

Related Documentation

Ordinary Meeting

Thursday, 27 April 2023

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
8.1	RELATED ITEM - MARCH 2023 FINANCIAL PERFORMANCE REPORT	
	ATTACHMENT 1 PRESENTATION.....	5
8.2	RELATED ITEM - S.S. DICKY WRECK - PUBLIC SAFETY RISK MANAGEMENT	
	ATTACHMENT 1 PRESENTATION.....	13
8.3	RELATED ITEM - PROPOSED AMENDMENT TO MAROOCHYDORE CITY CENTRE PRIORITY DEVELOPMENT AREA DEVELOPMENT SCHEME AND INFRASTRUCTURE AGREEMENTS	
	ATTACHMENT 1 PRESENTATION.....	27



March 2023 Financial Performance Report

March 2023 Operating Result

- Council's operating result at the end of March 2023 of \$107 million is below the current budget by \$2.4 million
- The variance consists of:
 - Revenue above budget of \$3.1 million
 - Expenses are over budget by \$5.4 million, of which \$3.5 million relates to recurrent capital expenses undertaken through the Capital Works Program that do not meet the definition of an asset under the Accounting Standards

March 2023 Operating Result

Revenue

- Council is the recipient of unbudgeted operational grants relating to emergency operations grants received during March for disasters from February 2022
- Return on investments are continuing to increase due to the change in interest rate market conditions

Expenditure

- Employee costs remain below budget due to continued vacancies
- Budget adjustments were applied in Budget Review 2 to cater for the inflationary impacts for service delivery areas

March 2023 Capital Expenditure Result

Capital Works Program has Progressed 54%

- \$158 million of Council's \$293 million Capital Works Program was financially expended.
- The Core Capital Program has progressed 55% of budget, an actual spend of \$124 million

Cash Flows and Balance Sheet

Council Cash

- Council's cash at 31 March is \$373 million

Council Debt

- Council's debt at 31 March is \$457 million
- Council's proposed borrowings for 2022/23 are \$34.2 million
 - Waste Management \$26.1 million
 - Holiday Parks \$550,000
 - Maroochydore Multideck \$5.5 million
 - Sunshine Coast City Hall \$2 million

Investment Performance

Investments

- Council currently has 16 term deposits totalling \$170 million
- Term deposits mature between 0 – 365 days
- Weighted average interest rate return of 4.41%
- Interest rates received on investments have increased significantly in recent months

OFFICER RECOMMENDATION

That Council receive and note the report titled “March 2023 Financial Performance Report ”

Thank you.



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

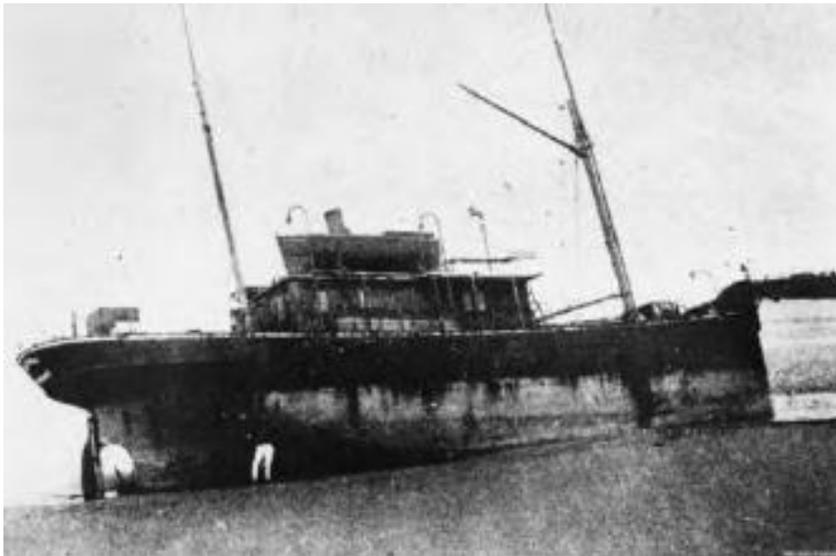
S.S. DICKY WRECK PUBLIC SAFETY RISK MANAGEMENT

Ordinary Meeting Date: 27 April 2023

Report Summary

- **Background** – SS Dicky history
- **Issue** – erosion has exposed dangerous sections of wreck
- **Risk** – identified public safety risks and key risk controls
- **Response** – completed and proposed actions
- **Officer recommendations**

Background



The S.S. Dicky ashore in 1893



S.S. Dicky exposed hull – July 2006 and 2015.



