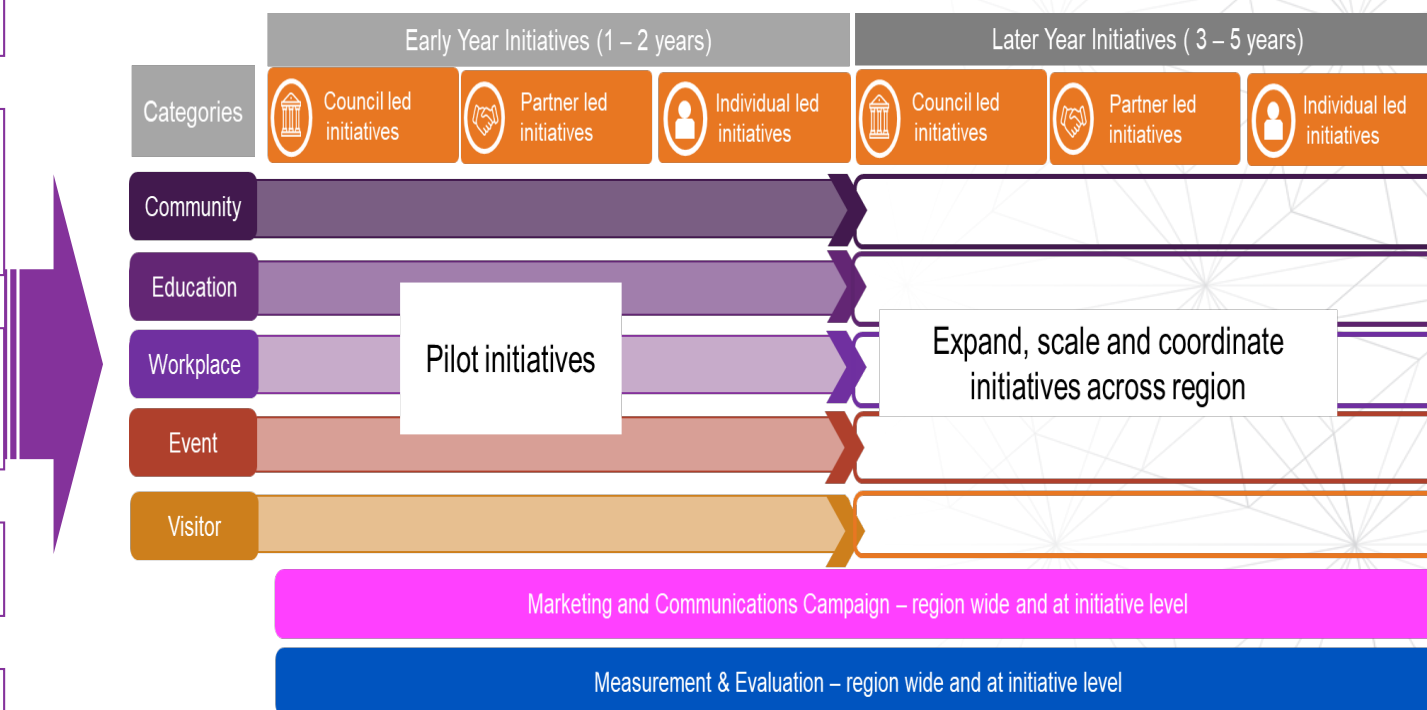
- For all initiatives there will be tools of change – things that make it easier to change

4. Measurement and evaluation

- At the initiative and region-wide level

5. Implement, learn and adapt

- Be nimble – and adapt as needed





ThinkChange focus is on five early year pilot initiatives co-designed with willing partners



Council led initiatives

Reducing dependency on the car

1. Maroochydore PDA (workplace category)
2. Sunshine Coast Stadium (event category)



Partner led initiatives

Congestion at schools

3. Palmview State Primary School (education category)
4. Bli Bli State Primary School (education category)

Linking locals - a better community with less cars

5. Aura Stockland (community category)



And a long list of potential initiatives developed through the co-design process for consideration in outer years



Individual led initiatives

Everyone can get involved, with small changes adding up to something bigger - Rethink, Reroute, Retime, Reduce, Remode

ThinkChange applies a region-wide marketing & communications campaign

Assist the community look for existing opportunities to reduce car use by rethinking their activities and plan ways to make life easier by doing things differently.

