

Additional Information

Additional Information & Public Notification

Ordinary Meeting

Thursday, 17 November 2022

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Related Report / Additional Information Request

Meeting:	Ordinary Meeting	Date:	17 November 2022
Requesting Councillor:	Councillor W Johnston Councillor J Natoli		
Item:	8.4 Environment Levy Annual Report 2021/22		
Circulation	Monday 14 November 2022		
Officer (title):	Coordinator, Biodiversity & Waterways Policy	Approving GE (title):	Group Executive Liveability and Natural Assets

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

Question:

Please provide a map for each division noting all the environmental areas under Council control

Response:

- An [online public mapping](#) tool is available to view environmental areas across the local government area.
- The tool allows you to view state and Council environment protection areas, lands contributed by the Environment Levy and highlights of recent acquisitions.
- The tool also includes divisional boundaries.
- Division-specific PDF maps of conservation land, for printing or emailing to interested constituents can be provided on request.

Question:

Do we have overlays which provide information on the condition of our native vegetation?

Response:

- Understanding the condition of native vegetation across the entire local government area is challenging due to the large extent of vegetation, which is in both private and public ownership/management.
- However, Council is committed to protecting our Sunshine Coast biodiversity and want to ensure our native plants, animals and habitats are healthy, resilient and valued by the community.
- To do this we need to continue to build our knowledge and track our progress towards this outcome and inform our regional and reserve-specific biodiversity planning and conservation actions.
- Our [Biodiversity Report](#) (2016, 2020) assists us to do this by providing details on:
 - how much native vegetation covers our region and how well protected it is.
 - what our different vegetation communities are.
 - where our important habitat areas are.
 - how many threatened plants and animals live in our region's habitat areas.
- The framework established by the Biodiversity Report provides for the long-term tracking of key biodiversity elements.



- From a reserve perspective, Council has various ways of assessing the quality of the vegetation within our conservation network to effectively monitor the outcomes of our projects, which are outlined in the [Environmental Reserves Network Management Plan 2017-2027](#).
- The most commonly used is the Bushland Operational Assessments (BOA). This is a systematic method that provides a map of assessed reserves showing the vegetation condition ranging from poor-excellent.
- This includes a comprehensive assessment of weed species and cover, and resilience, based on the regional ecosystems' indicators developed specifically for the Sunshine Coast.
- The assessment is undertaken every 5 years on priority reserves to assess change in habitat condition, with information used to ensure the effective adaptive management of individual reserves and the best ecological outcomes for the investment by Council are achieved.
- Not all reserves have BOAs undertaken and at this stage there is not an effective way of presenting this information outwardly for the community in the form of a digital mapping product.

Question:

Please provide details of unspent funds available for vegetation offsets

Response:

- Council has a well-developed environmental offsets program aimed at delivering on the Environment and Liveability Strategy's Biodiversity theme's strategic directions and target.
- This program is delivered by the Environmental Operations Branch, and includes planning, delivery, monitoring and evaluation of environmental offsets for impacts to flora, fauna and ecological communities.
- The program works with:
 - external proponents (such as the Department of Transport and Main Roads, Energex, Unitywater and local developers).
 - Department of Environment and Science and Department of Agriculture and Fisheries to deliver offsets for specific environmental matters where an offset has been paid directly to the State by the proponent impacting that matter and
 - internal clients as per the SCC Environmental Offset Policy and Guideline (e.g. Waste Services, Transport Infrastructure Planning, etc).
- Budgets allocated for offset projects are held in restricted cash accounts and are drawn down to deliver each offset project as required.
- The total closing balance of the restricted cash accounts at the end of 21/22 was approximately \$2.4 Million across about 25 projects. During the 21/22 financial year, approximately \$700,000 was spent on these projects.
- Offset projects generally take 5-20 years to deliver and delivery timeframes are dependent on the environmental impact being offset, legislative requirements, and meeting the performance outcomes associated with the Offset Management Plan and/or Offset Agreement for the project.
- Once an offset project has met all performance and legislative requirements, and is acquitted, the site is handed over to the Natural Areas Operations team to continue ongoing operational management of the site.

Related Report / Additional Information Request

Meeting:	Ordinary Meeting	Date:	17 November 2022
Requesting Councillor:	Councillor T Landsberg		
Item:	8.5 – Cultural Heritage Levy Annual Report 2021/22		
Circulation	Monday 14 November 2022		
Officer (title):	Coordinator Cultural Heritage Services/ Head of Property	Approving GE (title):	Group Executive Economic & Community Development

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

Question:

Please provide details on the relationship between museums and other heritage listed properties we lease out – do we have different policy/leases?

