

Agenda

Ordinary Meeting

Thursday, 27 July 2023

commencing at 9:00am

Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore

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1 DECLARATION OF OPENING

On establishing there is a quorum, the Chair will declare the meeting open.

2 WELCOME AND OPENING

3 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

4 RECEIPT AND CONFIRMATION OF MINUTES

That the Minutes of the Ordinary Meeting held on 22 June 2023 be received and confirmed.

5 MAYORAL MINUTE

6 INFORMING OF CONFLICTS OF INTEREST

6.1 PRESCRIBED CONFLICTS OF INTEREST

Pursuant to section 150EL of the *Local Government Act 2009* (the Act), a Councillor who has a prescribed conflict of interest in an issue to be considered at a meeting of the local government must –

- (a) immediately inform the meeting of the prescribed conflict of interest including the particulars stated in section 150EL(4) of the Act and
- (b) pursuant to section 150EM(2) of the Act must leave the place at which the meeting is being held, including any area set aside for the public, and stay away from the place while the matter is being discussed and voted on.

6.2 DECLARABLE CONFLICTS OF INTEREST

Pursuant to section 150EQ of the *Local Government Act 2009*, a Councillor who has a declarable conflict of interest in a matter to be considered at a meeting of the local government, must stop participating in the meeting and immediately inform the meeting of the declarable conflict of interest including the particulars stated in section 150EQ(4) of the Act.

If the Councillor with a declarable conflict of interest does not voluntarily decide not to participate in the decision, pursuant to section 150ES(3)(a) of the Act the eligible Councillors must, by resolution, decide

- (a) whether the Councillor may participate in the decision despite the Councillors conflict of interest or
- (b) that the Councillor must not participate in the decision and must leave the place at which the meeting is being held, including any area set aside for the public and stay away while the eligible Councillors discuss and vote on the matter.

The Councillor with the declarable conflict of interest must comply with any conditions the eligible Councillors impose per section 150ES(4) and (5) of the Act.

7 PRESENTATIONS / COUNCILLOR REPORTS

8 REPORTS DIRECT TO COUNCIL

8.1 HOUSING AND HOMELESSNESS ACTION PLAN 2023

File No:	Council Meetings
Authors:	Principal Development Planner Customer & Planning Services Group
	Team Leader Community Development Economic & Community Development Group
Appendices:	App A - Housing and Homelessness Action Plan 2023 13 🗓 🖀

PURPOSE

The purpose of the Housing and Homelessness Action Plan 2023 is to continue and strengthen Council's role in enabling the provision of housing supply, maintaining housing affordability and addressing housing vulnerability and homelessness. Council endorsement of the Housing and Homelessness Action Plan is sought.

EXECUTIVE SUMMARY

Access to adequate housing is fundamental to the social and economic wellbeing of individuals, families and communities. Sunshine Coast, like many other parts of our state and nation, is experiencing a "housing crisis", driven largely by declining housing affordability. Council has been actively advocating for and facilitating the provision of affordable housing for many years and continues to provide community support services for the homeless.

The Housing and Homelessness Action Plan 2023 has been prepared to advance Council's advocacy and facilitation role and investigate opportunities to deliver affordable housing for our community and extend our support for homeless in our community. The Housing and Homelessness Action Plan reinforces Council's commitment to facilitating affordable and diverse housing options and building our capacity in responding to homelessness.

The Housing and Homelessness Action Plan has been produced based on the strategic directions of Council's Regional Strategies, including:

- the Environment and Liveability Strategy 2017
- the Sunshine Coast Community Strategy 2019-2041
- the Regional Economic Development Strategy 2013-2033.

The Housing and Homelessness Action Plan is also consistent with the Strategic Priorities of Council's Corporate Plan 2023-2027 and the activities set down in Council's Operational Plan 2023-2024.

The Sunshine Coast Housing and Homelessness Action Plan augments and supports the actions, strategies and responsibilities undertaken by the Commonwealth Government and the State Government in relation to housing and homelessness. It is not Councils' intention to deliver community and social housing. This is the role of Commonwealth and State Governments.

The private sector is a major contributor to the delivery of housing and associated infrastructure. It is important that council works with the private sector through advocacy and facilitation to achieve the desired outcomes. This also extends to working with not-for-profit and community organisations which play a vital role in supporting our diverse community.

The successful delivery of improved housing and homelessness is reliant on a collaborative and integrated approach between industry, government and community. The Housing and

Homelessness Action Plan frames the collaboration and integration necessary to achieve the outcomes to support the community of the Sunshine Coast to effect change and support an improved housing system.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Housing and Homelessness Action Plan 2023"
- (b) endorse the Housing and Homelessness Action Plan 2023 (Appendix A and)
- (c) request the Chief Executive Officer to forward the Housing and Homelessness Action Plan to the relevant stakeholders, including the State Government and update Council's website.

FINANCE AND RESOURCING

All actions are funded through recurrent operational activities and budget processes, as detailed in the adopted Regional Strategies, Corporate and Operational Plans. The capital required for the delivery actions are intended to be secured through funding opportunities, and any financial costs from Council will be determined through Council budgetary processes.

CORPORATE PLAN

Corporate Plan Goal: Outcome: Operational Activity:	<i>Our strong community</i> 1.3 - An inclusive community, with opportunities for everyone. 1.3.5 Develop and implement a Housing and Homelessness Action Plan to support Council activities to achieve affordable living outcomes for the Sunshine Coast community.
Corporate Plan Goal: Outcome:	<i>Our strong community</i> 1.4 - Connected, resilient communities, with the capacity to respond to local issues.
Operational Activity:	1.4.7 Work collaboratively to raise awareness and support initiatives for key social issues with a focus on homelessness and domestic and family violence prevention.

CONSULTATION

Councillor Consultation

Consultation has occurred with the following Councillors in May and July 2023:

Mayor M Jamieson Councillor R Baberowski Councillor P Cox Councillor J Natoli Councillor W Johnston Councillor C Dickson Councillor E Hungerford Councillor J O'Pray Councillor M Suarez Councillor D Law

Internal Consultation

The following internal stakeholders were consulted during the preparation of the Housing and Homelessness Action Plan:

Customer & Planning Services

- Group Executive Customer & Planning Services
- Manager Customer Response
- Coordinator Response Services, Customer Response
- Manager Urban Growth Projects
- Principal Development Planner
- Manager Strategic Planning
- Coordinator Planning Scheme Amendments
- Strategic Planner
- Coordinator Infrastructure Policy
- Infrastructure Charges Officer
- Coordinator Planning Assessment

Business Performance

- Chief Financial Officer
- Head of Strategic Property
- Coordinator Financial Operations
- Principal Property Officer
- Head of Communication
- Communication Officer

Economic & Community Development

- Manager Community Development
- Team Leader Community Development
- Community Development Officer
- Head of Productivity & Industry

Liveability & Natural Assets

- Senior Policy & Research Officer
- Social Project Officer

External Consultation

No external consultation was undertaken in relation to this report.

Community Engagement

There has been no community engagement undertaken during the preparation of the Housing and Homelessness Action Plan 2023. The Housing and Homelessness Action Plan is based on Council's regional strategies and Corporate Plan, the preparation of which involved significant community engagement.

PROPOSAL

The Sunshine Coast, like many regions across Australia, is experiencing a housing crisis. Continuing population growth and greater household formation have dramatically increased the demand for housing. At the same time, shortages of labour and materials are driving up the cost of delivering housing. These factors have resulted in rapidly escalating house prices and a serious shortage of rental accommodation on the Sunshine Coast. Accordingly, an increasing number of people are experiencing housing stress and there has been a significant rise in the number people who have become of homeless.

Council's regional strategies establish a clear policy framework and strategic directions to:

- Enable diverse affordable living options to be available for our community.
- Build the capacity of community organisations to deliver community-led responses to community issues such as homelessness.
- Promote the continued prosperity of the region by enabling its workforce to be suitably accommodated.

The Housing and Homelessness Action Plan 2023 consolidates the applicable actions from the regional strategies in a single document to establish a more pronounced focus on the implementation of the actions and improve the reporting of progress.

The Housing and Homelessness Action Plan will provide a platform for Council to inform the community about Council's contribution to addressing homelessness and housing availability and affordability on the Sunshine Coast.

Council's role in addressing housing and homelessness issues continues to primarily involve facilitation and advocacy. Facilitation includes our statutory roles in assessing development proposals and managing local laws. Council has primarily concentrated on building the capacity of community organisations to assist with the delivery of homelessness services and place-based solutions. We have also continued to advocate for the State and Commonwealth Governments to invest in the provision of more social housing and to provide greater support for the homeless on the Sunshine Coast.

As a result of the housing crisis, Council is aiming to assist in the provision of affordable accommodation for the community (particularly for our key workers) to ensure that we can maintain the liveability of the Sunshine Coast.

Legal

Based on an assessment undertaken in consultation with Legal Services and Corporate Governance, it has been determined that this report has no legal or Human Rights implications.

Policy

The Housing and Homelessness Action Plan 2023 aligns with Council's endorsed regional strategies, Corporate Plan and Operational Plan.

Risk

Any potential risks associated with specific actions set down in the Action Plan will be addressed as the actions proceed and be the subject to future reports to Council.

Previous Council Resolution

There is no previous Council resolution relevant to this report.

Related Documentation

Regional Economic Development Strategy 2013-2033

Environment and Liveability Strategy 2017 Sunshine Coast Community Strategy 2019-2041 Sunshine Coast Council Corporate Plan 2023-2027

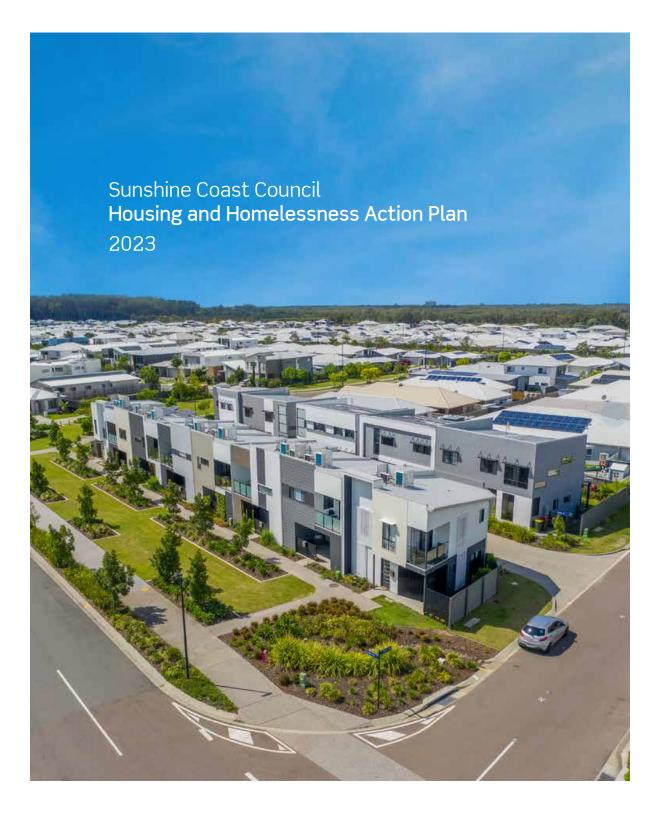
Critical Dates

There are no critical dates relevant to this report.

Implementation

Should the recommendation be accepted by Council, it is noted that

- The Chief Executive Officer will be authorised to finalise the document and proceed to undertake the actions. The reporting of actions against this Action Plan will be through existing reporting mechanisms for the Corporate Plan and the endorsed strategies.
- The Chief Executive Officer will also forward the Housing and Homelessness Action Plan to the relevant stakeholders, including State Government Ministers and Officers and update Council's website.



Sunshine Coast Our region. COUNCIL Healthy. Smart. Creative.

Edition July 2023

sunshinecoast.qld.gov.au

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Acknowledgements

Council wishes to thank all contributors and stakeholders involved in the development of this document.

Reference document

This document should be cited as follows: Sunshine Coast Regional Council. 2023. Sunshine Coast Council Housing and Homelessness Action Plan 2023.

Disclaimer

Information contained in this document is based on available information at the time of writing. All figures and diagrams are indicative only and should be referred to as such. While the Sunshine Coast Council has exercised reasonable care in preparing this document it does not warrant or represent that it is accurate or complete. Council or its officers accept no responsibility for any loss occasioned to any person acting or refraining from acting in reliance upon any material contained in this document.

Traditional Acknowledgement

Sunshine Coast Council acknowledges the Sunshine Coast Country, home of the Kabi Kabi peoples and the Jinibara peoples, the Traditional Custodians, whose lands and waters we all now share.

We recognise that these have always been places of cultural, spiritual, social and economic significance. The Traditional Custodians' unique values, and ancient and enduring cultures, deepen and enrich the life of our community.

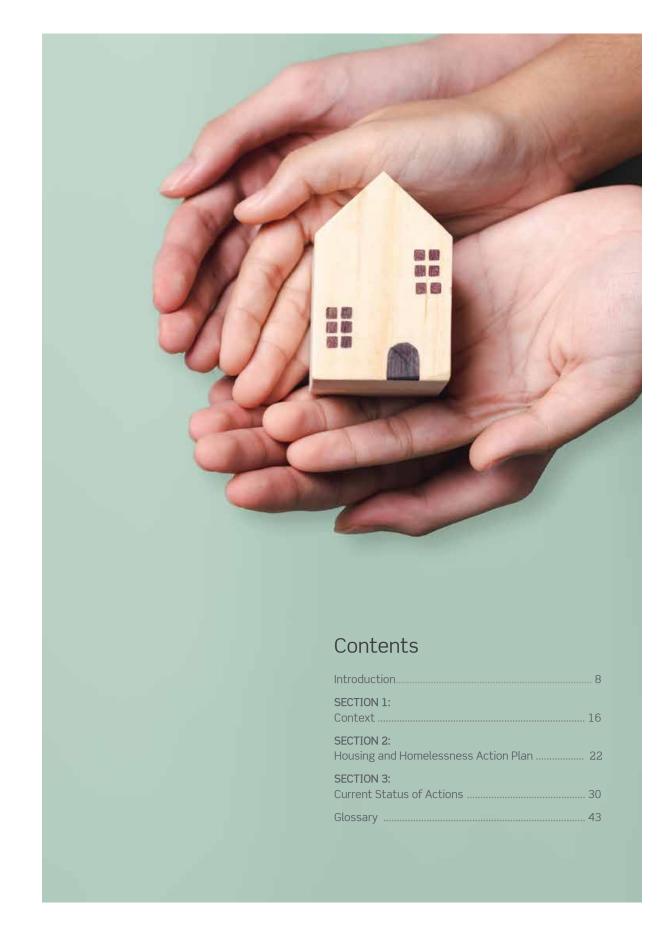
We commit to working in partnership with the Traditional Custodians and the broader First Nations (Aboriginal and Torres Strait Islander) communities to support self-determination through economic and community development.

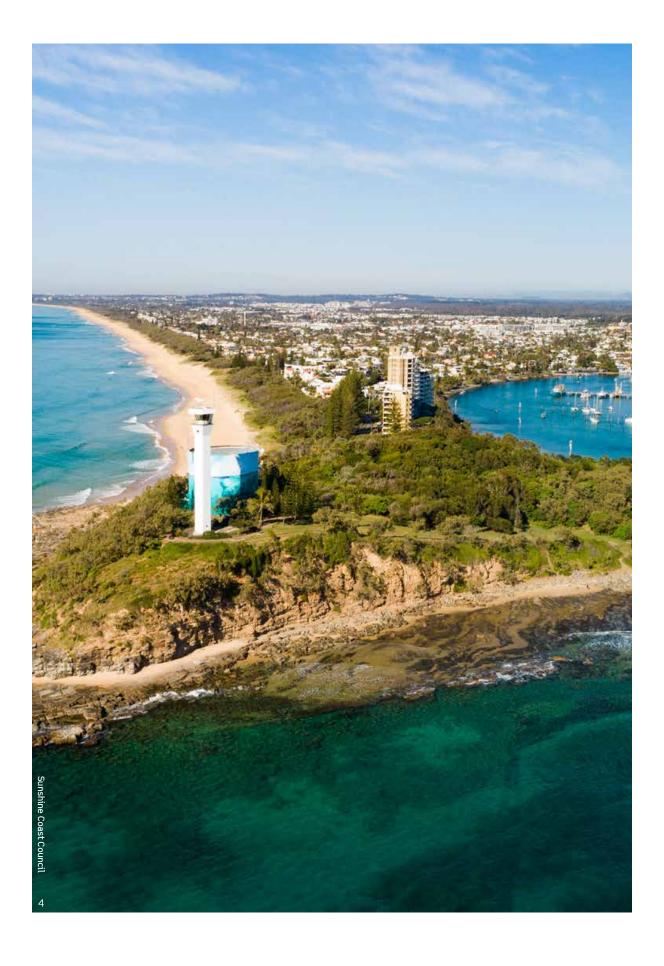
Truth telling is a significant part of our journey. We are committed to better understanding the collective histories of the Sunshine Coast and the experiences of First Nations peoples. Legacy issues resulting from colonisation are still experienced by Traditional Custodians and First Nations peoples.