- **ThinkChange** digital brochure
- Messaging and communications in accordance with Media Plan i.e. social media, media releases, advertising, radio, print, email contact address
- Update Council's website - **ThinkChange** will be the one stop shop for travel behaviour change related information
- Progress trademark of **ThinkChange** name and logo within Australia
- Branding 'campaign' guidelines to be finalised and shared with partners
- Broader incorporation of **ThinkChange** branding and communications across Council transport related projects over time.





ThinkChange is ready to transition to delivery stage

Following endorsement, there is still work to do:

- Work with our partners to prepare for pilot initiatives including:
 - Timelines for delivery, campaign guidelines and implementation agreement
 - Partner organisations to commit a primary representative (equivalent of approximately one day per week) for the duration of the initiative to work in partnership with Council and any skilled consultant(s).
- Transitioning to Transport Infrastructure Management Branch for delivery
 - Project specific resources will be needed to finalise development, management, monitoring and evaluation of **ThinkChange** initiatives
 - Majority of **ThinkChange** initiatives will likely comply with the **Transport Levy Policy**, with a funding allocation of revenue from **Transport Levy** included in 2022/23 Budget process for Council's consideration
 - Implement the marketing and communications campaign.



Recommendation

That Council:

- **Receive and note the report titled “ThinkChange - Working together for a healthier, more connected and sustainable Sunshine Coast”**
- **Endorse the travel behaviour change program, ThinkChange (Appendix A).**

Item 8.11 Local Government Infrastructure Plan Interim Amendment

26 May 2022 Ordinary Meeting

Purpose

The purpose of this report is to seek:

1. Council's endorsement to prepare and progress an interim amendment to the Local Government Infrastructure Plan in accordance with the *Minister's Guidelines and Rules*, and,
2. Council's endorsement to commence a five-year major review of the Local Government Infrastructure Plan.

Overview

Interim Amendment

- ❑ The *Minister's Guidelines and Rules (2020)*, which outline the processes governing making and managing Local Government Infrastructure Plans, allow Council to propose an “Interim Local Government Infrastructure Plan Amendment”.
- ❑ Council's Local Government Infrastructure Plan identifies plans for higher order infrastructure necessary to service urban development, at the Desired Standards of Service, in a coordinated, efficient and financially sustainable manner.
- ❑ The interim amendment focuses on a check of projects delivered and projects to be delivered.

Overview (cont'd)

Five-Year Major Review

- ❑ Additionally, Section 25(3) of the *Planning Act 2016* requires Council to review the Local Government Infrastructure Plan every five years (major review), to identify the need or otherwise for a major amendment.

- ❑ With the development of a new Planning Scheme underway, it is inevitable that a major amendment will be necessary, however it is a requirement under the *Minister's Guidelines and Rules* that Council must formally decide to undertake a major review. Officer Recommendation (d) below addresses this need for formal decision.

Amendments of note involve

- ☐ An update of the schedule of works to reflect projects completed in the 2016 – 2021 cohort and reprioritisation and updated network planning for future cohorts.
- ☐ Where applicable, revised future project costs to reflect updated planning and valuations.
- ☐ Additional stormwater quantity network projects, identified from recently completed master drainage studies, being added to the schedule of works.
- ☐ Consolidation of co-located sports and recreational parks into Recreation and Sport Precincts.
- ☐ An update of Local Government Infrastructure Plan maps consistent with changes proposed to the schedule of works projects.