Issue



Survey photograph – 9 March 2023

Risk

Consultation

Councillor Consultation

- Councillor T Landsberg

Internal Consultation

- Chief Executive Officer
- Executive Leadership Team
- Group Executive, Civic Governance
- Group Executive, Liveability and Natural Assets
- Manager, Customer Response
- Coordinator, Cultural Heritage Services
- Coordinator, Corporate Risk & Insurance
- Coastal and Constructed Water Bodies and Planning Manager
- Customer Response Branch – Customer Contact
- Communications Branch
- Workplace Health and Safety Branch

External Consultation

- Dicky Beach Surf Lifesaving Club
- Department of Environment and Science
- Surf Lifesaving Queensland

SS Dicky Wreck - Risk Assessment - short term controls

Sunshine Coast COUNCIL Risk Assessment												
ID	Risk Description	Caused By	Consequences	Main Risk Category	Secondary Risk Category	Risk Focus Area	Inherent Risk	Mitigation Strategy	Effectiveness	Residual		
	What are the risks? (A reportable event or occurrence)	Insert potential causes	Insert consequences	What is the main category impacted	What is the second category impacted	Focus Area relates to the Risk Tolerance Matrix	Consequence Likelihood	Risk Rating	Proposed Practices/Strategies	Effectiveness	Consequence Likelihood	Risk Rating
1	Injury to water user from the SS Dicky	Part of the SS Dicky exposed above sand levels and allowance of public access	Injury resulting in permanent disability or death	Workplace Health & Safety	Natural Environment	WHS	Catastrophic Likely	High	Close beach 15m either side with large sign and red flags. Increased public comms (develop comms plan).	Some Strength	Catastrophic Unlikely	High
2	Injury to beach user	Part of the SS Dicky exposed above sand levels and allowance of public access	Injury resulting in permanent disability or death	Workplace Health & Safety	Financial	WHS	Catastrophic Likely	High	Close beach 15m either side with large sign and red flags. Increased public comms (develop comms plan).	Some Strength	Catastrophic Unlikely	High
3	Lifeguards unable to warn public verbally	PA system regularly doesn't work due to lack of battery as a result of overnight use and solar panel connections.	Injury resulting in permanent disability or death due to lack of verbal warning	Workplace Health & Safety	Asset Management	WHS	Catastrophic Unlikely	High	Purchase megaphone as back up PA system	Strong	Catastrophic Unlikely	High
4	No public awareness of hazard, new residents/tourists	Lack of sufficient public information dissemination and SS Dicky is exposed.	Injury resulting in permanent disability or death	Workplace Health & Safety	Financial	WHS	Catastrophic Unlikely	High	Close beach 15m either side with large sign and red flags. Increased public comms (develop comms plan).	Some Strength	Catastrophic Unlikely	High
5	Lifeguards/SLS unable to determine if SS Dicky is exposed due to high water levels obstructing view	Part of the SS Dicky exposed above sand levels and allowance of public access	Injury resulting in permanent disability or death	Workplace Health & Safety	Technology	WHS	Catastrophic Almost Certain	High	Close beach 15m either side with large sign and red flags. Increased public comms (develop comms plan).	Strong	Catastrophic Unlikely	High
6	Reputational damage for council & SLS/lifeguards due to perceived lack of controls	Public outcry if injury occurs	Reputational damage through media and social media channels	Reputation	Workplace Health & Safety	Communication	Moderate Possible	High	Close beach 15m either side with large sign and red flags. Increased public comms (develop comms plan).	Strong	Minor Unlikely	Low
7	SCC pays out damages due to injury	Injury caused by exposed SS Dicky resulting in financial hardship of injured person	Financial payout	Financial	Workplace Health & Safety	WHS	Moderate Possible	High	Close beach 15m either side with large sign and red flags. Increased public comms (develop comms plan).	Strong	Minor Unlikely	Low
8	SCC receives WHS breach/fine after injury occurs	Injury caused by exposed SS Dicky and lack of adequate controls are in place	Financial payout	Reputation	Financial	Compliance	Moderate Possible	High	Close beach 15m either side with large sign and red flags. Increased public comms (develop comms plan).	Strong	Minor Unlikely	Low
9	Ocean conditions washing water user into wreck zone resulting in injury	Strong rips/currents, learner surfer/swimmer and using water near the wreck	Injury resulting in permanent disability or death	Workplace Health & Safety	Natural Environment	WHS	Catastrophic Unlikely	High	Close beach 15m either side with large sign and red flags. Increased public comms (develop comms plan).	Strong	Catastrophic Unlikely	High
10	SLS trainers & nippers unaware of the location of hazard	Lack of awareness, new to region, visitor of the region, language barrier	Injury resulting in permanent disability or death	Workplace Health & Safety	Natural Environment	WHS	Catastrophic Unlikely	High	Close beach 15m either side with large sign and red flags. Increased public comms (develop comms plan).	Strong	Catastrophic Unlikely	High
11	Locals become complacent if wreck has been covered for long periods of time and becomes exposed quickly resulting in injury to the public	Sudden exposure of SS Dicky after period of being buried	Injury resulting in permanent disability or death	Workplace Health & Safety	Natural Environment	WHS	Catastrophic Unlikely	High	Close beach 15m either side with large sign and red flags. Increased public comms (develop comms plan).	Strong	Catastrophic Unlikely	High