We recognise our shared history and will continue to work in partnership to provide a foundation for building a shared future with the Kabi Kabi peoples and the Jinibara peoples.

We wish to pay respect to their Elders — past, present and emerging, and acknowledge the important role First Nations peoples continue to play within the Sunshine Coast community.

Together, we are all stronger.







/lark Jamieson /lavor

Message from the Mayor

The Sunshine Coast continues to record high population growth rates with people choosing our region as a great place to live, work and play.

That said, like many regions in South East Queensland and across Australia, the Sunshine Coast is experiencing significant housing affordability challenges and increased levels of homelessness.

The housing sector is complex with many factors influencing supply and demand, including financial regulation by Federal and State Governments. It is important that business, industry and all tiers of government work together to ensure everyone feels welcome on the Sunshine Coast and our communities continue to thrive.

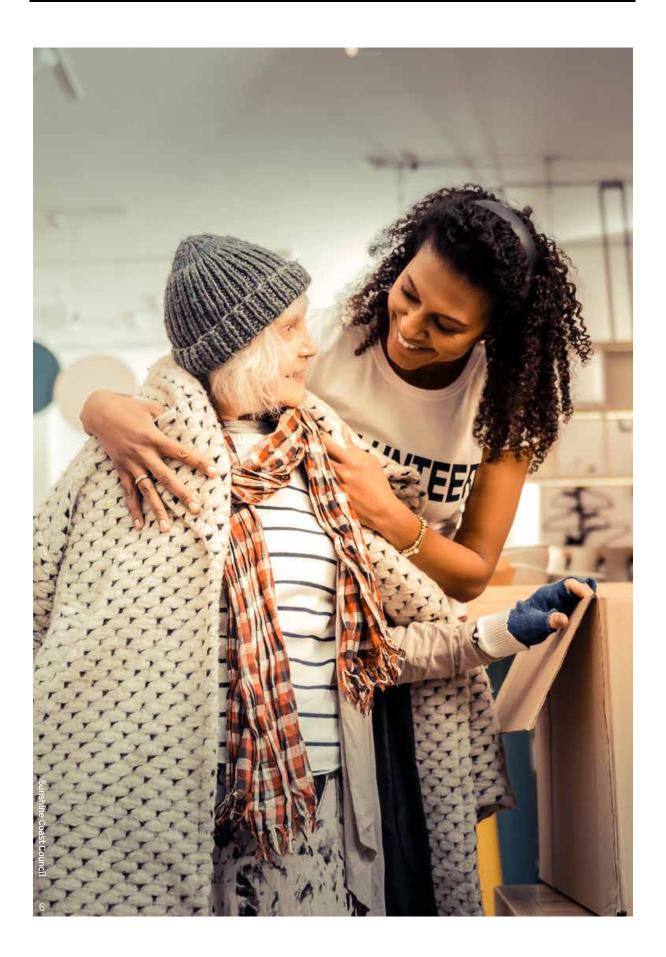
As a local government, Council has a part to play in establishing policies that influence the housing sector, from land use planning, managing development, planning and provision of infrastructure as well as financial factors that include setting rates, infrastructure charges and development application fees. The Sunshine Coast Housing and Homelessness Action Plan 2023 builds on Council's existing commitments to provide guidance and establish new initiatives directed at achieving a more secure housing future for our community. Through the five key action areas of:

- Delivery
- Facilitation
- Advocacy
- Building Capacity and
- Building our Knowledge.

The Plan sets out how Council can contribute to more diverse, affordable living outcomes for our community and reduce the impacts and risk of homelessness in our region.

Together we can realise our vision to be a healthy, smart and creative region and ensure that everyone has access to a safe and secure home.

Sunshine Coast Council Housing and Homelessness Action Plan 2023 / July 2023





Chief Executive Officer

Message from the CEO

Sunshine Coast Council has a goal to ensure our communities are connected and thriving places where people are included, treated with respect and opportunities are available to all.

Our Council recognises housing is a basic need through all stages of life, and it is important that we all have a safe and secure place to call home.

Providing affordable and accessible housing is not only responding to a basic human need, but it is critical the skills needed in our region and building the capacity for our businesses and the economy to prosper.

Achieving our goal requires all stakeholders in the housing sector to work together with urgency, care and respect to provide housing choices that meet the diverse needs of our current and future residents.

Our Council acknowledges the important role it plays in the coordinated and integrated approach that is necessary to achieving a healthy, inclusive and sustainable housing market on the Sunshine Coast. This action plan demonstrates Council's commitment to working alongside other tiers of government, industry and businesses to take collaborative action to address housing affordability and reduce homelessness within our region.

The Sunshine Coast Housing and Homelessness Action Plan 2023 is intended to augment the plans of other stakeholders. It specifically guides Council's focus to improve housing options and build the community's capacity to respond to homelessness.

With all stakeholders working together we can support an inclusive and strong community, with opportunities for everyone.

Sunshine Coast Council Housing and Homelessness Action Plan 2023 / July 2023



Introduction

Access to housing is a human right recognised internationally by the United Nations. Access to adequate housing is fundamental to the social and economic wellbeing of individuals, families and communities.

Sunshine Coast, in common with many other parts of our state and the nation, is experiencing a "housing crisis", driven largely by declining housing affordability. Housing affordability is defined as the impacts of the prevailing economic, financial and social costs associated with housing demand and supply, that may constrain the ability of households to own or rent their own home and represents the underlying costs of developing housing for the market.

The Sunshine Coast region is a popular lifestyle location with significant economic growth opportunities, resulting in population growth. The pressures of growth were heightened during the COVID-19 pandemic, resulting in sustained decrease in rental vacancies and a surge in rental costs and housing prices.

Council has been actively advocating, planning and facilitating housing and community support services consistently for a number of years. The Housing and Homelessness Action Plan 2023 (Housing and Homelessness Action Plan) has been prepared to advance Council's advocacy and facilitation role and investigate opportunities to deliver affordable housing for our community and extend our support to reduce homelessness within our community.

Sunshine Coast Council 🛛 🗠

Council has been actively advocating, planning and facilitating housing and community support services consistently for a number of years

Purpose

The Housing and Homelessness Action Plan reinforces Council's commitment to facilitating affordable and diverse housing options and building our community capacity in responding to homelessness.

The Housing and Homelessness Action Plan has been produced based on the strategic directions of Sunshine Coast Council's Regional Strategies which include:

- Environment and Liveability Strategy 2017
- Sunshine Coast Community Strategy 2019-2041
- Regional Economic Development Strategy 2013-2033

The Housing and Homelessness Action Plan is also underpinned by Sunshine Coast Council's Corporate Plan and Operational Plan.

The Sunshine Coast Housing and Homelessness Action Plan augments and supports the actions, strategies and responsibilities undertaken by the Federal Government and the State Government with regard to Housing and Homelessness. It is not Council's intention to deliver community and social housing. This is the role of State and Federal Governments.

The private sector is a major contributor to the delivery of housing and associated infrastructure. It is important that Council works with the private sector through advocacy and facilitation to achieve the desired outcomes. This includes not-for-profit and community organisations which play a vital role in supporting our diverse community.

The successful delivery of improved housing and homelessness is reliant on a collaborative and integrated approach between industry, government and community. This Action Plan frames the collaboration and integration necessary to achieve the outcomes to support the community of the Sunshine Coast.



Responding to homelessness sunshinecoast.qld.gov.au/Living-and-Community/ Community-Support/homelessness

The Sunshine Coast Housing and Homelessness Directory is a guide containing details for organisations that are providing services to people at risk of homelessness and those experiencing homelessness. Click on the directory to view more.

Sunshine Coast Council Housing and Homelessness Action Plan 2023 / July 2023



United Nations Sustainable Development Goals

As we advance our vision as Australia's most sustainable region — Healthy. Smart. Creative. the environmental, social, cultural and economic activities across the region must be carefully balanced to ensure we advance our vision sustainably.

The United Nations Sustainable Development Goals (UNSDGs) for peace, prosperity, people and planet provide a comprehensive and internationally recognised framework for us to collectively align the way we each live, work, learn and play every day and form an important foundation of the performance measurement framework of our Biosphere.

Council is demonstrating regional leadership by committing to embed the UNSDGs in our strategies, plans and associated progress reporting. Each Corporate Plan goal identifies how it contributes to the UNSDGs and, in doing so, assists to progress our Sunshine Coast Biosphere aim and objectives.



Our global commitment

As we advance our vision as Australia's most sustainable region - Healthy. Smart. Creative. the environmental, social, cultural and economic actions we undertake must meet our value of being sustainable.

Towards this end, this Plan embeds the United Nations Sustainable Development Goals (UNSDGs) into its actions. The United Nations Sustainable Development Goals for peace, prosperity, people and planet provide a comprehensive and internationally recognised framework to collectively align the way we each live, work, learn and play every day.

UNSDG 11 — Sustainable Cities and Communities, of the 17 United Nations Sustainable Development Goals, is about making cities and human settlements inclusive, safe, resilient and sustainable. If well planned and managed, urban development can be sustainable and can generate inclusive prosperity. This includes United Nations Sustainable Development Goal 11.1 that seeks to ensure access for all to adequate, safe and affordable housing and basic services. The Housing and Homelessness Action Plan recognises that access to adequate housing is fundamental to the social and economic wellbeing of individuals, families and communities and embeds this United Nations Sustainable Development Goal in all actions of Council in this plan.

UNSDG 1 — No Poverty, of the 17 United Nations Sustainable Development Goals, is about eradicating extreme poverty everywhere. Affordable living is more than the financial cost of living and housing. Affordable living includes the way in which we live, the size and type of housing we choose, the resources we use and how we move around. The provision of diverse affordable living options helps address housing affordability and reduces the risk of poverty, by ensuring people have finances to enjoy a good quality of life, including disposable income for food for all in a household. The Housing and Homelessness Action Plan is about ensuring that there is access to more affordable housing for our diverse community of the Sunshine Coast.



In June 2022, our Sunshine Coast local government area was recognised by the United Nations Educational, Scientific and Cultural Organisation (UNESCO) as a biosphere reserve - where responsible development and people living sustainably sit alongside active conservation.

Our region has joined a global effort of 738 biospheres in 134 countries to balance the environmental, social, cultural and economic needs of today, without compromising the ability to meet the needs of future generations.

Our region's international recognition as a special place where people are living, working, learning and playing sustainably highlights the values of our region that we are seeking to protect and enhance, brings new opportunities and a range of possible benefits to our natural environment, community, lifestyle and economy.

Being recognised as a UNESCO Biosphere reserve and maintaining this credential is our region's commitment to create a positive legacy for future generations. Every resident, visitor, business and government entity has a key role to play in maintaining and enhancing the Sunshine Coast Biosphere reserve for our children, grandchildren and all those who will enjoy the prosperity, beauty and liveability of our region into the future.

Sunshine Coast Council Housing and Homelessness Action Plan 2023 / ${\tt July}\ 2023$



Sunshine Coast Community Strategy 2019-2041

The Sunshine Coast Community Strategy 2019-2041, focuses on inclusive communities by supporting the growth of social connection and collaboration through a place-based approach. Place-based planning is an enduring concept in this strategy. Outcomes sought include an emphasis on active transport; community facilities, including supporting facilities, parks, open space and civic spaces; affordable living options; smart infrastructure and sense of place in the public realm.

The Sunshine Coast Community Strategy 2019-2041 aims to:

- Empower our community to live healthy and active lifestyles
- Focus on ensuring community places and spaces are vibrant, inclusive, accessible, adaptable and meet the needs of people of all ages, abilities and backgrounds
- Strengthen connection, inclusion, awareness and opportunity for all people in our community
- Build capacity in our communities to be connected, resilient and to respond to local issues
- Nurture creative and innovative approaches to building a strong community.

Related to housing availability, affordability and homelessness, the strategy includes advocacy, partnership and direct action initiatives for Council and the community to progress to 2024. These include action areas such as:

- Collaborating to improve Council engagement and services for people experiencing homelessness
- Advocating for provision of housing, affordable housing, social housing and action on homelessness
- Advocating for provision of universal housing designs to meet the needs of residents with disability and those with mobility issues
- Influencing appropriate use and delivery of community infrastructure, including in new communities, to support access to spaces and services close to home (includes community gardens)
- Active transport investment and behaviour change to more sustainable methods of transport
- Capacity building and support for local community organisations, businesses and residents to work together to deliver community-led responses to community issues, including housing availability, affordability and homelessness.

Council will continue to advance the actions under the Sunshine Coast Community Strategy 2019-2041.





Environment and Liveability Strategy 2017

The Environment and Liveability Strategy 2017, builds a pathway to a healthy environment and liveable Sunshine Coast in 2041 and sets clear policy positions for Neighbourhoods and Housing theme.

The Sunshine Coast is widely acknowledged as a highly desirable place to live, work and play. The Coast has a strong reputation as a lifestyle region, due to its subtropical climate, picturesque coastline and beaches, extensive waterway and wetlands and hinterland ranges. The Sunshine Coast's population is distributed across a range of coastal urban centres, hinterland towns and rural properties, each with its own population characteristics and identity. Over 70% of residents live along the coastal strip. To accommodate future growth, continuing pressure to expand our urban areas results in more land being lost from environmental and agricultural pursuits. This urban expansion into existing natural environments' leads to habitat loss and fragmentation and will adversely impact on the ecological values. This can impact not only the flora and fauna, but waterways, wetlands and coastal waters, which we need for our community's health and wellbeing.

The mix of housing does not match types of people seeking accommodation or their needs as the population changes. There is a shortfall in housing diversity, with approximately 70% of all dwellings on the Sunshine Coast are large, detached dwelling houses with three or more bedrooms, typically in low density neighbourhoods with a high reliance in access by private vehicle use.

Managing growth sustainably, while maintaining a healthy environment and liveable Sunshine Coast is critical for our future health, resilience and economy. The availability of sustainable and affordable living options, supported by timely infrastructure is essential to meet our community's diverse needs. Where we locate and how we accommodate future generations, including options for ageing in place, is fundamental.

Council will continue to undertake its statutory role in planning to achieve these outcomes.

Affordable Living

Affordable living is more than the financial cost of living and housing. Affordable living includes the way in which we live, the size and type of housing we choose, the resources we use and how we move around. It reflects our relationship with the environment and the way in which neighbourhoods evolve and function.

Diversity of affordable living options provides a mix of dwellings that meet the different needs of a wide range of people in our community. Diversity enables neighbourhoods to provide for changing household formation and structures. It means that people can move between various types of housing, within their community, as their needs, situation or aspirations change. It helps address housing affordability issues and it provides for different lifestyle choices and life stages. A diversity of dwellings caters for a range of household incomes and can contribute visual interest in the streetscape and provides variation in the built form outcomes for residential areas.

This Housing and Homelessness Action Plan includes Action 1, which proposes that Council in partnership develop underutilised and surplus Council land and /or buildings for affordable housing with a strong focus on our key workers. This action is a direct response to the community's need for diverse housing choices, with a variety of tenure, management models, price and lifestyle attributes. It is intended to assist in ensuring that everyone in our community has access to a home.

Sunshine Coast Council

Regional Economic Development Strategy 2013-2033

The Regional Economic Development Strategy 2013-2033, (REDS) provides a 20-year vision and blueprint for sustainable economic growth. It will help to ensure the region actively participates in the global economy and deliver the lifestyle and opportunities for local residents and businesses alike.

To ensure that the region maintains its natural advantage, the housing sector needs to respond to ensure diverse affordable living opportunities are available to the current and future workforce.

The REDS identifies seven high value industries to grow the economy including health and wellbeing; education and research; professional services and knowledge industries; tourism sport and leisure; agribusiness; clean technologies; aviation and aerospace as well as continuing to support traditional core industries such as construction and retail.