Appendix A – Amendment Instrument

- ☐ Provides the proposed changes
- ☐ Provides a ‘track change’ version of the changes to scheduled projects
- ☐ Provides extracts of relevant Map changes

Officer Recommendation

That Council:

- (a) receive and note the report titled “Local Government Infrastructure Plan Interim Amendment”,
- (b) decide to make an interim amendment to the Sunshine Coast Regional Council Local Government Infrastructure Plan, in accordance with the *Planning Act 2016* and *Minister’s Guidelines and Rules*,
- (c) delegate authority to the Chief Executive Officer to carry out the statutory process to prepare and progress the proposed Interim Local Government Infrastructure Plan Amendment, in accordance with the *Minister’s Guidelines and Rules 2020*, and commence a 15-business day public notification period of the interim amendment provided as Appendix A – Amendment Instrument; and
- (d) delegate authority to the Chief Executive Officer to commence a five-year review of the Local Government Infrastructure Plan in compliance with Section 25(3) of the *Planning Act 2016*.

Questions



Related Report / Additional Information Request

Meeting:	Ordinary Meeting	Date:	26 May 2022
Requesting Councillor:	Cr Winston Johnston		
Item:	8.11 – Local Government Infrastructure Plan Interim Amendment		
Circulation	24/05/22		
Officer (title):	Manager Transport & Infrastructure Planning	Approving GE (title):	Group Executive Built Infrastructure

In response to the following questions raised by Councillor Winston Johnston, please note the following additional information for your consideration.

Question 1:

Regarding Appendix A Amendment Instrument – please expand the acronyms.

Response

Acronyms/Terms used in the Tables

- SQN Stormwater Quality/Quantity Network
- TNR Transport Network Roads
- TNA Transport Network Active
- PCF Parks and Land for Community Eilities
- DR District Recreation Facility

Additionally, the header for each table identifies the network under consideration.

Question 2:

Regarding Page 154/231 (attachment Folder) – project for 2031-36 – Maleny Bridge – Obi Obi Creek Crossing (Will this future project conflict with the current design for construction of improved access, pathways and parking at the northern end of Obi Ln south to be delivered in 2022/23?)

Response

The project identified in the Local Government Infrastructure Plan refers to a 'Maleny Bridge' Crossing Obi Obi Creek recognising the proposal to provide relief to traffic through the Maleny town centre with a possible alternative linking Obi Ln north to Obi Ln south, requiring a crossing of Obi Obi Ck. This project is at the tail end of the 2031-36 cohort and will be subject to detailed analysis and investigation of existing and forecast traffic demands, environmental and amenity sensitivities, informed community consultation feedback, combined with costs to determine feasibility, value for money outcomes and a check against regional prioritisation against other competing projects. The current project will provide in excess of 10 years community benefit, and should the proposed project proceed, any existing Council assets will be preserved to the utmost.



Question 3:

Regarding Map – Page 221/231 (Attachment Folder) – Provide Further Details

Response

This refers to Project PCF 39 which has two parts:

1. Develop a Master Plan at Location DR 62 in the 2021 – 2026 cohort, and
2. Develop embellishment at the Maleny Site, informed by this Master Plan, in the following 2026 – 2031 cohort.

Because it spans more than one cohort, it is required to be split into two and be listed in each cohort.

Question 4:

Regarding Map – Page 226/231 (Attachment Folder) Define DR-04

Response

This is the District Park in Glasshouse Township in Dana Close, initially shown as a general 'dot' servicing the area. Council purchased land and developed the District Park. This is the final part of the project funded by LGIP and delivered in the 2016 – 21 cohort.