NOTE: Question was raised in relation to a new lease/licence agreement for the Caloundra Lighthouses.

Response:

Cultural Heritage Services:

We are aware of additional considerations for heritage-listed places, as distinct from other community leases on Council properties, due to the special requirements of preserving the heritage values and character of these places.

The Lighthouses had a fairly complicated lease/sub-lease arrangement when the state government was the owner, this has been simplified since Council acquired the site.

Recent changes to the Community Leasing Policy are likely to apply to a new agreement – refer to Property Management Branch.

Property Management Branch:

Council has standard form tenancy agreements which have been drafted in line with Council's Policy for 'Community Groups Occupying Council Owned or Controlled Land and/or Infrastructure'. This will provide community organisations with a direct tenancy arrangement with Council. Where there are requirements regarding heritage, special conditions are incorporated into these tenancy agreements to ensure that a heritage listed site can be managed under the direction of Council and relevant legislation and policy.

Related Report / Additional Information Request

Meeting:	Ordinary Meeting	Date:	17 November 2022
Requesting Councillor:	Councillor R Baberowski		
Item:	8.6 – Landsborough Museum – Management Report		
Circulation	Monday 14 November 2022		
Officer (title):	Coordinator Cultural Heritage Services/ Head of Property	Approving GE (title):	Group Executive Economic & Community Development

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

Question:

In relation to building assets, please confirm if we can repurpose buildings rather than rebuild?

NOTE: Question was raised in relation to Depot buildings at Landsborough, in the context of future Master Planning, and related to ongoing maintenance of some of the remaining structures in the interim.

Response:

Cultural Heritage Services

Generally speaking, we have observed Property Management Branch has undertaken some clearing out, and cleaning out, of one of the Sheds recently. Another shed was impacted by a fallen tree branch (through the roof) in a recent weather event.

Longer-term: Master Planning exercise (2025) and Rail Duplication / Overpass projects are likely to have as-yet-unknown impacts on the site.

Refer to Property Management Branch.

The Landsborough Depot site is currently mothballed with maintenance activity restricted to statutory testing and grounds maintenance. The site is occasionally used as a disaster management lay down area or for occasional project material storage. It is subject to the alignment of the Department Transport Main Roads rail duplication project which will see a reconfiguration of the site, with the balance land being available for future Council purposes. The future use of the balance land and improvements will then be subject to updated precinct Master Planning.

The buildings on the site are industrial high bay metal framed/metal clad sheds in average to poor condition, but there are opportunities to refurbish the units depending on the intended future purpose. The main building is currently being cleaned as a holding location for the redistribution of furniture during the workplace moves (Caloundra Administration Building, Eddie De Vere Building, Fred Murray Building, Maroochy on First Building).

Related Report / Additional Information Request

Meeting:	Ordinary Meeting	Date:	17 November 2022
Requesting Councillor:	Cr Baberowski, Cr Landsberg, Cr Johnston, Cr O'Pray, Cr Suarez, Cr Law		
Item:	8.9 – Caloundra Aerodrome Master Plan		
Circulation	Wednesday 16 November 2022		
Officer (title):	Head of Strategic Property	Approving Executive:	Chief of Staff

Please note the following additional information for your consideration.

Question 1:

What is the process and time frames for undertaking the proposed review of the Public Safety Area (PSA), as referred to in the Council Agenda Report (page 188 of 213)?

Response:

Council is in the process of engaging a consultant to undertake a review of the PSA at Caloundra Aerodrome, as identified on the Airport environs overlay in the *Sunshine Coast Planning Scheme 2014* (the Planning Scheme).

The successful consultant is required to:

- review the current and future need of the PSA at Caloundra Aerodrome, identified on the Airport environs overlay map in the Planning Scheme from a legislative, safety and risk perspective;
- consider the implications of the PSA on airport operations and the proposed Beerwah to Maroochydore Rail Extension (including the planned station location adjoining the Caloundra Aerodrome); and
- provide advice/recommendations on whether the application of the PSA at Caloundra Aerodrome is appropriate to be carried forward into the new planning scheme to assist in managing land uses in the vicinity of the ends of runways.

The review is expected to be completed by the end of December 2022. The outcomes of this review are intended to inform the drafting of the New Sunshine Coast Planning Scheme Project.

Question 2:

Does the Master Plan impose or “lock-in” the existing extent of the PSA?

Response:

No.