The housing needs of the anticipated workforce required to transition and evolve the Sunshine Coast economy is vital in facilitating the continuation of the Sunshine Coast as an attractive and competitive lifestyle destination for future workers. The anticipated workforce profile is diverse, despite a shift towards higher incomes, there will continue to be a high proportion of lower income earners on the Sunshine Coast, reflecting a continued need for essential but lower paid jobs such as aged and disability care workers, nursing support staff, teacher aides, child care workers, retail sales staff and cleaners.

There continues to be an increasing gap between housing costs and wages, and the high and increasing proportion of one and two person households representing the workforce and community more generally. The proportion of workers in lower incomes is anticipated to remain high and an increasing proportion of workers may struggle to afford housing into the future if the cost of housing continues to increase at a higher rate than wages and the prevalence of large separate houses continues. As such, housing dynamics have the potential to have significant impact upon the economic aspirations of the region.

Council will continue to advance the actions under the Regional Economic Development Strategy 2013-2033.







Context

The Sunshine Coast is one of the fastest growing Local Government Area's in South East Queensland, with a current population of 356,059 (ABS Estimated Resident Population 2022), which is projected to grow to more than 500,000 by 2041. Housing on the Sunshine Coast is dominated by low density dwellings (with 3 or more bedrooms) representing 73% of all dwellings. Median housing costs and rents are significantly higher than compared to the SEQ region and Queensland as a whole, while median incomes are lower than the Queensland average, however this gap is closing. The number of people experiencing homelessness has increased by 54% from 785 in 2016 to 1,205 in 2021. The Sunshine Coast has a lower proportion of social housing (2% of total residential dwellings in June 2022) compared to 3,6% for SEQ and the state average 4,2%. The rental vacancy rate as of January 2023 was 1%, which is three to four times less than the rate considered suitable.

As a result of this continued pressure on the Sunshine Coast housing system which is affecting our community, Council has prepared a consolidated Housing and Homelessness Action Plan which collates the multitude and various activities undertaken by Council to effect change and support an improved housing system on the Sunshine Coast.

Sunshine Coast Council

SECTION 1: CONTEXT

Affordability - Income versus Rent (2021 data)

According to the Australian Bureau of Statistics, households that are spending more than 30% of their income on housing costs are likely to be impacted on their ability to afford other living costs such as food, clothing, transport and utilities. Current rental costs are above the 30% of median weekly income for many households.





\$1595

Sunshine Coast compared to Queensland \$1675

Source: ABS, Census of Population and Housing, 2021, General Community Profile - G02

of renting households on the Sunshine Coast pay **\$450** or more a week compared to 32.8% in South East Qld Region and 25.7% in Queensland and 30.4% Nationally Source: ABS CENSUS 2021



Median Sale Price Detached Dwellings

Sunshine Coast (LGA) 12 months ending 31 December 2022 was \$970,000 compared to \$645,000 for Queensland, compared to \$1,015,00 Brisbane (LGA) Source: Department of Resources, Office of the Valuer -General, Property Sales



Median Sale Price New Houses

Sunshine Coast 12 months ending 31 December 2022 was \$880,000 compared to \$650,000 for Queensland compared to \$1,250,000 Brisbane (LGA)

Source: Department of Resources, Office of the Valuer-General, Property Sales



Sunshine Coast 12 months ending 31 December 2022 was \$643,000 compared to \$492,500 for Queensland compared to \$510,000 Brisbane (LGA)

Source: Department of Resources, Office of the Valuer -General, Property Sales

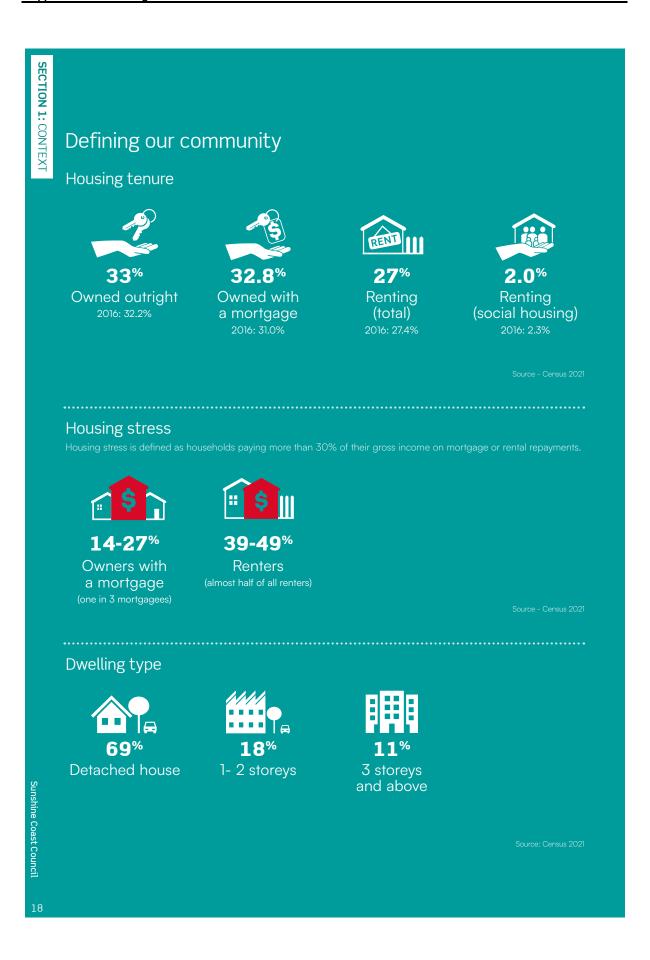


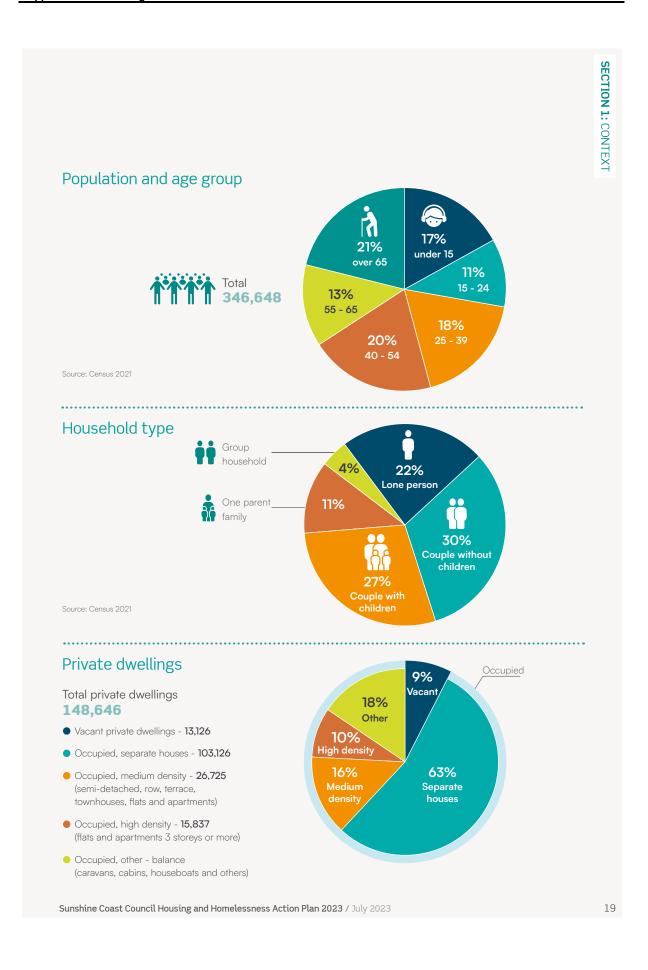
Median Sale Price Vacant Land

Sunshine Coast 12 months ending 31 December 2022 was \$395,000 compared to \$250,000 for Queensland compared to \$665,000 Brisbane (LGA)

Source: Department of Resources, Office of the Valuer-General, Property Sale

Sunshine Coast Council Housing and Homelessness Action Plan 2023 / July 2023







SECTION 1: CONTEXT





SECTION 2: HOUSING AND HOMELESSNESS ACTION PLAN

Housing and Homelessness Action Plan

The Sunshine Coast Housing and Homelessness Action Plan focuses on five key activities to improve the housing response at the local level.

(ACTION 1 - DELIVERY)

by demonstrating and doing, including in partnership.

(ACTION 2 - FACILITATION)

by improving pathways and processes

(ACTION 3 - ADVOCACY)

by urging through engagement.

(ACTION 4 - BUILDING CAPACITY)

by strengthening relationships, skills, processes and resources.

(ACTION 5 - BUILDING OUR KNOWLEDGE)

to gain information and strengthen understanding.

The action plan has been developed based on the strategic directions of Sunshine Coast Council's Regional Strategies which include:

- Environment and Liveability Strategy 2017
- Sunshine Coast Community Strategy 2019-2041
- Regional Economic Development Strategy 2013-2033

The Action Plan is also underpinned by Sunshine Coast Council's Corporate Plan and Operational Plan.

The Sunshine Coast Housing and Homelessness Action Plan augments and does not supplant the actions, strategies and responsibilities undertaken by the Federal Government and State Government with regard to Housing and Homelessness.

Sunshine Coast Council Housing and Homelessness Action Plan 2023 / July 2023

SECTION 2: HOUSING AND HOMELESSNESS ACTION PLAN





Action 1 - Delivery

Delivery by demonstrating and doing, including in partnership.

1.1 Develop Projects

In partnership, develop underutilised and surplus surplus Council land and / or buildings for affordable housing with a strong focus on our key workers.

1.2 Land Identification

Council will undertake regular audits to identify land and / or buildings that may facilitate affordable housing to deliver a pipeline of affordable and key worker housing.

1.3 Delivery Models

Council will investigate alternative funding, finance and delivery models to maximise the delivery of affordable housing for our community.

Opportunities for funding include access to State Governments' Housing Investment Fund (HIF) and Federal Governments' funding under the National Housing Accord.

Opportunities to partner with Community Housing Providers to deliver affordable and key worker housing.

Action 2 – Facilitation

Facilitation by improving pathways and processes.

2.1 New Planning Scheme

Council has commenced the preparation of a New Planning Scheme that will include a review of the current planning scheme zones and built form controls to provide increased opportunity for a diversity of housing types and affordable living options to meet projected community needs.

Consistent with Council's long term growth management approach and adopted regional strategies, a key emphasis of the New Planning Scheme will be on facilitating urban consolidation within and close to major centres and existing and planned high frequency public transport corridors. This will mean more housing supply in locations with good access to services, facilities, employment and public transport.

The New Planning Scheme will consider opportunities for more diverse housing types across the region including, but not limited to, dwelling houses (on small lots or with secondary dwellings), dual occupancies, multiple dwellings on a variety of lot sizes and better mixed use development outcomes. Facilitating the use of Council owned land and / or buildings for future community and affordable housing projects and providing further support to community housing providers will also be considered in the drafting of the New Planning Scheme.

Council will continue to engage with the community and stakeholders at key steps during the preparation of the New Planning Scheme.

2.2 Development Incentives

Council has established and will continue to support development incentives for the delivery of affordable housing by the not-for-profit sector. These incentives include reduction in infrastructure charges and development application fees. These incentives assist the not-for-profit sector in providing housing for those most disadvantaged and vulnerable in our community.

Development incentives have been developed within the Nambour and Caloundra Centres to support the consolidation and expansion of commercial and residential activity within these localities. These incentives are in the form of infrastructure rebates and will continue until December 2025.

2.3 Homelessness

Facilitate and advocate for place based and innovative solutions during inclement and extreme weather events (e.g. neighbourhood safe havens, undercover car parking etc) to provide shelter and connection to services.

Facilitate and support community-led initiatives to provide for temporary transitional accommodation with appropriate wrap-around support services (e.g. sleepbus, safe car parks etc.).

Continue to support and coordinate resources through the Sunshine Coast Housing & Homelessness Network, working with our partners to build capacity of local support services and progress actions to respond to homelessness.

Sunshine Coast Council Housing and Homelessness Action Plan 2023 / July 2023

SECTION 2: HOUSING AND HOMELESSNESS ACTION PLAN





Action 3 - Advocacy

Advocacy by urging through engagement.

3.1 Housing

Council will continue to advocate with the Federal and State Governments to continue and expand their investment in the delivery of social and affordable housing including the supporting infrastructure such as public transport to provide affordable living options for all.

Council will continue to advocate to the State Government for ongoing planning reform that streamlines the delivery of affordable housing initiatives.

Council will advocate to the State and Federal Government to ensure that the Brisbane 2032 Olympic and Paralympic Games Legacy projects do not increase homelessness and housing stress.

3.2 Homelessness

Council will continue to advocate to the State and Federal Government for;

- Additional resources for Assertive Outreach Workers (Street to Home Program)
- Additional resources for Housing Specialist Service
- Additional resources for Public Safety Liaison
 Officers who work in public spaces with people who
 are experiencing homelessness to enhance their
 safety, connection and, when appropriate, assist
 linking them with support services
- Increasing the supply of crisis and transitional housing
- Improved resources to ensure coordination through the Sunshine Coast Housing and Homelessness Network.

Action 4 – Building Capacity

Building Capacity by strengthening relationships, skills, processes and resources.

4.1 Outwardly Focused – external to our organisation

Council will continue to Build the Capacity and understanding of our community, community organisations, not-for-profit sector and development industry to deliver and support affordable living options for the community of the Sunshine Coast.

4.2 Internally Focused – within our organisation

Council will continue to Build the Capacity of Council staff in responding to homelessness and supporting community led initiatives.

Council will look to identify opportunities for how Council staff can assist, donate or volunteer.

Council will advocate for the provision of safe spaces for people who are experiencing homelessness to access amenities, showers, food, clothing, internet, storage facilities for belongings and other support services.

Sunshine Coast Council Housing and Homelessness Action Plan 2023 / ${\tt July}\ 2023$



Action 5 - Building our Knowledge

Building our Knowledge to gain information and strengthen understanding

5.1 Evidence

Council will continue to gather evidence and undertake research through partnerships, to support and further advance the delivery of affordable living options including new technologies.

5.2 Community Education

Council will develop and deliver a community education campaign that:

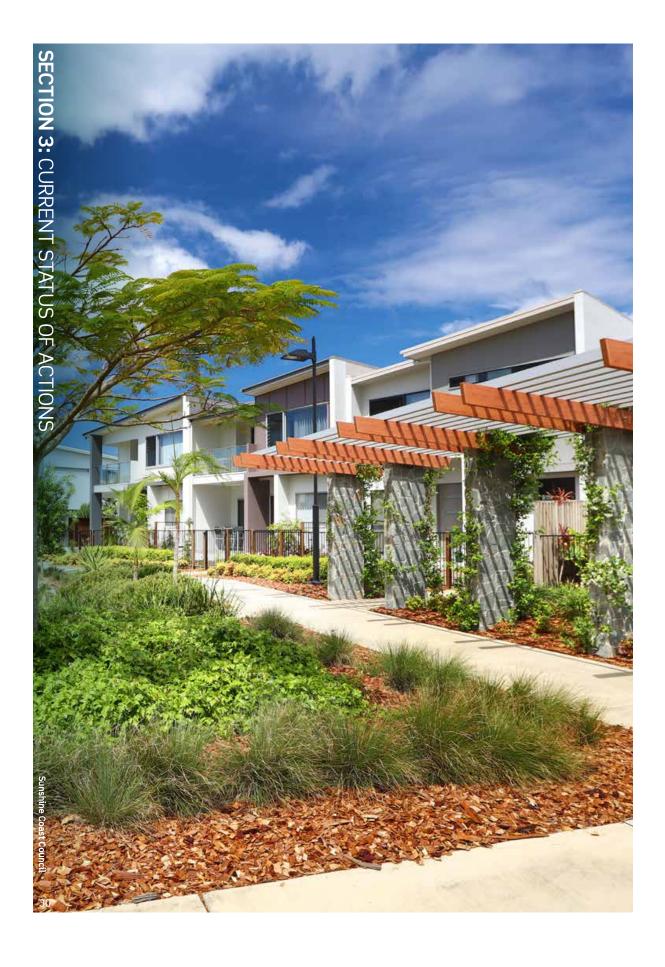
- Raises awareness through "Voices of lived experience"
- Enhances understanding of homelessness and its causes
- Increases community participation as part of the solution.





Sunshine Coast Council provides statistics and interactive maps on demographic data sets including housing. Click on the <u>website</u> to view more useful data.





Current Status of Actions

Detailed below is a summary of actions undertaken in the five (5) key activity areas identified in the Housing and Homelessness Action Plan. In addition, Council operational activities that assist homeless support and increases the supply of affordable housing are listed.