Item 8.12

Infill Development Incentives Policy Extension

26 May 2022 Ordinary Meeting

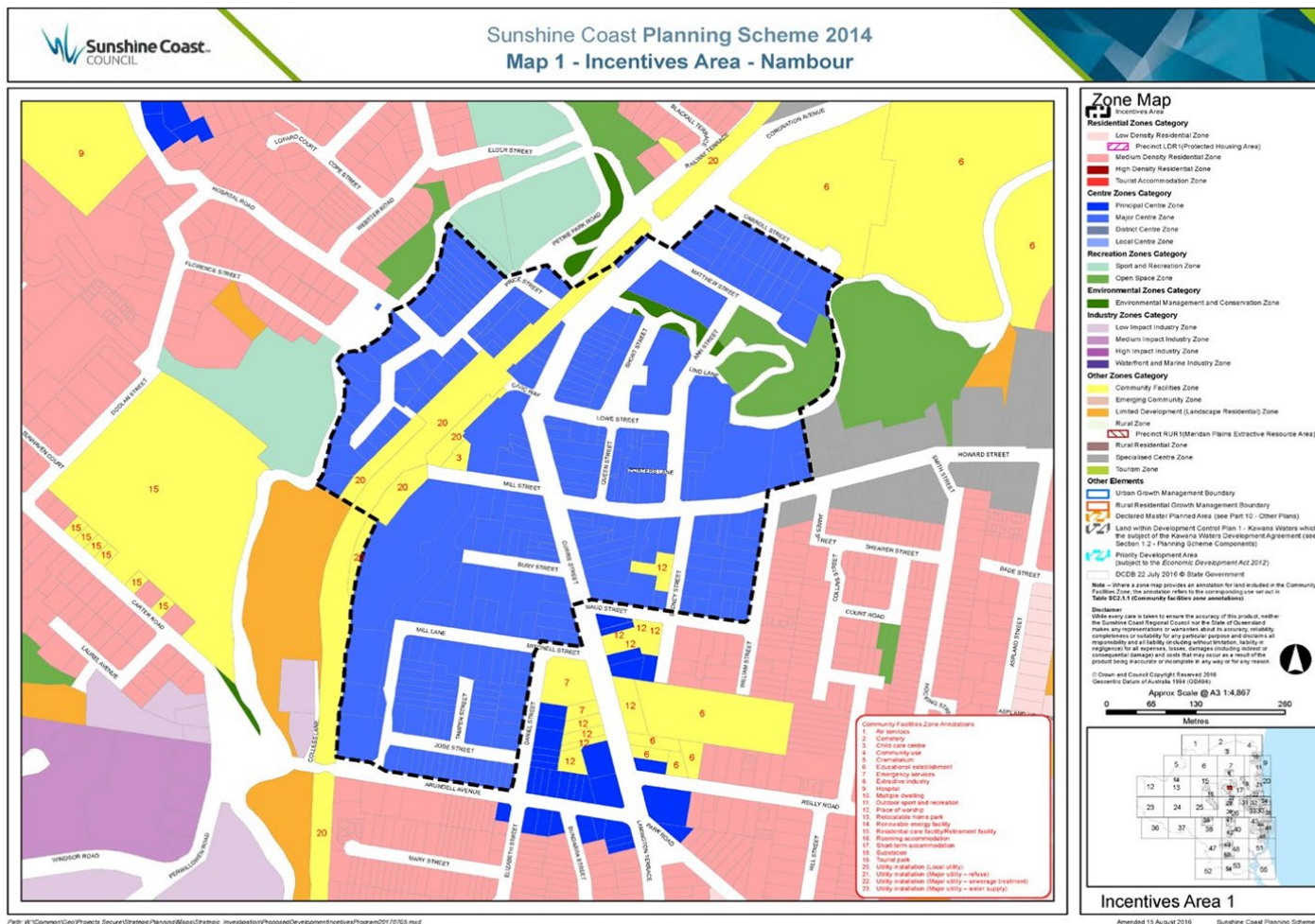
Overview

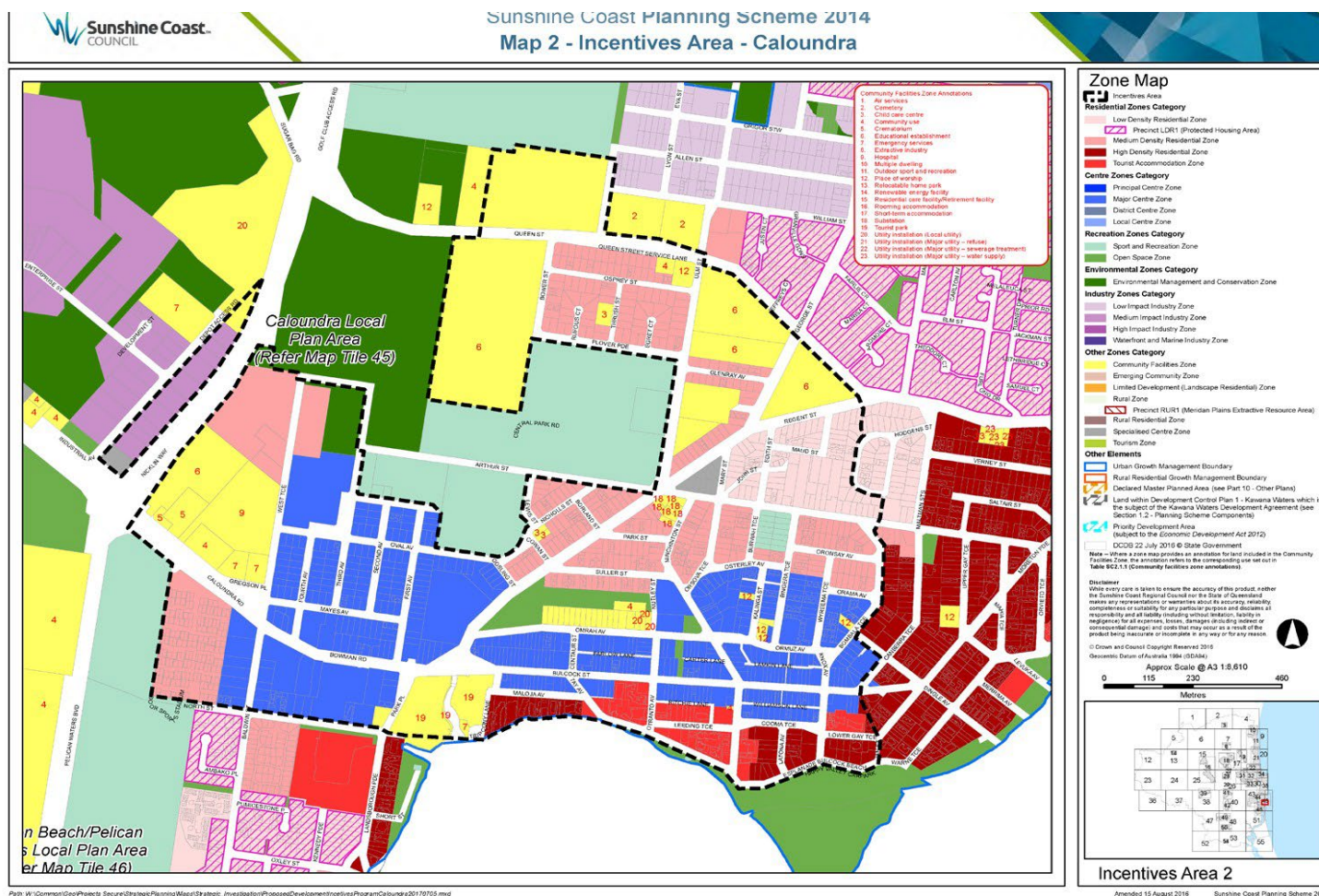
- The Infill Development Incentives Policy was initially adopted by Council in June 2017.
- Prompted by Unitywater seeking to maximise connections to its existing network.
- Council identified two major centres most in need of an incentives policy, focusing on investment and job creation.
- The incentives by Council and Unitywater were capped at \$10million for each entity.
- Initial Policy ran for two years and was extended in May 2019 for a further three years to June 2022.
- Limited uptake to date, with only \$1,914,843 approved and \$480,649 recognised for completed projects.
- The principles supporting the initiative remain, prompting a recommendation to continue for a further three years to 30 June 2025.
- Can progress independent of Unitywater.

Uptake of Infill Incentives Policy

Location	No. of Applications Received	Approved		Development Completed	
		Number	Value of Incentive (includes "Incentive Recognised")	Number	Incentive Recognised
Nambour	5	2	\$145,752	1*	\$43,348
Caloundra	19	15	\$1,769,091	11	\$437,301
Total	24	17	\$1,914,843	12*	\$480,649

* For one development (MCU18/0135) only Stage 1 has been completed to date





Officer Recommendation

That Council:

- (a) receive and note the report titled “**Infill Development Incentives Policy - Extension**”,
and
- (b) Adopt the Infill Development Incentives Policy (Appendix A).