Key risk controls

1. Partial closure of the bathing reserve at Dicky Beach in which the wreck is located

- The bathing reserve 20 metres either side of the wreck has already been closed under section 8 of *Local Law No. 6 (Bathing Reserves) 2011*, by erecting red flags and prominent signage adjacent to the foreshore to delineate the area of the wreck and beach closure zone.
- To enable enforcement of this bathing reserve closure, Council is asked to resolve the partial closure of the bathing reserve for up to 6 months under sections 9 (1) and (2) of the *Local Law No. 4 (Local Government Controlled Areas, Facilities, Infrastructure and Roads) 2011*.
- Given substantial removal of the wreck may take longer than 6 months, further partial closures may need to be resolved by Council in the future, to support the ongoing implementation of the public risk management approach.

Key risk controls

2. Substantial or complete removal of the S.S. Dicky Wreck

- In order to mitigate the risk to an acceptable level, substantial or complete removal of the wreck is the only effective control identified.
- Subject to Council's support to progress substantial or complete removal of the wreck, council officers will engage with the Department of Environment and Science to seek relevant approvals and develop a works plan to guide the removal process.
- Substantial or complete removal of the wreck should be undertaken as soon as practicable. However, ensuring this is operationally/physically achievable, securing relevant state approvals, and considering the appropriate seasonal conditions required, the timeframe for delivery is currently unknown and could take up to 24 months to successfully implement.

Response

Immediate actions (completed)

- Temporary partial bathing reserve closure 20 metres each side of the wreck (40 metres total)
- Installed new prominent signage and red flags to identify the hazard and bathing reserve closure zone
- Increased public warnings from the Dicky Beach Surf Lifesaving Club
- Targeted communications campaign
- Map and information flyer distributed to Dicky Beach Caravan Park and other relevant local businesses
- Dicky Beach Surf Lifesaving Club to notify council of all incidents or hazards related to the wreck

Response



Map of current temporary beach closure area (seeking council endorsement for six-month closure)



Signage and red flags indicating beach closure following installation on 23rd March 2023

Response

Longer term actions

- Continue to collate evidence to inform ongoing risk management activities
- Investigate modelling opportunities to show sand movement and future erosivity
- Seek State Assessment and Referral Agency (SARA) pre-lodgement advice for substantial or complete wreck removal
- Develop works plan, conservation strategy and budget implications
- Apply for all necessary approvals
- Seek external funding where able
- Schedule and complete wreck removal works (if all approvals provided and operationally feasible)

Officer Recommendations

That Council:

- a) receive and note the report titled “S.S. Dicky wreck - public safety risk management”
- b) note the SS Dicky Wreck Risk Assessment and recommended short and long-term controls to inform and manage the associated public safety risk
- c) resolve to partially close the bathing reserve at Dicky Beach for 20 metres either side of the wreck for up to 6 months under sections 9 (1) and (2) of Local Law No. 4 (Local Government Controlled Areas, Facilities, Infrastructure and Roads) 2011
- d) support further investigations in relation to substantial or complete removal of the S.S. Dicky wreck, informed by relevant planning, to manage the associated public safety risk

Cont...

Officer Recommendations (cont...)

- e) authorise the Chief Executive Officer to seek and obtain any necessary approvals from the Queensland Government to manage the public safety risk posed by the SS Dicky wreck
- f) note that a new resolution to continue partial closure of the bathing reserve at Dicky Beach on 20 metres either side of the wreck will be required under Local Law No. 4 (Local Government Controlled Areas, Facilities, Infrastructure and Roads) 2011 if works to reduce the risk have not been completed within 6 months; and
- g) note the Chief Executive Officer will investigate and clarify Council's ability to extend temporary closures to a local government controlled area, facility or infrastructure (which includes a bathing reserve) for longer than six months, given the current drafting of sections 9 (1) and (2) of Local Law No. 4.