Action 1 - Delivery

Delivery by demonstrating and doing, including in partnership.

1.1 Develop Projects

In partnership, develop underutilised and surplus Council land and / or buildings for affordable housing with a strong focus on our key workers.

Status as of June 2023

Council is currently investigating and scoping the development of dwelling houses and secondary dwellings on underutilised Council land, for temporary and / or long term use.

Council is investigating the conversion of underutilised council buildings for temporary and / or long term use for residential purposes. The intention is to deliver affordable rental dwelling stock to be managed by third parties.

Council is seeking access to external funding sources such as the State Governments' Housing Investment Fund.

1.2 Land Identification

Council will undertake regular audits to identify land and / or buildings that may facilitate affordable housing to deliver a pipeline of affordable housing.

Status as of June 2023

Council has completed a land audit to identify land suitable for investigation for development of affordable and key worker housing.

This land audit will be continually updated as Council acquires and reviews its Strategic Property portfolio.

1.3 Delivery Models

Council will investigate alternative funding, finance and delivery models to maximise the delivery of affordable housing for our community.

Opportunities for funding include access to State Governments' Housing Investment Fund (HIF) and Federal Government National Housing Accord.

Status as of June 2023

Council is investigating delivery models to deliver affordable and key worker housing (Multiple Dwelling units) on Council controlled land assets.

A preliminary project scope has been prepared for the first site identified for potential development.

Council proposes to submit these projects for funding through the State Governments' Housing Investment Fund and consider further any opportunities that may arise with the Federal Government National Housing Accord.

Other activities

Council is working with the Department of Housing, on providing temporary or crisis accommodation for families or persons in need as identified from time to time by the department. This housing provides an interim solution and is not intended to be occupied permanently for this purpose.

Sunshine Coast Council Housing and Homelessness Action Plan 2023 / July 2023

SECTION 3: CURRENT STATUS OF ACTIONS

SECTION 3: CURRENT STATUS OF ACTIONS



Action 2 - Facilitation

Facilitation by improving pathways and processes.

2.1 New Planning Scheme

Council has commenced the preparation of a New Planning Scheme that will influence settlement patterns, neighbourhood layouts, housing form and major infrastructure delivery including transportation networks.

Status as of June 2023

Preliminary community consultation has been undertaken to inform the preparation of the New Planning Scheme.

Council is currently in the detailed drafting phase of the New Planning Scheme.

The New Planning Scheme is anticipated to be completed by the end of 2024.



2.2 Development Incentives

Council has established and will continue to support development incentives for the delivery of affordable housing by the not-for-profit sector. These incentives include reduction in infrastructure charges and development application fees.

Status as of March 2023

Council Policy - Infrastructure Charges Rebates for Eligible Community Organisations.

The policy provides rebates for infrastructure charges based on eligible activities.

Residential services are included where the accommodation is for disadvantaged groups. This includes:

- Elderly who are fully dependent on care services
- Housing for physically and intellectually disabled
- Shelters for victims of violence or other forms of persecution
- Temporary accommodation that provides assistance to enable vulnerable, at risk persons to find and transition to an independent standard of living
- Accommodation for persons who are seriously ill, are being treated for or recovering
 from a serious health condition or addiction
- Accommodation for family members supporting seriously ill persons
- Accommodation for disadvantaged groups or individuals.

The rebate eligible for these activities is 100%.

Detailed below is a summary of Rebates provided under this policy.

Rebate Category	2009-2021	2022	2023 Year to date *
Housing for physical and mentally disabled	\$1,381,174	\$272,248	Nil
Housing for Aged Care	\$782,887	Nil	Nil
TOTAL	\$2,164,061	\$272,248	\$O

* 30 March 2023

Sunshine Coast Council Housing and Homelessness Action Plan 2023 / July 2023



Incentives

Development incentives have been introduced within the Nambour and Caloundra Centres to support the consolidation and expansion of commercial and residential activity within these localities. These incentives are in the form of infrastructure rebates and will continue until December 2025.

2.2 Development | 'Not-for-profit' Applications that received reduced Development Application Fees:

Financial Year	Number of Applications	Financial Value of Assistance
2019/20	58	\$80,730
2020/21	76	\$237,235
2021/22	65	\$279,293
2022/23	47	\$205,475
Nombour and Caloundra Day	alanmant Incontivos:	
		30 December 2025.
Discount requires construction	n to be commenced by 3	0 December 2025.
	n to be commenced by 3 \$3,083,961	0 December 2025.

2022/23 Revenue Statement

Council applies a 100% general rate concession on land owned and directly used for a not-for-profit activity by community groups and not-for-profit organisations.

In the 2018/19 Budget Council established differential general rate categories for Transitory Accommodation (holiday letting) and they remain in place. Transitory Accommodation rate categories apply to properties offered or available for rental in a temporary manner, generally associated with holiday letting, and typically for periods less than 42 consecutive days at any one time. If a property is listed or advertised on publicly available websites and/or with real estate agents for holiday letting the property will be rated as Transitory Accommodation. Properties with a documented tenancy agreement for a period of 42 consecutive days or more do not fall within the scope of the Transitory Accommodation rate categories.

Sunshine Coast Council



2.3 Homelessness

Facilitate and advocate for place based and innovative solutions during inclement and extreme weather events (e.g. neighbourhood safe havens, undercover car parking etc) to provide shelter and connection to services.

Facilitate and support community-led initiatives to provide for temporary transitional accommodation with appropriate wraparound support services (e.g. sleepbus, safe car parks etc).

Continue to support and coordinate resources through the Sunshine Coast Housing and Homelessness Network, working with our partners to build capacity of local support services and progress actions to respond to homelessness.

Status as of June 2023

Council endorsed the Responding to Homelessness Policy and Guideline in November 2020. Training and support on responding to homelessness for Council staff is being provided on an ongoing basis.

The Homelessness Hub was established in partnership during Covid-19.

Council coordinated the development of the Sunshine Coast Housing and Homelessness Directory.

Council has supported community led initiatives being developed on the Sunshine Coast. They include sleepbus, Roofs to Recovery, Dignity Circle and a transitional housing project for women in Nambour using a 'meanwhile use' model.

Supporting place based solutions during disaster and weather events for persons experiencing homelessness.

Advocated and supported the advancement of a Youth Housing Project in Nambour.

Participated in Place based response Team coordinated by Department of Housing.

Sunshine Coast Council Housing and Homelessness Action Plan 2023 / July 2023



Action 3 – Advocacy

Advocacy by urging through engagement.

3.1 Housing

Council will continue to advocate to the Federal and State Governments to continue and expand their investment in the delivery of social and affordable housing including the supporting infrastructure such as public transport to provide affordable living options for all.

Council will continue to advocate to the State Government for ongoing planning reform that streamlines the delivery of affordable housing initiatives.

Council will advocate to the State and Federal Government to ensure that the Brisbane 2032 Olympic and Paralympic Games Legacy projects do not increase homelessness and housing stress.

Status as of June 2023

Council successfully advocated to the State to amend the definition for "Secondary dwellings" to permit occupation by persons' unrelated to the primary dwelling in September 2022.

This provides increased opportunities for affordable rental by smaller households, including single parents and lone persons for example.

Council has advocated to the State to review the *Trust Act 1973* in relation to providing longer lease terms available for Nomination of Trust land.

Sunshine Coast has established a Legacy Plan Community Reference Group to shape the regions legacy plan for the Brisbane 2032 Olympic and Paralympic Games.

The Reference Group has launched 10+10+ Vision on 23 January 2023 to guide the engagement with government, private and community sectors. The vision includes considerations for local responses to homelessness and housing as a result of the opportunities and impacts of the Brisbane 2032 Olympic and Paralympic Games.

SECTION 3: CURRENT STATUS OF ACTIONS

3.2 Homelessness

Council will continue to advocate to the State and Federal Government for:

- Additional resources for Assertive Outreach
 Workers (Street to Home Program)
- Additional resources for Housing Specialist Service
- Additional resources for Public Safety Liaison Officers who work in public spaces with people who are experiencing homelessness to enhance their safety, connection and, when appropriate, assist linking them with support services
- Increasing the supply of crisis and transitional housing
- Improved resources to ensure coordination through the Sunshine Coast Housing and Homelessness Network.

Status as of June 2023

Successfully advocated to the State Government for funding for an additional Assertive Outreach worker for people experiencing homelessness.







Action 4 – Building Capacity

Building Capacity by strengthening relationships, skills, processes and resources.

4.1 Outwardly Focused – external to our organisation Building the Capacity of the community, community organisations, not-for-profit sector and	Status as of June 2023 Developed Fact Sheets to support the delivery of housing types in accordance with amended Planning Regulations, Council's Planning Scheme and building requirements. They include: • Community Residences • Secondary dwellings • Dwelling houses
Development industry.	 Dual occupancy Tiny houses. Resolved to amend the fees associated with Permit for a temporary home under
	Council's Local Law.
	A guideline for a Temporary home has been prepared. The guideline seeks to ensure that residents are safe and not placed in potentially dangerous locations and have access to suitable services such as clean water and suitable sewage facilities. In addition, this process assists Council in ensuring that residents have access to supporting services to enable their transition to a permanent housing solution.
	Continue to facilitate and educate community organisations with regard to developing solutions in partnership. This included supporting Roofs to Recovery to develop a web page.
	Regular and ongoing support to not-for-profit organisations to understand the planning and building regulations in relation to developing land for their community purpose which assists in supporting housing outcomes for the community of the Sunshine Coast.

Sunshine Coast Council

SECTION 3: CURRENT STATUS OF ACTIONS

4.2 Internally Focused – within our organisation

Council will continue to Build the Capacity of Council staff in responding to homelessness and supporting community led initiatives.

Council will look to identify opportunities for how Council staff can assist, donate or volunteer.

Council will advocate for the provision of safe spaces for people who are experiencing homelessness to access amenities, showers, food, clothing, internet, storage facilities for belongings and other support services.

Status as of June 2023

Continued the development and training of Council staff in responding to Homelessness as detailed in the Responding to Homelessness Policy and Guideline, endorsed by Council in November 2020.

Continue to support, educate and embed the development of new procedures and policies to support the delivery of affordable housing outcomes across the organisation.





SECTION 3: CURRENT STATUS OF ACTIONS





Action 5 – Building our Knowledge

Building our Knowledge to gain information and strengthen understanding.

5.1 Evidence

Council will continue to gather evidence and undertake research through partnerships, to support and further advance the delivery of affordable living options including new technologies.

Status as of June 2023

Council has updated the Housing Benchmark Report based on the release of Census 2021 data.

Council continues to deliver publicly accessible data through web based programs. They include Community Profile, Council has recently subscribed to Housing Monitor which provides publicly accessible data on housing purchase and rentals costs and maps housing stress for localised geography within the Sunshine Coast. This software provides an Affordability monitor for purchase and rental properties and identifies how much of the housing stock is affordable to fixed income levels. The data is updated regularly to respond to changes in purchase and rental prices within the housing market.



5.2 Community Education

Council will develop and deliver a community education campaign that:

- Raises awareness through "Voices of lived experience"
- Enhances understanding of homelessness and its causes
- Increases community participation as part of the solution.

Status as of June 2023

Council successfully collaborated and facilitated a community education event for faith based communities, Hope for Homes Forum in 2022.

Mayor held Homelessness Forums in 2021 and 2022.

Sunshine Coast Council provides statistics and interactive maps on demographic data sets including housing. Click on the <u>website</u> to view more useful data.

Sunshine Coast Council Housing and Homelessness Action Plan 2023 / July 2023



Glossary

Affordable Housing

Housing that is appropriate to the needs of low-income households in terms of design, location and access to services and facilities, and where rent paid by households in the lowest 40% of income units does not exceed 30% of gross household income after any applicable Commonwealth Rent Assistance if deducted.

It includes separate housing, as well as boarding and emergency housing and other specialist forms of housing. The definition of affordable housing acknowledges indirect housing costs such as those incurred in accessing employment areas, services and facilities as well as ongoing costs such as maintenance and energy use.

Affordable Living

Incorporates more than the financial cost of living and includes the size and type of our housing, the resources we use, how we move around and our relationship with the environment.

Affordable Living Options

The availability of a diverse range of sustainable housing options to suit all income levels and household types - appropriately located within self-contained neighbourhoods with convenient walk, cycle and public transport access to services and employment.

Assertive Outreach

Services that engage and provide support to people who are experiencing homelessness or at risk of homelessness to connect them to housing and may also support individuals to sustain their tenancies once housed.

Adaptable Housing

Housing that provides for accommodation needs of users of all ages and abilities by making provision for future building modifications at minimal cost and disruption to residents.

Build to Rent

The process whereby developers and their financiers build multi-unit building/s and instead of selling the units, retain them all to rent to tenant households. Rents may be set at a market rents or for affordable housing.

Community Housing

Housing that is managed and sometimes owned by a not-for-profit community organisation. Also referred to as Community Housing Provider (CHPs).

Community Residence

Under the *Planning Regulation 2017*, means the use of premises for residential accommodation for:

- a no more than:
 - 6 children, if the accommodation is provided as part of a program or service under the Youth Justice Act 1992; or
 - II 6 persons who require assistance or support with daily living needs; and
- b no more than 1 support worker.

It includes a building or structure that is reasonably associated with the above use.

Crisis Accommodation

Short-term accommodation for people who are experiencing or are at risk of homelessness, including refuges and shelters.

Dwelling House

Is defined as a residential use of premises involving:

- a 1 dwelling and any domestic outbuildings associated with the dwelling; or
- b 2 dwellings, 1 of which is a secondary dwelling, and any domestic outbuildings associated with either dwelling.

Domestic Outbuilding

Means a non-habitable class 10a building that is -

- a a shed, garage or carport; and
- b ancillary to a residential use carried out on the premises where the building is.

Help to Home

A State Government initiative to partner with property owners, landlords and registered community housing providers to deliver private rental outcomes to people who are eligible for social housing, through a headlease agreement.

Sunshine Coast Council Housing and Homelessness Action Plan 2023 / July 2023

Homelessness

A person is homeless if he or she does not have access to adequate housing that is safe and secure. People who are homeless fall into three broad groups - those who are:

- Sleeping rough (living on the streets, in cars or mobile homes)
- Living in temporary accommodation, such as crisis accommodation or staying with friends or relatives
- Staying in boarding houses or caravan parks with no secure lease and no private facilities.

Housing Affordability

The impacts of the prevailing economic, financial and social costs associated with housing demand and supply, that may constrain the ability of households to own or rent their own home and represents that underlying costs of developing housing for the market.

Housing Investment Fund (HIF)

A State Government initiative and fund established to provide funding for partnered projects to increase social housing and affordable housing supply. The funding available includes capital contributions or recurring subsidy payments or a combination of both.

Housing Stress

Experienced by households when they are paying more than they can afford on housing costs. Housing stress commonly occurs in households receiving the lowest 40% of income and pay more than 30% of their gross income on housing costs.

Housing Australia Future Fund

A Federal Government fund proposed to be established to build social and affordable housing now and into the future.

Key Workers

Generally key workers are those who earn low to moderate incomes but are employed in services that are essential.

Low-income households

Households with income in the bottom 20% of all household income distribution.

Lower income households

Households with income in the bottom 40% of all household income distribution.

National Housing and Homelessness Agreement (NHHA)

The National Housing and Homelessness Agreement recognises the Commonwealth and the states' and territories' mutual interest in improving housing outcomes across the housing spectrum, including outcomes for Australians who are homeless or at risk of homelessness and need to work together to achieve those outcomes. This agreement replaces the National Affordable Housing Agreement (NAHA).

National Housing Infrastructure Facility (NHIF)

Is a \$1 Billion facility that provides finance for eligible infrastructure projects that will unlock new housing supply, particularly affordable housing. The NHIF offers concessional loans, grants and in certain cases, equity finance to help support critical housing-enabling infrastructure.

National Housing Finance and Investment Corporation (NHFIC)

NHFIC manages the \$1 billion NHIF.

National Housing Accord

The Accord brings together all levels of government, investors, and the residential development, building and construction sector to unlock quality, affordable housing supply over the medium term.

National Rental Affordability Scheme (NRAS)

A Federal Government program providing \$623 million to allow refundable tax offsets to be available to a wide range of investors for the building of up to 50,000 new rental properties leased at 20% below the market rate for eligible tenants. The Scheme was implemented in 2008 and will conclude in 2026.