Thank you.



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



Acquisition & Disposal of Land - Maleny

15 Porters Lane, Maleny

Land is within the
Residential Sub-
Precinct South
West

Maleny Community Precinct Master Plan

Fi



Maleny Community Precinct
Final Master Plan
30/05/2022
7-10 PM, 15/06/2022
15/06/2022

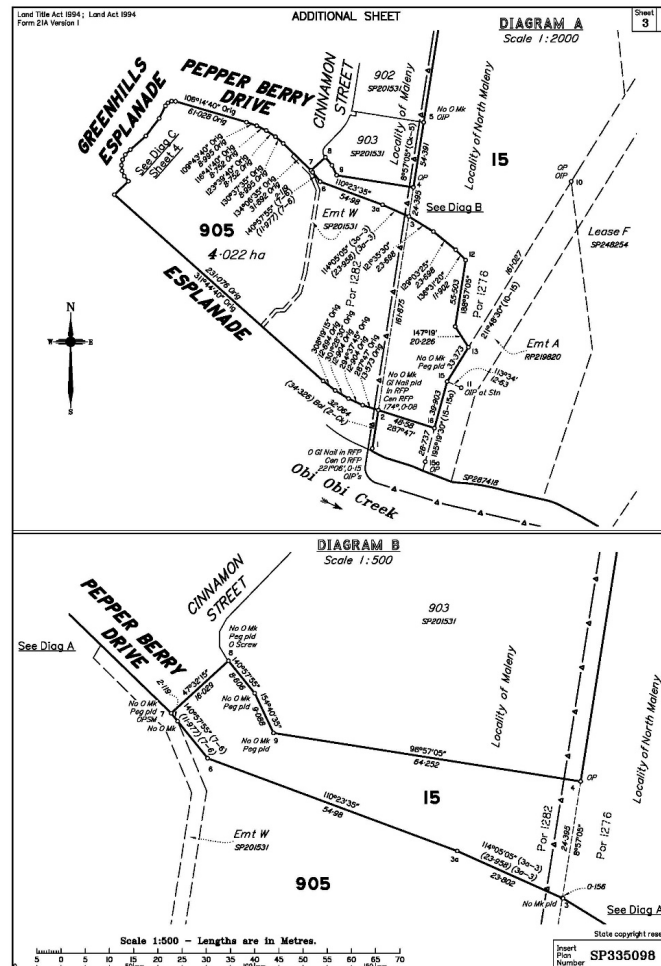
Sunshine
Coast
Council

0 50 100 150 200

camblemckinnongreen

Proposed Boundary Re-alignment Plan





Officer Recommendation

That Council:

- (a) **receive and note the report titled “Disposal of Land - Maleny” and**
- (b) **resolve, pursuant to section 236(2) of the Local Government Regulation 2012, that an exception to dispose of land identified as Lot 1 on Drawing 12254-PRO05 and forming part of a new Lot 905 on SP335098 (Preliminary Plan) other than by tender or auction applies, pursuant to section 236(1)(c)(v), all or some of the consideration for the disposal is consideration other than money**
- (c) **resolve, to purchase the land identified as Lot 2 on Drawing 12254-PRO05 and forming part of part of a new Lot 15 on SP335098 (Preliminary Plan).**

Thank you.



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

Related Report / Additional Information Request

Meeting:	Ordinary Meeting	Date:	26 May 2022
Requesting Councillor:	Cr Law		
Item:	8.13 Acquisition & Disposal of Land Maleny		
Circulation	25/05/22		
Officer (title):	Property & Project Officer	Approving GE (title):	A/Director, Major Projects and Strategic Property

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

Question: What are the previous resolutions?

Response:

The Maleny Community Precinct is a parcel of former agricultural land comprising 125 hectares, which accommodates a range of community use facilities.