Thank you





Agenda Item 8.3

Proposed Amendment to Maroochydore City Centre Priority Development Area Scheme and Infrastructure Agreements

PURPOSE

The report presents for Council's consideration, a proposed amendment to the Maroochydore City Centre (MCC) Priority Development Area (PDA) Development Scheme (Development Scheme).

Subject to Council's consideration of this matter, authority is sought to:

- Progress the proposed amendment to the Development Scheme to Economic Development Queensland (EDQ) for consideration as to whether the amendment can be placed on public exhibition for community consultation purposes – with the management of this process to accord with the requirements of the *Economic Development Act 2012* and the associated instrument of Delegation and Direction (IODD) to Council;
- Prepare and progress proposed amendments to the Maroochydore City Centre Infrastructure Agreement and Maroochydore City Centre Water Infrastructure Agreement, which are necessary to reflect the proposed amendment to the Development Scheme; and
- Delegate to the Chief Executive Officer the authority to negotiate and make any necessary changes to the proposed amendment for to the Development Scheme and various related Agreements.

CONTEXT

- 18 November 2020 – Tripartite agreement with Walker Maroochyore Developments Pty Ltd (“Walker”) and SunCentral Maroochyore Pty Ltd (“SunCentral”) – commercial partnership for the development of the balance of the Maroochyore City Centre
- Walker has exclusive rights to develop and market most of the unsold Council-owned land in the MCC
- Tripartite Agreement contemplated there would be reviews of the MCC Master Plan over the life of the agreement – generally, implementing changes to the Master Plan necessitate amendments to the Development Scheme and potentially, amendments to the infrastructure agreements
- Walker initiated the first review of the Master Plan in 2021-2022 – Council briefed on the general intent of that review on 5 May 2022
- 26 May 2022 – Council authorised progressing consideration of the key elements of the Master Plan review and the development of associated amendments to the Development Scheme for further review by Council
- June 2022 to March 2023 – Council, SunCentral and Walker worked together on the finalisation of the Master Plan review, development of the draft amendment to the Development Scheme and identification of requisite changes to the two infrastructure agreements – all supported by various technical assessments.
- March 2023 – April 2023 – Master Plan proposal and proposed amendment to the Development Scheme considered and supported by the core governance groups supporting the MCC Development Agreement (ie. Project Operating Group and Strategic Review Group) and the SunCentral board.

COUNCIL'S ROLE

In considering this proposal, Council is performing two roles:

1. Developing proposed amendments to the Development Scheme

- While Council is not the planning authority for the MCC – this is Economic Development Queensland (EDQ) – Council does operate under a delegation from the Minister for EDQ, which enables Council to:
 - develop proposed amendments to the MCC Development Scheme to submit to EDQ for State Interest Review
 - if authorised to do so by the Minister for EDQ – manage the public exhibition and consultation process on the proposed amendments to the MCC Development Scheme
 - Following conclusion of the public consultation period – review any submissions received, provide a further report to Council and if agreed by Council, provide that report to EDQ.
- The Minister for EDQ retains the following responsibilities:
 - Undertaking the State Interest Review of the proposed amendment to the MCC Development Scheme
 - Issuing a direction to Council to undertake community consultation and
 - Ultimately, exercising the authority to make the amendment to the MCC Development Scheme – Council does not have authority itself to amend the Development Scheme.

2. Satisfying itself that the amendment to the Development Scheme and associated infrastructure agreements are in the best interests of Council (as the landowner)

PROPOSED AMENDMENT TO THE DEVELOPMENT SCHEME

The proposed amendment to the MCC Development Scheme essentially accommodates three key elements:

- consolidation of the waterways
- consolidation of the parkland to the centre of the Priority Development Area and
- better leveraging the transit-oriented development objective for the Priority Development Area by redistributing some of the uses currently allocated to the existing Precinct 2 to the transit centre and to the parkland at the northern end of the consolidated waterways.

A number of proposed technical amendments to the MCC Development Scheme are also encompassed in the proposed amendment.

Important to note the proposed amendment to the MCC Development Scheme remains consistent with Council's vision for the Maroochydore City Centre and in this, has been proposed by Walker as an opportunity to:

- enhance the city making objectives
- accelerate investment in the city centre

OFFICER RECOMMENDATIONS

- Outlined in detail on page 49 of the Ordinary Meeting Agenda Report
- Should Council wish to discuss the detailed planning report and associated technical studies or the commercial report, these matters are recommended to be considered as confidential information under section 254J (3) (g) of the *Local Government Regulation 2012* – so Council would need to resolve to discuss and consider such information in a confidential session of the meeting.

Thank you.



Sunshine Coast[™]
COUNCIL

Our region.
Healthy. Smart. Creative.

See council's website for further details

www.sunshinecoast.qld.gov.au