Not-for-profit sector

Community organisation providing a broad range of social services, including in relation to homelessness, education, health, conservation and recreation.

Sunshine Coast Council

Public Housing

Housing, other than employee housing, that is funded and provided by government directly. Usually owned and managed by Queensland Government Agency.

Queensland Housing Investment Growth Initiative (QHIGI)

A State Government program established to accelerate the delivery of new social homes through an integrated capital investment program.

Includes three funding initiatives:

- Housing Investment Fund
- QuickStarts Qld
- Help to Home.

QuickStarts Qld

A State Government initiative that is a capital grant program and funding for the development, acquisition and construction of new social housing across Queensland.

Rooming Accommodation

Rooming accommodation is residential accommodation where each resident can only occupy one or more rooms on the premises as agreed, rather than the whole premises. Other rooms within the premises, facilities, furniture, or equipment outside of the residents' rooms are shared with the other residents at the premises. Rooming accommodations may also include a manager's residence, an office, or facilities to provide food or other services to residents as subordinate uses to the premises. These uses are required to only service the residents of the rooming accommodation.

Secondary Dwelling

Is defined as a dwelling on a lot that is used in conjunction with, but subordinate to, another dwelling on the lot, whether or not the dwelling is:

- a attached to the other dwelling; or
- b occupied by individuals who are related to, or associated with, the household of the other dwelling.

Self-contained Neighbourhood

An urban residential area with an urban form that facilitates walk and cycle access to local services and facilities including integrated public transport options.

Social Housing

Rental housing that is provided and/or managed by government or non-government organisations, including public and community housing.

Specialist Homelessness Services

Specialist Homelessness Service, which provide the range of services to support people who are homeless or at risk of homelessness. Support may comprise housing services (e.g. transitional housing) as well as support services (e.g. case management, providing access to food and medical treatment if needed).

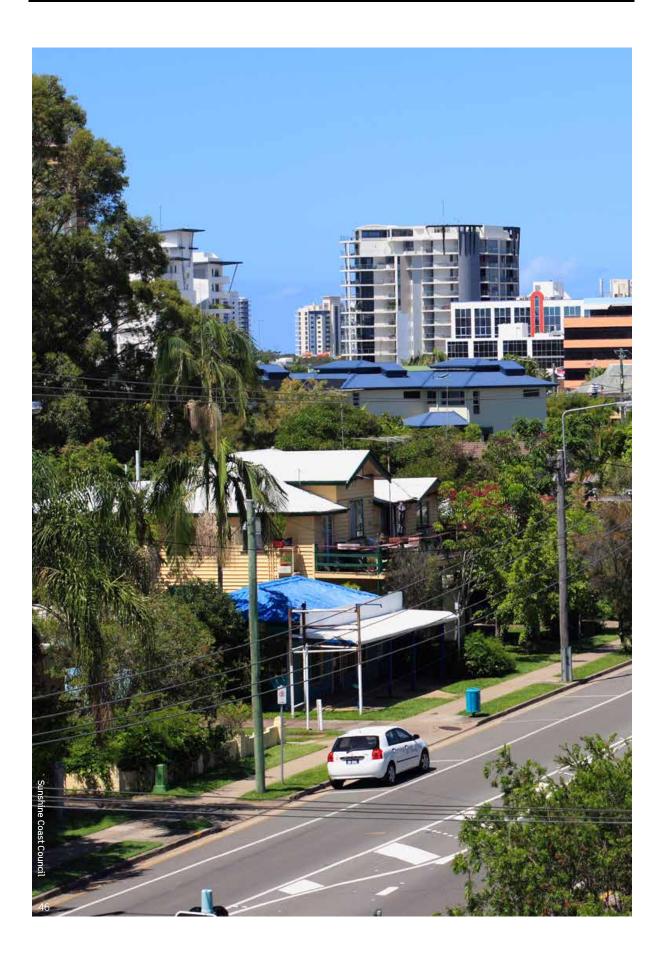
Transitional Housing

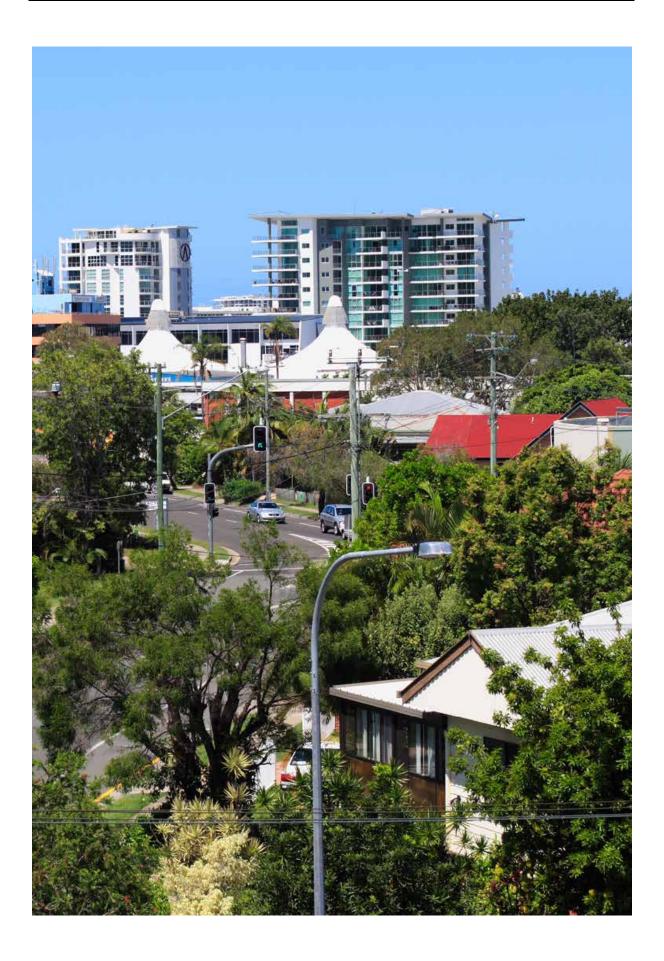
A temporary form of housing that aims to safely accommodate tenants while they build capacity to transition to permanent housing, Transitional housing provides residents with secure accommodation for a fixed term, as well as individually targeted supportive services.

Universal Design

The design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialised design.

Sunshine Coast Council Housing and Homelessness Action Plan 2023 / July 2023







sunshinecoast.qld.gov.au mail@sunshinecoast.qld.gov.au 07 5475 7272 Locked Bag 72 Sunshine Coast Mail Centre Qld 4560

8.2 SURF LIFE SAVING QUEENSLAND - SUNSHINE COAST COUNCIL LIFEGUARD SERVICE PLAN 2023 - 2028

File No:	Council meetings
Authors:	Team Leader Sports Planning and Development
	Economic & Community Development Group Team Leader Aquatic Facilities
	Economic & Community Development Group
Appendices:	App A - Sunshine Coast Lifeguard Service Plan 2023-2028 69 🕹 🖺

PURPOSE

The purpose of this report is to present to Council the Surf Life Saving Queensland – Sunshine Coast Council Lifeguard Services Plan 2023–2028 (Appendix A) for consideration and endorsement.

EXECUTIVE SUMMARY

In 2012, Sunshine Coast Council contracted the provision of lifeguard services to Surf Life Saving Queensland (SLSQ). SLSQ's stated purpose is to equip, develop, empower, and support people to deliver vital aquatic rescue and safety services to save lives across Queensland. SLSQ operate the lifeguard service on behalf of Council, in conjunction with surf life saving club volunteers, to manage bathing reserves across Sunshine Coast beaches for the enjoyment and protection of residents and visitors. Lifeguard and lifesaving services ensure nominated Sunshine Coast beaches are patrolled 365 days of the year and contribute to improved awareness and education of beach conditions for visitors.

Council officers and SLSQ have partnered to develop the Surf Life Saving Queensland – Sunshine Coast Council Lifeguard Services Plan 2023–2028 (the Service Plan). The purpose of the Service Plan is to provide guidance in the allocation of resources and budgets over the next five years to meet the growing demands for beach safety across the Sunshine Coast region due to population growth and increased beach visitations. The recommendations proposed respond to the challenges facing the service in an efficient and responsible manner. These recommendations have been made based on considerations including data collated, incident reports, changed coastal conditions, population and attendance growth patterns. Council receives monthly reports containing daily beach and incident statistics from both Lifeguards and surf life saving clubs, providing valuable data for service considerations and discussions held during regular service contract meetings with SLSQ.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Surf Life Saving Queensland Sunshine Coast Council Lifeguard Service Plan 2023 - 2028 "
- (b) endorse the Surf Life Saving Queensland Sunshine Coast Council Lifeguard Service Plan 2023-2028 (Appendix A) and
- (c) refer the recommendations within the "Surf Life Saving Queensland Sunshine Coast Council Lifeguard Service Plan 2023 - 2028" including budget increases, for consideration in the relevant annual budget processes.

FINANCE AND RESOURCING

The current 2022/23 operational budget for Lifeguard Services is \$5.38 million (ex GST), with allowances made in the contract with Surf Life Saving Queensland for annual Fair Work

Commission wage rises for the labour component, and CPI increases for the non-labour component of the contract.

The implementation of the Service Plan will result in increases in future operational budgets as identified in Table 1 and further summarised in the Service Plan. This report seeks endorsement of service changes across the first three years of the Service Plan (subject to annual budget approval processes), with further review to be scheduled in 2025/26 to confirm and approve changes for years four (2026/27) and five (2027/28) through a subsequent Council report.

Financial year	Additional Funding
2023/24	\$108,366.48 (additional funding endorsed by Council on 22 June 2023)
2024/25	\$133,784.51
2025/26	\$179,818.20
2026/27	\$230,761.09 (pending review in 2025/26)
2027/28	\$120,528.90 (pending review in 2025/26)

Table 1. Service Plan – increases in future operational budgets

CORPORATE PLAN

Corporate Plan Goal:	Our strong community
Outcome:	We serve our community by providing this great service
Operational Activity:	S5 Lifeguards – providing regular patrols of beaches to ensure the safety and enjoyment of residents and visitors.

CONSULTATION

Councillor Consultation

Consultation has been undertaken with those coastal Councillors in which patrolled beaches are located.

Internal Consultation

Internal consultation was undertaken with the Open Space & Social Policy and Urban Growth Projects teams to better understand future service requirements in growth corridors and resultant demands from emerging communities in Bokarina, Caloundra South, Palmview, Maroochydore and Caloundra.

Engagement also occurred with the Corporate Risk and Insurance Team over proposed service reductions and potential risks associated with such.

External Consultation

Surf Life Saving Queensland were consulted heavily during the development of the Service Plan, including the following SLSQ representatives:

- General Manager Lifeguards and Government Programs
- Regional Operations Manager
- Head of Operations Australian Lifeguard Service
- Chief Lifeguard Sunshine Coast

Community Engagement

Ongoing community feedback to both Council and Surf Life Saving Queensland representatives has helped inform the development of recommendations within the revised Service Plan.

PROPOSAL

Patrolled beaches are critical for the safety, lifestyle and economy of the Sunshine Coast community and visitors to the region. Lifeguard services on the Sunshine Coast are contracted by Sunshine Coast Council to Surf Life Saving Queensland (SLSQ), with local surf clubs providing volunteer lifesaving services during weekends and school holidays from September to April each year. This combination ensures year-round service provision, with patrolling services categorised in accordance with their popularity, risk and surrounding amenity and public infrastructure. Tier 1 categorised beaches are patrolled 365 days of the year, including Coolum Beach, Discovery Beach, Twin Waters, Mudjimba, Maroochydore, Alexandra Headland, Mooloolaba (Main Beach and The Spit), Dicky Beach and Kings Beach, whilst other less frequented beaches are categorised and serviced in accordance with SLSQ local beach data (refer to page 19 of Appendix A for explanation of the tiered service levels).

The key objective of the Surf Life Saving Queensland – Sunshine Coast Council Lifeguard Services Plan 2023–2028 (the Service Plan) is to address service demands to meet the Sunshine Coast region's growing population, and visitations and risks at local beaches.

The Service Plan has been developed to guide operational activities (resources and funding) over the next five (5) years. Implementation of the Service Plan is recommended to occur incrementally over an initial three-year period 2023/24 - 2025/26, with a review period prior to years four (2026/27) and five (2027/28) to guide and endorse further service recommendations.

The Service Plan's aim is to provide continued, improved, or realigned levels of service across Sunshine Coast beaches to address any gaps in service provision, identified risks and respond to growth pressures. The recommendations proposed respond to changing demands facing the service in an efficient and responsible manner while maintaining beach safety standards on the Sunshine Coast.

It is important to remember that while community need and expectation for services will always increase, that future options are looked at with consideration to business efficiencies, current service levels, priorities, budget constraints, improved technologies and changing coastal conditions across the region.

A summary of the proposed changes to existing services are listed below:

Expansion of infrastructure and services:

- (a) Coolum North
 - (i) implement a winter weekend service commencing in 2023-2024
 - (ii) implement a winter service (May to September) weekdays with one (1) Lifeguard commencing in 2025-2026.
- (b) <u>Happy Valley</u> introduction of a new surveillance service (implemented as a Tier 4 service), with two (2) Lifeguards on duty with All Terrain Vehicle (ATV) during Christmas and Easter Queensland school holidays and one (1) Lifeguard during the remaining school holidays and weekends between September to May **commencing in 2023-2024.**
- (c) <u>Golden Beach</u> service reallocated to Happy Valley from September 2023 school holidays onwards. Continual monitoring to determine ongoing surveillance requirements **commencing in 2023-2024**.
- (d) Maroochy River Mouth

- (i) implement a lunch cover for Queensland school holidays, to ensure two Lifeguards are maintained across the day **commencing in 2023-2024**
- (ii) increase to Tier 4 service to include weekends between September to May with two (2) Lifeguards on duty **commencing in 2024-2025**
- (iii) receives a tower (pending approvals) with vehicle for roving capabilities, rather than utilising Maroochydore SLSC's ATV **commencing in 2024-2025.**
- (e) Buddina/ Kawana Waters
 - (i) implement a lunch cover for Queensland Christmas school holidays, to ensure two Lifeguards are maintained across the day **commencing in 2023-2024.**
 - (ii) dedicated ATV, rather than utilising Kawana SLSC's ATV **commencing in 2024-**2025.
 - (iii) implement a lunch cover for Queensland school holidays, to ensure Lifeguard levels are maintained across the day **commencing in 2024-2025.**
 - (iv) assessed further with the potential to increase to Tier 1 service to be patrolled 365 days a year **commencing in 2027-2028 (pending Service Plan review).**
- (f) <u>Moffat Beach and Mooloolaba North</u> assess the need for service level and implement emergency response beacon with surf safety camera attached. Collect data from camera or services and assess the need for ongoing service **commencing in 2024-**2025.
- (g) <u>Bokarina</u>
 - (i) implement a Tier 2 service to be patrolled September to May, winter weekends, public holidays, and winter holidays with two (2) Lifeguards on duty. Reallocation of funds from Wurtulla will assist with this service **commencing in 2024-2025**
 - (ii) assessed further with the potential to increase to Tier 1 service to be patrolled 365 days a year **commencing in 2026-2027 (pending Service Plan review).**
- (h) <u>Wurtulla</u> service is reallocated to bolster Bokarina. Continual monitoring to determine ongoing surveillance requirements relocation **commencing in 2024-2025**.
- (i) <u>Marcoola</u> assessed further with the potential to increase to Tier 1 service to be patrolled 365 days a year **commencing in 2026-2027 (pending Service Plan review).**

Risk factors related to one person patrols:

Many of the beaches on the Sunshine Coast have traditionally been patrolled by a single Lifeguard. As visitation increases and is predicted to continue, it should be noted that single Lifeguard services have limitations. The Service Plan looks at a sustainable way to manage risk factors related to single person operations without placing the community or Lifeguards themselves at risk. The risk management strategy considers the duties of a patrolling Lifeguard, how adjacent patrol locations can work collectively to provide support and how technological solutions can assist in controlling risk.