In 1995, the former Caloundra City Council and CalAqua (now part of Unitywater) acquired Armstrong's Farm for the purpose of irrigating treated sewerage effluent from the nearby Maleny sewerage treatment plant. The then Council commenced reviewing other compatible uses for the sites. In 2004, the former Caloundra City Council acquired the neighboring Porter's Farm for additional community activities.

In June 2008, Sunshine Coast Council resolved to commence the Master Planning process for the precinct. An amount of \$350,000 was identified as part of the review of the 2009-2010 Annual Financial Plan to contribute to the upgrade of Porters Lane, to be recouped through the sale of the two rural residential lots on the precinct (refer Council resolution OM08/194 attached).

In June 2010, Council endorsed the Maleny Community Precinct Masterplan. The Master Plan identified areas for residential use - the intent being that the sale of identified residential land could make a contribution to the cost of the overall development of the Precinct.

In 2013, Council disposed of two rural residential lots on Obi Lane, generating \$630,000 in revenue.

On 25 February 2016, Council resolved at its Ordinary Meeting to dispose of four rural residential lots along North Maleny Road (refer resolution OM16/40 below). The sale of these lots generated \$1,415,000 in revenue.



Council Resolution (OM16/40)

Moved: Councillor J McKay

Seconded: Councillor G Rogerson

That Council:

- (a) *dispose of the rural residential land - Maleny Community Precinct identified as Lots 10, 11, 12 and 13 on SP287397 by public auction and if unsuccessful, the property be sold pursuant to the terms in (b) below and*
- (b) *if the property is not sold when offered for sale by auction or tender, Council resolves, pursuant to section 236(2), that an exception under section 236 (1)(a) of the Local Government Regulation 2012 applies provided the property is sold:*
 - i. *for more than the highest bid received at the auction or tender, and*
 - ii. *for no less than the market value of the land and improvements (if any).*

Carried unanimously.

Where did the past funding for sales within the precinct go?

Response:

A total of \$2.045 million in sales revenue has been collected by Council for the disposal of residential lots within the precinct. Consistent with long standing practice in Council, revenue from the disposal of land is treated as general revenue.

Since the Maleny Community Precinct Master Plan was adopted in 2010, Council has expended approximately \$6.5 million on capital infrastructure in the Precinct.



ORDINARY MEETING MINUTES

21 AUGUST 2008

(SPC) ITEM 3.2.7 – MALENY COMMUNITY PRECINCT

Council Resolution (OM08/194)

Moved by: Councillor McKay
Seconded by: Councillor Brennan

That Council:

- (a) *commence a Master Planning process for the Maleny Community Precinct using the Approved Concept Plan and Development Intent Statement (Attachment 1 to this report) as a basis for further detailed investigation and technical assessment(s), particularly with regard to location and need for sporting fields and determining appropriately sized and located buffers to ecologically significant areas;*
- (b) *delegate to the Chief Executive Officer the allocation of the following actions to appropriate areas of Council to progress:*
 - (i) *the establishment of a community working group which comprises members of the community, Councillor McKay and other Councillors as the need arises and staff representation;*
 - (ii) *the allocation of staff resources to work with the Maleny community to undertake more detailed investigations and technical assessments within areas 4, 6, 7 and 7a of the Approved Concept Plan and report the findings back to Council for consideration.*
 - (iii) *continuation of actions to meet outstanding contractual obligations (Strategic Property Unit);*
 - (iv) *preparation of Planning Scheme Amendments (Strategic Planning Unit);*
 - (v) *Master Planning for site (Environment, Landscape & Recreation Unit (South) with input from an Integrated Team established for this project);*
 - (vi) *determine and action appropriate management arrangements across the site (Strategic Property and Community Services); and*
 - (vii) *progress actions for the sale of the rural residential and residential area(s) identified on the Approved Concept Plan (Strategic Property Unit);*
- (c) *identify \$350,000 in the first quarter review of the 2008/2009 Annual Financial Plan for the upgrade to Porters Lane, to later be recouped through the sale of the two rural residential lots on the precinct.*

Carried.