The proposed Master Plan does not “lock in” the PSA. The Master Plan simply reflects the overlays contained in the current Planning Scheme. The proposed Master Plan does not – and cannot – impose, remove or modify the PSA.

The PSA can only be removed or modified when making or amending a planning scheme, in accordance with the *Planning Act 2016* and the *Minister's Guidelines and Rules 2020*.



Question 3:

Will the depiction of the PSA in the proposed Caloundra Aerodrome Master Plan impact the ability of lessees to undertake development within the PSA?

Response:

No.

Any development within the Caloundra Aerodrome PSA will need to be assessed in accordance with the Planning Scheme.

Question 4:

For any existing lessee or potential new lessee who may be contemplating capital investment on the Aerodrome site, what type of development can be considered within the existing PSA and are there other options available to enable that capital investment if it is not permissible in the PSA?

Response:

The Planning Scheme's *Airport environs overlay code* applies to development proposed to be established within the PSA.

The *Airport environs overlay code* includes, as part of its assessment benchmarks, Acceptable Outcome AO7 and Performance Outcome PO7, which express the following required outcomes for activity proposed within the PSA:

Public Safety Areas			
PO7	Development within the <i>public safety areas</i> located at the end of airport runways avoids:- (a) a significant increase in the number of people living, working or congregating in those areas; and (b) the use or storage of hazardous materials.	AO7	Development within a <i>public safety area</i> , as identified on an Airport Environs Overlay Map, does not introduce or intensify the scale of:- (a) any residential, business, industrial, community and sport and recreation activity; or (b) any use involving the manufacture, use or storage of flammable, explosive, hazardous or noxious materials.

It is difficult to be certain about exactly what development activity might satisfy the requirements of Acceptable Outcome AO7 and Performance Outcome PO7 in the Planning Scheme because each development proposal must be assessed on its individual merits with a full understanding of all aspects of the particular proposal.

However, when applying these provisions to the assessment of any development proposal within the PSA, it is evident that there is very limited scope as to what activities and buildings might be capable of achieving a development approval. Potential uses that may satisfy the requirements of Acceptable Outcome AO7 and Performance Outcome PO7 include at-grade, open air storage of aircraft or other non-hazardous airport items or materials, provided that such storage would not cause an increase in human activity (whether living, working or congregating).



Question 5:

Will the adoption of the proposed Caloundra Master Plan at this time constrain or limit the proposed review of the PSA at the Caloundra Aerodrome?

Response:

No.

The Master Plan itself cannot alter the PSA. The independent review of the PSA is still proceeding and if changes are recommended as a result of that review, they will need to be considered by Council and if accepted, would need to be considered in the drafting of the New Sunshine Coast Planning Scheme.

Question 6:

Would it be preferable for the consideration of the Master Plan to be deferred until after the review of the PSA has been completed?

Response:

The proposed Master Plan has been developed over a period of 16 months and represents a reasonably balanced view of stakeholder interests compatible with Council's desire to grow the value proposition of the site.

One of the aims of the proposed Master Plan is to provide a degree of certainty to Council, existing lessees and other stakeholders on the manner of operations, investment and growth at the aerodrome. In the opinion of Council officers, deferring consideration of the Master Plan may generate further uncertainty in relation to the future investment in the aerodrome.

The outcome of the PSA review will not have any material effect on planning criteria for the aerodrome until such time as any potential amendments can be considered by Council and brought into effect through the adoption of a new Planning Scheme.

It is acknowledged that even though any amendments to the PSA could not come into effect until adoption of a new Planning Scheme, the outcome of the review may provide a degree of clarity to stakeholders on the applicability and extent of the PSA in the future and the acceptable level of development that may take place in that area.

Question 7:

When was the PSA for the Caloundra Aerodrome first introduced, why was it introduced and why has its existence not prevented other development in the PSA (eg. commercial and industrial development on the northern side of Caloundra Road)?

Response:

The PSA identified on the Planning Scheme's Airport environs overlay map for the Caloundra Aerodrome has been in place since the commencement of the Planning Scheme in 2014 and was prepared generally in accordance with the *State Planning Policy* and associated guidance material.

The incorporation of the Caloundra Aerodrome PSA overlay mapping in the existing Planning Scheme was generally in response to issues/concerns raised in relation to public safety and use of the aerodrome as a training facility, during the preparation of the Caloundra Aerodrome Master Plan 2013.



The PSA provisions apply to new development subject to assessment under the existing Planning Scheme. The provisions do not apply to existing development or development approved under previous planning instruments.

Question 8:

Does the proposed Master Plan support the growth and retention of existing lessees at the Caloundra Aerodrome?