The below recommendations within the Service Plan are a direct response to the increasing visitations and risk management strategies associated with single person Lifeguard services:

- (a) <u>Discovery Beach</u> Lifeguard resourcing is increased to:
 - two (2) Lifeguards September to May (weekends initially) commencing in 2024-2025
 - (ii) two (2) Lifeguards September to May (weekdays) commencing in 2025-2026
 - (iii) increase to two (2) Lifeguards May to September weekends **commencing in 2026-2027 (pending Service Plan review).**

- (b) <u>Mudjimba</u> Lifeguard resourcing is increased to:
 - (i) two (2) Lifeguards September to May commencing in 2024-2025
 - (ii) two (2) Lifeguards May to September weekends commencing in 2025-2026
 - (iii) potential to increase to two (2) Lifeguards May to September weekdays commencing in 2026-2027 (pending Service Plan review).
- (c) <u>North Lunch Roving Relief</u> Lifeguard resourcing is increased to cover winter midweek service for all single Lifeguard location lunches, rove unpatrolled stretches of beach and provide back up from Marcoola to Twin Waters **commencing in 2025-2026.**
- (d) <u>Marcoola</u> increase to:
 - (i) two (2) Lifeguards September, Christmas, and Easter school holidays commencing in 2025-2026
 - (ii) two (2) Lifeguards May to September weekends **commencing in 2027-2028** (pending Service Plan review).

The current service provisions per location are noted below:

Tier 1	Patrolled all year - Major location.
	Kings Beach, Dicky Beach, Mooloolaba Main, Mooloolaba Spit, Alexandra Headland, Maroochydore, Twin Waters, Mudjimba, Coolum Beach, Discovery Beach.
Tier 2	Patrolled seven days September to May including weekends, school, and public holidays during winter. Marcoola, Bulcock Beach, Buddina/Kawana Waters, Coolum North.
Tier 3	Patrolled weekends, school, and public holidays all year. Seasonal service. Currimundi Beach.
Tier 4	Patrolled weekends, school, and public holidays September to May. Minimal seasonal service.
	Boardwalk (Mount Coolum), Wurtulla, Bokarina.
Tier 5	Patrolled school holidays September to May (holiday service only).
	Golden Beach, Yaroomba Beach and Kings Beach Pool.

The future service provisions per location incorporating the above recommendations are indicated below.

Tier 1	Patrolled all year - Major location.
	Kings Beach, Dicky Beach, Mooloolaba Main, Mooloolaba Spit, Alexandra Headland, Maroochydore, Twin Waters, Mudjimba, Coolum, Discovery, Marcoola (assess in 2026/27), Bokarina (assess in 2026/27), Buddina/ Kawana Waters (assess in 2027/28)
Tier 2	Patrolled seven days September to May including weekends, school, and public holidays during winter. Bulcock Beach, Bokarina, Coolum North.
Tier 3	Patrolled weekends, school, and public holidays all year. Seasonal service. Currimundi Beach.

Tier 4	Patrolled weekends, school, and public holidays September to May. Minimal seasonal service.
	Boardwalk (Mount Coolum), Wurtulla (realign in 2024/25), Maroochy River, Happy Valley Beach.
Tier 5	Patrolled school holidays September to May (holiday service only). Yaroomba Beach and Kings Beach Pool.

Legal

Councils are authorised to control bathing reserves under the Local Government Act 2009 and subordinate legislation. In addition, Council's Lifeguard service is authorised to undertake rescues in disaster situations under the Disaster Management Act 2003.

Council controls bathing reserves through "Local Law No 6 – Bathing Reserves" to manage activities within these reserves.

Policy

There are no policy implications relating to this report.

Risk

Council has a duty of care to support beach users and their safe enjoyment of the beach environment. The Surf Life Saving Queensland – Sunshine Coast Lifeguard Service Plan 2023-2028 proposes recommendations that respond to changing local conditions (population growth, beach usage, etc.) in an efficient and responsible manner while maintaining beach safety standards on the Sunshine Coast.

Implementation of the Service Plan will allow Council to deliver a more responsive and effective Lifeguard service across the region and will assist in mitigating service risks and growth pressures.

Increased incidence of drownings or major beach incidents would negatively impact on the reputation and image of the Sunshine Coast area which is highly important as an economic draw card for tourists and visitors to our area.

Previous Council Resolution

Ordinary Meeting 22 February 2018 (OM18/16)

That Council:

- (a) receive and note the report titled "Surf Life Saving Queensland Sunshine Coast Council Lifeguard Service Plan 2023 - 2028 "
- (b) endorse the Surf Life Saving Queensland Lifesaving Services: Service Plan 2018-2022 – Sunshine Coast Council (Appendix A) and
- (c) refer the budget increases for consideration in the relevant annual budget process.

Ordinary Meeting 23 August 2012 (OM12/117)

That Council:

- (a) is satisfied that, because of the specialised nature of the service, it would be impractical or disadvantageous to invite quotes or tenders; and
- (b) delegate to the Chief Executive Officer to implement the service review outcomes as discussed in the confidential session.

Ordinary Meeting 26 October 2011 (OM11/256)

That Council:

- (a) receive and note the report entitled "Lifeguard Service Plan";
- (b) adopt the Lifeguard Service Plan 2012-2015, including the recommended changes within the existing budget to commence February 2012;
- (c) request the Chief Executive Officer to complete the strategic service sustainability review and report to Council prior to the end of the current financial year; and
- (d) request the Chief Executive Officer to conduct an additional review of the Mooloolaba Beach lifeguard service levels prior to the recommended changes taking effect in February 2012.

Related Documentation

- Surf Life Saving Queensland Lifeguard Services Plan 2018-2022
- Agreement Provision of Lifeguard Services

Critical Dates

Endorsement of the Surf Life Saving Queensland – Sunshine Coast Lifeguard Service Plan 2023-2028 is required in advance of the summer Lifeguard season, to allow adequate planning and resourcing for any service level changes commencing in September 2023.

Implementation

Should the recommendation be accepted by Council, it is noted that the Chief Executive Officer will implement the Surf Life Saving Queensland – Sunshine Coast Lifeguard Service Plan 2023-2028 recommendations and any changes to budget allocations will be addressed through Council's annual budget processes.



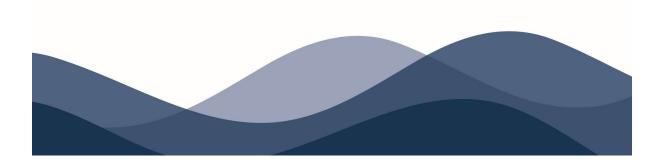


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Introduction

Sunshine Coast Council's beaches are recognised as some of the best in Australia and right across the world. Consequently, local beaches are an attractive destination for people moving here and to national and international visitors holidaying in the region. It is for this reason that safe beaches are critical to the lifestyle and economy of the Sunshine Coast.

The Lifeguard Service operated by Surf Lifesaving Queensland (SLSQ) on behalf of council manages foreshore and aquatic activities for the enjoyment and protection of Sunshine Coast residents and visitors. In addition, SLSQ operates volunteer lifesaving patrols during the surf lifesaving season (September to May) and provides ancillary professional and 24-hour emergency call out services throughout the year.

This combination of services has ensured a high degree of protection and education for beach visitors. SLSQ's commitment to the ongoing safety of beach visitors includes this Lifeguard Service Plan for 2023 – 2028 (Service Plan or the Plan), which has been developed to guide operational activities for the coming five years. Its aim is to provide a blueprint for service delivery for Sunshine Coast beaches, by enhancing parity in service levels, addressing operational inconsistencies, improving gaps in service levels, and responding to short term growth demands.

Service History

Voluntary lifesaving services started on the Sunshine Coast in 1916. Increasingly, the Sunshine Coast became a popular tourist destination and weekend volunteer surf lifesaving patrols were no longer sufficient for the vast number of people using the beach. Professional 'Beach Inspectors' (Lifeguards) commenced at Kings Beach Caloundra in December 1965 and within Maroochy Shire in 1966.

In the ensuing 40 years, the existing councils, Caloundra, Maroochy and Noosa, progressively increased professional lifeguard services to operate seven days a week over multiple locations. They continued to supplement the voluntary weekend patrols undertaken by Surf Life Saving Queensland.

The three councils provided in-house lifeguard services however Noosa Council contracted out its Lifeguard Service to Surf Life Saving Queensland from early 1980s to 2001 before returning to an in-house model.

Noosa and Caloundra Council lifeguard services were generally tourist focussed and similar in size, supporting one major tourist location and additional lifeguard services including seasonal locations as required. Maroochy Council's lifeguard service was considerably larger, with several significant tourist locations and additional seasonal locations.

In 2008, the three councils amalgamated to form the Sunshine Coast Council. In 2012 the council then made the decision to contract out its beach safety services to Surf Life Saving Queensland which remains the case to this day. On 1 January 2014, the Noosa Council de-amagamalted from the Sunshine Coast Council. SLSQ continues to provide lifeguard services to both the Noosa and Sunshine Coast Councils.



Maroochydore Lifesaving Club Bronze squad c. 1958 Picture courtesy Sunshine Coast Libraries

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Policy Framework Council Community Strategy 2019 – 2041

Lifeguard Services are a significant service provider for the Community of the Sunshine Coast and considered a core responsibility of council. The Sunshine Coast is experiencing a transformation from a regional centre to a regional city. With the Sunshine Coast community growing each year, the growth brings exciting opportunities. The plan is to support communities to ensure they remain strong, continue to thrive, and can adapt well to change.

The purpose of the Community Strategy is to achieve five outcomes.

- Empower our community to live healthy and active lifestyles
- Focus on ensuring community places and spaces are vibrant, inclusive, accessible, adaptable and meet the needs of people of all ages, abilities and backgrounds
- Strengthen connection, inclusion and opportunity for all people in our community
- Build capacity in our communities to be connected, resilient and to respond to local issues
- Nurture creative and innovative approaches to building a strong community.

Relevant Legislation

While Australian civil liability law requires beachgoers to take personal responsibility for "obvious" risks, council is responsible for monitoring risk, making users aware of inherent dangers, and for communicating effectively with them about these dangers.

At a state level, councils are authorised to control bathing reserves under the *Local Government Act 2009* and subordinate legislation. In addition, lifeguard service and SLSQ voluntary personal are authorised to undertake rescues in disaster situations under the *Disaster Management Act 2003*.

At a local level, councils control bathing reserves through a local law and subordinate local laws. Sunshine Coast Council has developed "Local Law No 6 – Bathing Reserves" to manage activities within bathing reserves. Lifeguards and Patrol Captains obtain the authority to manage the beach from this local law.



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State of the Service Lifeguard Services

In 2023, lifeguard services on the Sunshine Coast are provided by Surf Life Saving Queensland through its professional lifeguard service arm, the Australian Lifeguard Service (ALS). These services ensure that there are patrolled beaches available 365 days of the year across the coast.

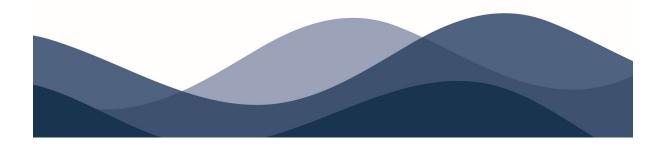
A leader in professional lifeguard services, the ALS is dedicated to saving lives and is committed to the provision of a proactive service on the beach and within the community.

The ALS provides professional lifeguard services to local governments, land managers, and resorts through each respective lifesaving state body, and is the sole provider of lifeguard services to coastal local government areas in Victoria, South Australia, Tasmania and the major provider of services in Western Australia, New South Wales.

In Queensland, SLSQ and the ALS provide more than 80 individual lifeguard services throughout the state, of which 22 are in the Sunshine Coast Council's jurisdiction. The below table compiles what the levels of service are, if the beach has a surf lifesaving club and when the service operates.

Beach	Tiering & Length of Service	Surf Life Saving Clubs
Coolum North	Tier 2 Service* September to May *Does not currently include winter weekends	N/A
Coolum Beach	Tier 1 Service All year round	Coolum Beach SLSC patrols weekends and public holidays from September through to the start of May.
Yaroomba	Tier 5 Service September to May school holidays	N/A
Boardwalk	Tier 4 Service September to May School Holidays and weekends	N/A
Marcoola Beach	Tier 2 Service September to May and winter school holidays	Marcoola SLSC patrols weekends and public holidays from September through to the start of May.

Table 1: Current Services Level



	way to september weekends and public holidays	
Discovery Beach	Tier 1 Service	N/A
	All year round	
Mudjimba	Tier 1 Service	Mudjimba SLSC patrols weekends
	All year round	and public holidays from September through to the start of May.
Twin Waters	Tier 1 Service	N/A
	All year round	
Maroochy River Mouth	Tier 5 Service	N/A
	September to May school holidays	
Maroochydore	Tier 1 Service	Maroochydore SLSC patrols
	All year round	weekends and public holidays from September through to the start of May.
Alexandra Headland	Tier 1 Service	Alexandra Headland SLSC patrols
	All year round	weekends and public holidays from September through to the start of May
Mooloolaba Beach –	Tier 1 Service	Mooloolaba SLSC patrols weekends
Main	All year round	and public holidays from September through to the start of May.
Mooloolaba Beach – The	Tier 1 Service	N/A
Spit	All year round	
Buddina	Tier 2 Service	Kawana SLSC patrols weekends and
	September to May and winter school holidays	public holidays from September through to the start of May.
	May to September weekends and public holidays	
Bokarina	Tier 4 Service	N/A
	September to May	
	School Holidays and weekends	
Wurtulla	Tier 4 Service	N/A
	September to May	
	School Holidays and weekends	
Currimundi Beach	Tier 3 Service	N/A
	September to May	
	School Holidays and weekends	
	1	

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Dicky Beach	Tier 1 Service All year round	Dicky Beach SLSC patrols weekends and public holidays from September through to the start of May.
Kings Beach	Tier 1 Service All year round	Metropolitan Caloundra SLSC patrols weekends and public holidays from September through to the start of May.
Kings Beach Pool	Tier 5 Service September, Christmas and Easter school holidays and weekends and public holidays between November through to end of February.	N/A
Bulcock Beach	Tier 2 Service September to May and winter school holidays May to September weekends and public holidays	Ithaca Royal Lifesaving Club patrols weekends and public holidays from September through to the start of May
Golden Beach	Tier 5 Service September to May school holidays	N/A

Surf Life Saving Club Services

SLSQ provides traditional club patrol services at nine beaches on weekends and public holidays, from September to May through the Sunshine Coast Branch and nine individual surf lifesaving clubs. Annual patrol contracts are put in place which are signed off by the respective club, branch, SLSQ, and council. The Royal Life Saving Society provides a volunteer patrol at Bulcock Beach at similar times to SLSQ from September to May through the Ithaca Caloundra City Lifesaving Club.

Operation Support and Additional Services

Surf Life Saving Queensland supports lifeguard and club patrols by providing:

- 365 days Radio Communication Network
- 365 days State Operations Communication Centre
- Dedicated after hours call out system
- 365 days Westpac Lifesaver Rescue Helicopter services
- RWC (Jet Ski) Roving Patrols
- Duty Officer System
- 24-hour response call out teams

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Community Awareness Services

To help achieve its vision of 'Zero preventable deaths in Queensland public waters', SLSQ is very much aware that it cannot just rely on traditional lifeguard and lifesaving services, but must also look at all avenues to educate, advocate, and promote water safety within the community. To do this SLSQ has a dedicated community awareness team. This includes one full-time staff member and 16 casual staff on the Sunshine Coast to assist with the delivery of key educational programs. The community awareness team are responsible for running the following programs or initiatives aimed at reducing drowning and aquatic deaths:

- Beach and water safe presentations (School Visits)
- Little Lifesavers
- Beach Programs (school-age children)
- Senior Programs (over 50's)
- Beach to Bush
- Coast to Cape
- On the Same Wave (targeting multicultural residents and tourists)
- Surf Crew Pop up displays at fetes, conferences, and festivals

Operational Performance

The primary role of the Lifesaving Service is to ensure beach safety by preventing incidents and responding when incidents occur. Tragic occurrences on Sunshine Coast beaches are infrequent, as the integrated service provided by the ALS, clubs, and other operational support services provide extensive coverage. Additionally, lifeguard staff and volunteers are highly trained, with SLSQ providing significant overarching support to the services.

In 2021/22, SLSQ patrols estimated there were roughly 7,771,151 visitations to beaches under patrol. Of these people, only 0.013% required rescuing, while approximately 0.15% required first aid advice or treatment, mostly for minor marine stings and minor cuts or abrasions. One in every 22 visitors to the beach had an interaction of some sort with a lifeguard or surf lifesaver.

In total, over a 10-year period, the Sunshine Coast has had 19 beach-related coastal drowning fatalities; most of which occurred outside patrolled areas or patrol hours. During the past five years, thirteen people have drowned on the Sunshine Coast, none of which occurred within a patrolled area.

While the service is providing a high standard of professionalism, there is an opportunity for improvement to achieve greater parity along the coast, improve beach safety at some locations, and respond to both changing demographics and development.

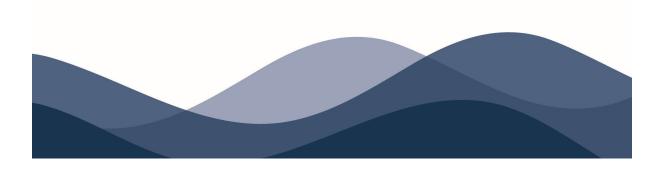


Table 2: Service Statistics – Key Activities (Sunshine Coast)						
Function	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23 ³
Preventative Actions ¹	152,218	210,240	262,018	287,214	154,401	107,000
Rescues	666	688	571	871	1,032	905
First aid treatments ²	8,818	19,672	14,458	9,736	12,994	3,277

¹Preventative actions include duties like putting out signs, verbally warning swimmers of danger and using the public address system.

² Frist aid treatments includes marine stinger treatments.

³ Statistics from 1 July 2022 to 31 March 2023

As well as providing lifeguard services, council lifeguards also undertake:

- local law enforcement;
- tourism ambassador services, providing beach condition information and public relations; and
- surf education for school and community groups.

Table 3: Service Statistics - Additional Functions (Sunshine Coast)

Function	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Local Government Ordinances and Public Relations	288,764	303,204	268,483	225,911	173,432	155,225
Community Awareness Programs	265	185	36	389	298	213
People engaged with	24807	20955	1931	61658	38808	27932



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Sunshine Coast Coastal Fatalities

This table details the last 10 years of Coastal fatalities on Sunshine Coast beaches. There have been 19 beach related coastal drowning fatalities and 17 coastal fatalities. SLSQ defines a beach related coastal drowning fatality as any death caused directly by immersion or submersion that has occurred in a surf or beach environment within two nautical miles of shore. A coastal fatality, where the location of the drowning is on the coast, in the ocean up to two nautical miles (2NM) offshore.

Table 4: Fatalities Sunshine Coast (1 July 2012 to 30 June 2022)

BEACH RELATED COASTAL DROWNING FATALITIES x 19				
Beach related coastal drownings are fatalities by immersion or submersion that has occurred in a beach environment.				
Location	Total			
Maroochydore	3			
Currimundi	2			
Dicky Beach	2			
Northern Tip Bribie Island	2			
Alexandra Headland	1			
Buddina	1			
Coolum Beach	1			
Kings Beach	1			
Marcoola	1			
Mooloolaba	1			
Mudjimba	1			
Shelly Beach	1			
Stumers Creek – Coolum Beach	1			
Yaroomba	1			
COASTAL	FATALITIES x 17			
	d to SLSQ that have occurred in a beach or y environment			
Location	Total			
Mooloolaba	5			

Kings Beach	3
Point Arkwright	3
Mudjimba – Old Woman Island	2
Currimundi	1
Maroochy – River Mouth	1
Minyama	1
Warana	1

Yearly Incident Trend Analysis

Beach-related coastal drownings- Sunshine Coast Council Summary (1 July 2012 to 30 June 2022)

- The Sunshine Coast region has seen an increase in the total number of beach-related coastal drowning fatalities since 2012.
- The Sunshine Coast Council region has seen an increase in the number of drownings over the past five years. An analysis of data highlights that an increase or decrease in the number of drownings recorded can occur within a particular region over a period of time. This is consistent with normal drowning trends across Queensland.

Table 5: Beach-related costal drowning fatalities (1 July 2012 – 30 June 2022)

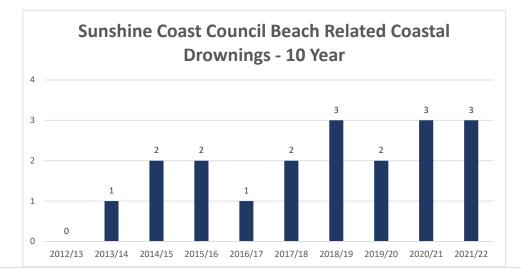
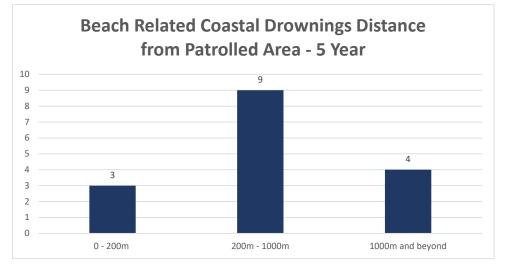


Table 6: Beach-related Coastal Drownings- Distance from Patrolled Area (1st July 2017 to 30th June 2022)



Beach-related Coastal Drowning Fatalities – By Beach/Location 1st July 2012 to 30th June 2022

In total, the Sunshine Coast has recorded 19 beach-related coastal drowning fatalities over the past 10 years. The majority of these beaches are rated as high energy, open beaches with an Australian Beach Safety and Management Program (ABSAMP) rating of six out of ten and are known as transverse bar and rip beaches. The dynamics of these types of beaches pose a higher risk in adverse weather events or are known to have a number of rips currents.

Beach/Location	1 Year Total (1 July 2021 – 30 June 2022)	3 Year Total (1 July 2019 – 30 June 2022)	5 Year Total (1 July 2017 – 30 June 2022)	10 Year Total (1 July 2012– 30 June 2022)
Maroochydore	2	2	2	3
Shelly Beach	1	1	1	1
Buddina Beach	0	1	1	1
Coolum Beach	0	1	1	1
Stumers Creek – Coolum Beach	0	1	1	1
Mooloolaba	0	1	1	1
Currimundi	0	1	2	2
Dicky Beach	0	0	2	2
Alexandra Headland	0	0	0	1

Kings Beach	0	0	0	1
Marcoola Beach	0	0	0	1
Mudjimba	0	0	0	1
Yaroomba	0	0	0	1
Northern Tip of Bribie Island	0	0	0	2
Total	3	8	11	19

NOTE: All care has been taken to ensure the accuracy of statistical information included within this report, which has been measured between 1 July 2019 – 30 June 2020. However, it is important to note that data may be amended over time as new information comes to light and/or following the outcome of Coronial investigations that are ongoing at the time of publication.





Staffing

The ALS currently employs 34 permanent lifeguards, one Chief Lifeguard, two supervisors, and up to 96 casual lifeguards in peak periods to provide services on 22 beaches region wide. All lifeguards are given specific training in rescue techniques, resuscitation, and lifesaving procedures utilising up-to-date lifesaving equipment. Our lifeguards satisfy nationally recognised competencies under the public safety training package. SLSQ is a registered training organisation (RTO) and has qualified trainers, assessors, and facilitators to ensure our lifeguards are competently trained in all areas of aquatic safety. Lifeguard services are predominantly dedicated to patrolling flagged bathing reserves, as well as responding to emergency call outs.

The Sunshine Coast has approximately 111 staff members across the Sunshine Coast region. Staffing is the largest single cost for the lifeguard service. Being a seasonal service, the Lifeguard Service employs large numbers of casual staff to supplement permanent staff. The seasonal nature of the service contributes to issues with recruiting qualified casual staff to work each year.

Table 8: Staffing Levels

	2017/18	2018/19	2019/20	2020/21	2021/22
Chief Lifeguard				1	1
Full-time lifeguard supervisors	3	3	3	2	2
Full Time	18	21	21	28	13*
Part Time	14	8	8	8	21*
Casual	98	84	107	116	80*

*Please note – previous totals included Noosa in the region totals. From 21/22 totals, will only include Sunshine Coast numbers.

The majority of lifeguards originate from surf life saving clubs, however experienced surfers and emergency service personnel are now also attracted to lifeguard employment. In order to maintain a high quality of service, lifeguard staff are required to complete annual proficiencies for Advanced Resuscitation, first aid plus regular fitness and surf skill tests and rescue techniques. Ongoing training is essential to maintaining skill levels.



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Infrastructure and Equipment

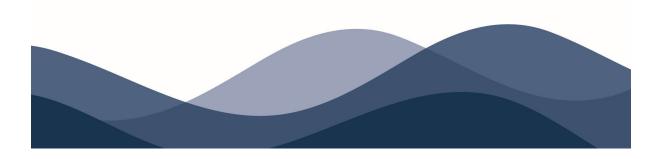
The Lifeguard Service is generally adequately resourced with considerable facilities and equipment to meet the current service requirements. However, several additional facilities and equipment additions are recommended within the next five years to meeting changing demands. Some of these are -

- Coolum North storage shed upgrade
- Lifeguard storage at Discovery Beach
- Investigating implementing a Lifeguard tower at Happy Valley
- Lifeguard tower, ATV and storage at Maroochy River Mouth
- ATV for Buddina/ Kawana
- Investigating implementing a Lifeguard tower at Yaroomba

Table 9: Current Fleet, Gear and Rescue Equipment

Beach	ATVs	Jet ski	Vehicles
Alexandra Headland	1	1	
Boardwalk	1		
Bokarina		1	1
Buddina	1 (Shared with Kawana SLSC during school holidays)	1	1 (Not available when at Wurtulla
Bulcock Beach		1	
Coolum Beach	1	1	
Coolum North	1		
Currimundi			1
Dicky Beach	1	1	
Discovery	1		
Golden Beach			
Kings Beach	1	1	
Kings Pool			
Marcoola	1	1	
Maroochydore	1	1	
Maroochy River Mouth			
Mooloolaba	1	1	
Mooloolaba Spit	1		
Mudjimba	1	1	
Twin Waters	1	1	
Wurtulla			1 (from Buddina)
Yaroomba			1
Supervisors			2
Chief Lifeguard			1 (Shared with Noosa Council)
	14	12	7

Additional equipment includes but is not limited to 35 defibrillators, 36 oxygen resuscitation kits.



Portable Cameras & Emergency Beacons

SLSQ currently utilise a network of fixed and portable cameras and beacons, at various locations across the region as part of providing surveillance of high-risk locations and to monitor conditions across the coast. These locations are as follows

- Coolum
- Yaroomba
- Marcoola
- Mudjimba
- Mooloolaba
- Maroochydore
- Alexandra Headland
- Buddina
- Dicky Beach
- Kings Beach

Portable cameras and emergency beacons can be transported to known blackspot locations, where historically drownings or serious incidents have occurred, to assist with monitoring and improved response times from SLSQ during emergency call outs. The revised Lifeguard Service Plan 2023-2028 recommends additional cameras and emergency beacons at Stumers Creek and Happy Valley.

Challenges and Opportunities

Growing Demand

Beach usage on the Sunshine Coast will continue to increase in response to the population growth and improved beach access. As a result, it is highly likely that council will field increased pressure to respond to growing demand by extending service coverage. Providing appropriate service response levels due to this growth presents a challenge given the dynamic and evolving environment however, the revised Lifeguard Service Plan 2023-2028 provides evidenced based recommendations to mitigate this challenge.

The population of the Sunshine Coast grew by over 79,000 people between 2011 and 2021 and is forecast to grow to 500,000 people in 2041. This will see an estimated additional 217,230 households on the coast. New residents are likely to be attracted by the coastal lifestyle and beach visitations are expected to climb in line with population growth.

The Sunshine Coast region attracted 6,107,000 domestic day visitors including a total of 14,486,000 bed nights reported for the year ending September 2022, with the average length of stay being reported as 3.6 days.

Due to International border closures during the COVID-19 pandemic, there is no data to reflect upon for international tourism to the Sunshine Coast region. However, it is predicted that international visitors to Australia are to reach 9.5million by 2025 as the international market recovers. It is expected that the Indian and New Zealand markets are to recover the quickest followed by the United States, United Kingdom, Europe (excluding UK), Japan and China with a combined total estimate of 16.9 million tourists touching down on Australian shores by 2027.

Combining domestic and international visitors to the Sunshine Coast, an anticipated 10.79million domestic daytrip visitors, 5.97 million domestic overnight visits and 590,000 international visitors will visit the region by 2029, bringing a total of 17.35million visitations with 93% of these visitors coming to the Sunshine Coast with the intention of going to the beach.

Resort and residential developments will continue to be constructed or redeveloped. This is likely to lead to increased usage and demand for beach access points and amenities. In addition, existing

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toreshore areas will be regenerated, often improving facilities, and making these beaches more attractive to residents and visitors.

Potential activities likely to impact on Lifesaving Services via increased beach visitations within the life of the service plan include:

- Expansion of Sunshine Coast Airport Increased access from domestic and international visitors with a terminal upgrade commencing in 2023 to cater for Domestic and International arrivals.
- New airline Bonza operating out of the Sunshine Coast linking with 13 interstate and intrastate locations.
- Continued development of Bokarina Stockland development providing additional access points along with increased development on the western side of the Nicklin Way in around the Sunshine Coast University Hospital Precinct.
- Growth from Mudjimba to Coolum and Kawana to Bokarina
- Maroochydore River Mouth
- Maroochydore to Alexandra Headlands beach replenishment & renourishment
- Caloundra South development approximately 50,000 new residents south of Golden Beach
- Happy Valley beach popularity increasing since the Bribie Island Southern Bar forming in January 2022.

Changing Demographics

The Sunshine Coast is one of the fastest growing regions in Queensland with almost 8,000 people added every year. The Sunshine Coast has an older age demographic, with 22% aged 65+ years. This is considerably higher than the state average of 17% aged 65+ years. This reflects the high number of retirees who have moved to the region, and the high number of young adults migrating away for employment and educational opportunities.

The increased proportion of retirees and older people is likely to impact on beach usage. For example, retirees have more leisure time and their leisure activities frequently incorporate the beach to swim, walk and exercise. This demographic trend will likely result in increased numbers of people visiting beaches across the Sunshine Coast region. In addition, retirees have fewer restrictions on when they can visit the beach therefore this may increase the numbers of people visiting the beach in traditionally quieter weekday periods.

The Sunshine Coast has also seen an increase in the demographic of people born overseas, with 21% of the population born overseas from a range of cultures unfamiliar with the surf environment, this may have a further impact on the Lifesaving Services.

Attracting & Retaining Good People

The majority of lifeguard staff generally have previous experience as volunteer lifesavers. The service also employs experienced surfers and emergency service personnel from the Queensland Police Service, paramedics, and the fire and rescue service.

Formal qualifications are renewed as required, generally on an annual basis with further regular fitness and skill-based assessments completed two times a year with a professional development day.

The seasonal nature of this service does at times result in difficulty to recruit staff during peak periods, however seasonal work is attractive to younger people, including tertiary students and those seeking part-time work.

The service also has a considerable number of long term permanent and casual employees with potential for future aging workforce issues.

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SharkSmart Drone Trial

Drones are used to monitor Queensland beaches to detect sharks and gather data on shark movements and behaviour. If a dangerous shark is spotted by drone, lifesavers and lifeguards are able to warn water users and temporarily close the beach if required. The first phase of the trial commenced in September 2020 and continued until October 2021, on five beaches in South East Queensland. Following a scientific evaluation of the first phase, the trial was extended through to 2025 and expanded to a total of 10 Queensland beaches.



Drones operate on weekends, public holidays and

Queensland school holidays. Hours of operation vary depending on weather conditions, but usually drone flights start when beach patrols open in the morning, and drones fly twice every hour, until around midday. Each flight is approximately 20 minutes.

The SharkSmart drone trial aims to:

- detect sharks that could pose a threat to swimmers
- warn swimmers of potentially dangerous sharks detected by drones in real time
- monitor and record species, size and behaviour of sharks spotted by drones

Benefits

- Drones provide a bird's eye view of the ocean and consequently provide a real time snapshot of what is happening beneath the surface compared to traditional monitoring by lifesavers. And lifeguards from beach towers or watercraft.
- Drones are more cost effective than other beach aerial monitoring devices, such as helicopter flights.
- The impact on marine life is negligible.
- Real-time monitoring means lifesavers and lifeguards can respond rapidly if a shark or marine risk is spotted.
- Drones improve overall beach safety through monitoring marine threats or assisting with search and rescue operations.

Two sites operate on Sunshine Coast Regional Council beaches, at Coolum and Alexandra Headland. A number of sharks have been detected at both our Coolum Beach and Alexandra Headline sites, and our operators have been able to communicate and coordinate with our local Lifeguards and Lifesavers to ensure the safety of the public. The drones have also been able to identify non-threatening marine species that have been mistaken for sharks by the public. Allowing SLSQ to keep the beach open when there is no threat to Public Safety.