Response:

Yes.

The proposed Master Plan provides certainty for the current lessees in relation to the future use and operation of the aerodrome and proposes a new expansion area of 6.3 hectares of net developable area as well as new airside parking areas, which will support the growth of existing businesses.

Question 9:

What is the average lease rate per square metre for land at the Caloundra Aerodrome?

Response:

Lease rates vary depending on the size of the lease area; however the average lease rate is \$16 per square metre.

Question 10:

If the review of the PSA recommends a modification to, or removal of, the PSA (or part of the PSA), to what extent can this be taken into account when assessing a development application for development within the PSA, prior to the modifications being reflected in an amendment to the Planning Scheme (or the new Planning Scheme)?

Response:

Any proposed modification or removal of the PSA (or part of the PSA) at the Caloundra Aerodrome would need to be reflected in a proposed amendment to the Planning Scheme (or the new Planning Scheme), which has substantially progressed through the plan making process, before it can be considered in the assessment of a development application.

Question 11:

What confidence can the approval of the Master Plan at this time provide to existing and potential lessees at the Caloundra Aerodrome?

Response:

Approval of the proposed Master Plan will provide clarity on the overarching plan to guide the evolution of the aerodrome site. This will provide the basis on which existing and potential new lessees can progress their own business plans. It will also signal to existing and potential lessees that Council acknowledges its role in investing in the future functional requirements of the precinct.



Question 12:

What type of use would the Queensland Air Museum be classified under in the Sunshine Coast Planning Scheme?

Response:

Under the Planning Scheme, the Queensland Air Museum would fall under the definition of 'community use', which is defined under the *Planning Regulation 2017* as, "the use of premises for:
(a) providing artistic, social or cultural facilities or community services to the public; or
(b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a)."

Question 13:

Are the existing development entitlements of any current lessees adversely impacted by the proposed Master Plan?

Response:

No.

Any development proposals by an existing lessee would need to be assessed under the *Sunshine Coast Planning Scheme 2014*.

Related Report / Additional Information Request

Meeting:	Ordinary Meeting	Date:	17 November 2022
Requesting Councillor:	Councillor P Cox		
Item:	8.11 Resilient Home Funds- Voluntary Home Buy Back Program		
Circulation	Monday 14 November 2022		
Officer (title):	Head of Strategic Property	Approving GE (title):	Group Executive Business Performance

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

Question:

Were the properties listed for buy back totally flood affected?

Response:

The Queensland Reconstruction Authority has provided assessor reports for 3 of the 4 properties that indicated the 2022 flood level was at or above floor level. Council flood mapping for the fourth property indicates that this property was majority inundated, including the driveway access.

Related Report/Additional Information

Meeting:	Ordinary Meeting	Date:	17 November 2022
Item:	8.11 Resilient Homes Fund – Voluntary Home Buy Back Program		
Circulation	1/9/2023		
Officer (title):	Property Development Officer	Approving GE (title):	Group Executive Business Performance

In response to Council Resolution OM22/104

That Council:

- receive and note the report titled “Resilient Homes Fund – Voluntary Home Buy Back Program”
- resolve to authorise the Chief Executive Officer to enter into contracts of sale to purchase properties approved for acquisition by the Queensland Reconstruction Authority under the Voluntary Home Buy Back Program, subject to Council entering into a funding agreement with the Queensland Reconstruction Authority
- authorise the Chief Executive Officer to take the necessary action in order to implement Council’s decision in respect of (b) above, including but not limited to, making, amending and discharging the contractual arrangement/s and
- authorise the Chief Executive Officer to publicly release the property details once the ownership of the properties has transferred to Council.

Minute Action:

Following identification and assessment by Queensland Reconstruction Authority, Council has acquired the properties in Table 1 under the Voluntary Home Buy Back Program, as per Council Resolution OM22/104.

Council will also be required to rezone the land for non-habitable uses in accordance with Council’s obligations under the Resilient Homes Fund criteria.

Property Address	Real Property Description	Lot Size (m ²)	Contract Price
11 Vee Road, Yandina	Lot 573 CG1142	13,150	\$933,772.60
2 Elinya Street, Battery Hill	Lot 676 C92819	536	\$1,025,000
336-368 Burtons Road, Maroochy River	Lot 102 SP274300	60,950	\$1,075,000

Table 1. List of properties acquired by Council under the Voluntary Home Buy Back Program



Figure 1. 11 Vee Road, Yandina



Figure 2. 2 Elinya Street, Battery Hill



Figure 3. 336-368 Burtons Road, Maroochy River