SLSQ has been able to offer professional development to Lifeguards and Community Awareness staff to conduct drone patrols. As an additional shark monitoring strategy, the program also increases the ability to monitor the beach and water population. While on shift, our SLSQ trained staff have been able to assist the lifeguards and lifesavers with search and rescue operations, as well as major first aid incidents. Since the commencement of the drone trail, in over 3,500 flights conducted a total of 13 sharks have been spotted between the two Sunshine Coast beaches. Only one was larger than 2m in length, and none of the sharks posed a threat to public safety.

Service Level Plan 2023 – 2028



In recent times a number of changes have been introduced to Lifeguard Service operations including the introduction of a North and South Region and more uniformed patrol hours. However, further changes are required over time to achieve greater parity and meet specific demand and growth across the Sunshine Coast.

This Lifeguard Service Plan proposes actions that will guide operational activities for the coming five (5) years, particularly initially to address gaps in service delivery. The actions proposed respond to the immediate challenges facing the service in an efficient and responsible manner while maintaining beach safety standards on the Sunshine Coast.

Tiered Service Levels

The previous Lifeguard Service Plan completed by council recommended the introduction of tiered service levels ranging from full time permanent locations, to minimal seasonal locations. The allocation of beaches to tiers takes into consideration numerous indicators including beach conditions, usage, development, population, location, amenities, infrastructure, and demand. Beaches will be patrolled either by the lifeguard service, surf lifesaving volunteers or a combination of both. In 2018, SLSQ recommended the continuation of the tiered system with the introduction of a Tier 5 increment to accommodate beaches that are patrolled school holidays from September to May (Holiday service only), it is noted that this is not a true Tier 4 beach and by adding the Tier 5 it removes confusion.

This tiered service increment system ensures that beaches of a similar nature will receive a consistent level of service.

- Tier 1 Patrolled all year Major location
- Tier 2 Patrolled seven days September to May plus weekends, school & public holidays during winter.
- Tier 3 Patrolled Weekends, school and public holidays all year. Seasonal service
- Tier 4 Patrolled weekends, school & public holidays September to May. Minimal seasonal service
- Tier 5 Patrolled School Holidays September to May (Holiday service only).

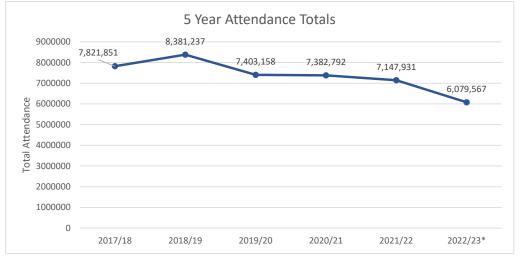
Five year statistics

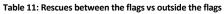
Frontline lifeguards and lifesavers capture data through the SLSQ web-based reporting system Lifesaving Incident Management System Operations Control (LIMSOC) or, previous to this, through daily log books. This function allows SLSQ to collect key data or statistics on items such as rescues, attendance, and/or beach visitations including swimmers, board riders and beach population. Other key data items collected are first aid treatments, preventative actions and local government ordinances. Appendix 2 provides a detailed year-on-year statistical overview. The key item that this data highlights is that over the past five-year period on the Sunshine Coast, there has been a decrease in total attendance, due mostly to the Covid 19 Period. The statistics also note an alarming statistic of 89% of rescues occurred outside of the flagged areas, highlighting the importance of surf safety messaging, and the need for services to be flexible and able to respond to this concerning need.

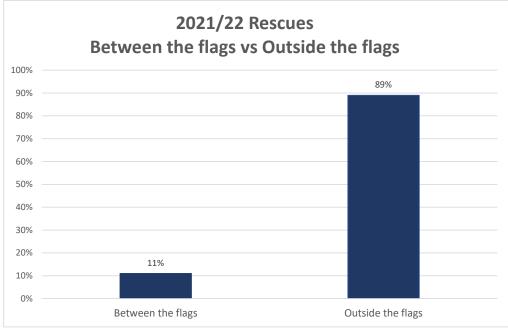
Table 10: Five year beach attendance totals

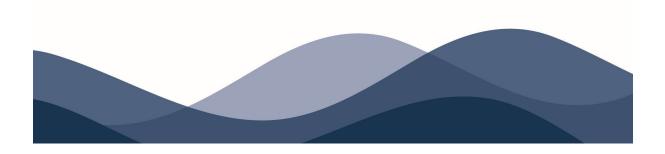
*2022/23 statistics are from 1 July 2022 – 31st March 2023.

It is predicted using 2022 last quarter totals that the total attendance total for 2022/23 will be over 7.35 million.









Lifeguard Resourcing Levels

The resourcing or staffing levels currently in place are largely based on historic staff rosters and previous increase from the previous Service Plan. It is noted that as per the graph below attendance has increased over the first two years and dropped due to COVID restrictions for the following two years. Populations have started to return to pre COVID beach visitations. This is consistent with feedback received from senior staff during the development of the Plan who have suggested that visitations at beaches have continued to increase across the board post peak COVID. This is particularly evident at some of the traditionally quieter locations before COVID, in which this Plan targets an increase in resourcing and service levels at these locations. The Lifeguard Service Plan considers these factors but overall aims to ensure that the staffing levels are at the optimum level for the delivery of service.

Recommendations

Expansion of infrastructure and resources to cater for service needs.

Monitoring the impact of community growth and change is an important factor in addressing the need of the community. There may be a gradual or significant change that may affect the service level required. This change may entail the addition of a new service, providing additional days to an existing service or the relocation of an existing service to better suit community needs. Examples of areas where expansion of service may be required to cater for the community needs during the life of this Plan are, Bokarina, Maroochydore River Mouth, Happy Valley, Coolum North and Moffatt Beach. It is important to remember that while community need and expectation for services will always increase, that future options are looked at with consideration to business efficiencies, current service level priorities, budget constraints, improved technologies and changing coastal conditions across the region.

Recommendation 1

That Coolum North is continually monitored and potentially increased to be patrolled September to May by one (1) lifeguard, winter weekends, public holidays, and winter holidays (currently doesn't include winter weekends). This is to cover for increasing visitations in the Coolum area and the caravan park being close to capacity 365 days a year. **\$23,598.43 commencing in 2023-2024**

Recommendation 2

That a Happy Valley surveillance service be implemented as a Tier 4 service, with two (2) lifeguards on duty with an ATV during Christmas and Easter Queensland school holidays and one (1) lifeguard during the remaining school holidays and weekends between September and May. There has been an increase of incidents (minor and major) increasing in the Happy Valley area. **\$124,241.68 commencing in 2023-2024.**

Recommendation 3

That Maroochy River Mouth is to increase to provide a lunch shift during school holidays to maintain staffing across the full day. **\$4,344.26 commencing in 2023-2024.**

Recommendation 3

That Buddina/Kawana is to increase to provide a lunch shift during Christmas school holidays to maintain staffing across the full day. **\$2,172.13 commencing in 2023-2024.**

Recommendation 4

That Coolum North storage shed is upgraded. The Coolum North Shed currently floods and the structure is not suitable for future services. **Commencing in 2023-2024.**

Recommendation 5

That a storage shed for Discovery be investigated. The Discovery gear is currently kept in a hotel carpark, and storage is not guaranteed for future services. **Commencing in 2023-2024.**

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That Maroochy River Mouth is to increase to include weekends between September to May with two (2) lifeguards on duty. The river mouth experiences high visitations and a number of rescues over the last couple of years. **\$51,187.14 commencing in 2024-2025.**

Recommendation 7

That Maroochy River Mouth have a tower and investigate having a Suzuki Jiminy for gear storage, which will remove any storage issues at the site. Currently utilising Maroochydore SLSC's ATV, which is not available at all times of the year. **Vehicle Estimate \$13,100.00 per year commencing in 2024-2025.**

Recommendation 8

That Buddina/ Kawana implement a dedicated ATV, rather than utilising Kawana SLSC's ATV. **ATV Costs** estimate \$12,093.02 commencing in 2024-2025.

Recommendation 9

That Buddina /Kawana is to increase to provide a lunch shift during September and Easter school holidays to maintain staffing across the full day. **\$3,179.35 commencing in 2024-2025.**

Recommendation 10

That Coolum North is continually monitored to assess if increasing patrols to 365 days a year is warranted. This would be an increase of one (1) lifeguard mid-week from May to September. This would be to cover the caravan park and extra visitors to the Coolum Region. SLSQ is suggesting a similar service to Mooloolaba and Mooloolaba Spit, as currently Coolum North and Coolum have a very similar local area to Mooloolaba. **\$40,925.52 commencing in 2025-2026**

Recommendation 11

That Bokarina is assessed further with the potential to increase to Tier 2 service to be patrolled September to May, winter weekends, public holidays and winter holidays with two (2) lifeguards on duty. Bokarina is already having increased visitations to the beach. Winding back and moving the funds for the Wurtulla service, will help fund this service. **\$59,264.24 commencing in 2024-2025**

Recommendation 12

That Bokarina is assessed further with the potential to increase to Tier 1 service to be patrolled 365 days a year. Reasoning the same as Recommendation 9, and with no patrolled location 365 days a year on the stretch of beach, this will be a good safety net for the growing population in the Bokarina area. **\$83,399.65** commencing in 2026-2027

Recommendation 13

That Buddina/ Kawana is assessed further using data collected from previous year, with the potential to increase to Tier 1 service to be patrolled 365 days a year with two (2) lifeguards on duty any time the beach is open. As mentioned in the above points 10 and 11, Kawana and Bokarina stretch is forecast to become more popular and accessible to the public. **\$93,863.21 commencing in 2027-2028.**

Recommendation 14

Assess the need for service level and implement Emergency Response beacon with Surf Safety Camera attached or traditional school holiday service at Moffat Beach. Collect data from camera or services and assess the need for ongoing service. **commencing in 2023-2024**

Risk factors related to one-person lifeguard sites

Many of the beaches on the Sunshine Coast have always been patrolled by a single lifeguard. As visitations have increased, and are predicted to continue, it raises many questions about what service level one person can provide to the community without putting the community or themselves at risk. The basic principle of the Provision of Lifeguard Service is the mitigation of risk for local government. It is important to recognise that the service itself is implemented in a way that mitigates risk sufficiently for Council and SLSQ. With the use of a risk mitigating approach, the Plan looks at a sustainable way to approach risk factors related to one-person lifeguard sites. The risk mitigation approach looks at roles and functions that a lifeguard completes, how other multiple patrol sites can work as a group to provide support and how

solutions such as technology can assist in risk mitigation. See Attachment 1 - Project risk register Sunshine Coast Lifeguard Service Plan 2023 – 2028.

Recommendation 15

That Mudjimba lifeguard resourcing is assessed during the life of the Plan with the potential to be increased to two (2) lifeguards September to May to provide back up to the other lifeguard on duty. **\$49,307.85** commencing in 2024-2025

Recommendation 16

That Mudjimba lifeguard resourcing is assessed during the life of the Plan with the potential to increase to two (2) lifeguards winter weekends to provide back up to other lifeguard on duty. **\$24,653.93 commencing in 2025-2026.**

Recommendation 17

That Mudjimba lifeguard resourcing is assessed during the life of the Plan with the potential to increase to two (2) lifeguards winter mid-week to provide back up to other lifeguard on duty. **\$49,485.36 commencing in 2026-2027.**

Recommendation 18

That Discovery lifeguard resourcing is assessed over the life of the Plan with the potential to increase to two (2) lifeguards on weekends September to May to provide back up to other lifeguard on duty. **\$29,632.12 commencing in 2024-2025**

Recommendation 19

That Discovery lifeguard resourcing is assessed over the life of the Plan with the potential to increase to two (2) lifeguards midweek September to May to provide back up to other lifeguard on duty. **\$53,745.56** commencing in 2025-2026

Recommendation 20

That Discovery lifeguard resourcing is assessed over the life of the plan with the potential to increase to two (2) lifeguards winter weekends to provide back up to other lifeguard on duty. **\$25,640.08 commencing in 2026-2027**

Recommendation 21

That Discovery lifeguard resourcing is assessed over the life of the Plan with the potential to increase services based on statistics and incidents. **Commencing in 2027-2028**

Recommendation 22

That North Lunch Relief Rove is increased to cover winter midweek service level to cover all single lifeguard location lunches, rove unpatrolled stretches of beach and provide back up from Marcoola to Twin Waters. \$32,862.23 commencing in 2025-2026

Recommendation 23

That Marcoola lifeguard resourcing is assessed over the life of the plan with the potential to increase to two (2) lifeguards September Christmas and Easter school Holidays. **\$27,630.08 commencing in 2025-2026.**

Recommendation 24

That Marcoola is assessed with the potential to increase to a Tier 1 service to include mid-weekdays May to September. Marcoola would be patrolled by 1 lifeguard 365 days a year. **\$72,236.00 commencing in 2026-2027.**

Recommendation 25

That Marcoola lifeguard resourcing is assessed over the life of the Plan with the potential to increase to two (2) lifeguards winter weekends. **\$26,665.69 commencing in 2027-2028**

Please Note:

- *All totals exclude GST.
- With the high growth periods predicted in the coming years, Surf Life Saving Queensland recommend adopting a three-year plan, with a holding period prior to years 4-5, to allow for a

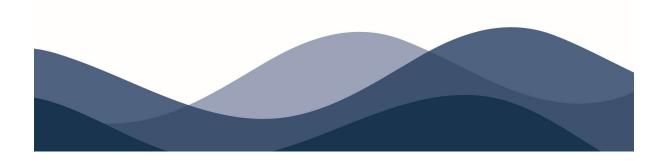
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revision of the initial recommendations 3 years down the track with the ability to amend to better suit the service requirements at that time (changing foreshore, population growth).

Future Directions

The actions outlined in this Service Plan will provide an equitable level of service and ongoing high level of beach safety along the Sunshine Coast over the coming five years.

Table 12: Proposed tiered service levels at 2023/2024							
Tier	Patrol Beach/Area						
Level 1	Kings Beach, Dicky Beach, Mooloolaba Main and Spit, Alexandra Headland, Maroochydore, Twin Waters, Mudjimba, Discovery Beach and Coolum (Coolum Resort not currently active)						
Level 2	Bulcock, Marcoola, Buddina/Kawana, Coolum North and Bokarina						
Level 3	Currimundi						
Level 4	Boardwalk, Wurtulla and Maroochy River and Happy Valley						
Level 5	Yaroomba						



BEACH	2023/2024	1	2024/2025		2025/2026		2026/202	27	2027/20	28
	Priority/ Hours	\$\$	Priority/ Hours	\$\$	Priority/Hours	\$\$	Priority/Hours	\$\$	Priority/Hours	\$\$
North Coolum Beach	 Continually monitor and implement a winter weekends service Upgrade of Storage Shed 	\$23,598.43 Shed Cost unknown	- Assess the need for service level increase with a review of statistics and incidents.		 Implement a winter service Monday to Friday with 1 lifeguard on duty 	\$40,925.52	- Maintain current level of service	-	- Maintain current level of service	-
Coolum Beach	- Maintain current level of service	-	- Maintain current level of service	-	- Maintain current level of service	-	- Maintain current level of service	-	- Maintain current level of service	-
/aroomba Beach	- Maintain current level of service	-	- Maintain current level of service	-	- Assess the need for service level increase with a review of statistics and incidents.	-	- Maintain current level of service	-	- Maintain current level of service	-
Palmer Resort Beach	- Service not currently required – continue to monitor development in the area	-	- Continue to monitor development in the area	-	- Continue to monitor development in the area	-	- Continue to monitor development in the area	-	- Continue to monitor development in the area	-
Boardwalk	- Maintain current level of service	-	- Maintain current level of service	-	- Maintain current level of service	-	- Maintain current level of service	-	- Maintain current level of service	-
Marcoola	- Maintain current level of service	-	- Assess the need for service level increase with a review of statistics and incidents	-	 Increase lifeguard resourcing levels to having a 2nd lifeguard September, Christmas and Easter School Holidays. 	\$27,630.96	- Continually monitor and assess service levels to potentially increase and implement a (Tier1) service. (This service will become patrolled 365 days a year).	\$72,236.00	- Continually monitor and assess service levels to potentially increase lifeguard resourcing levels to provide for 2 lifeguards Winter weekends.	Estimate \$26,665.69

BEACH	2023/2024		2024/2025		2025/2026		2026/2027		2027/2028	
	Priority/ Hours	\$\$	Priority/ Hours	\$\$	Priority/Hours	\$\$	Priority/ Hours	\$\$	Priority/ Hours	\$\$
Discovery Beach	 Assess the need for service level increase with a review of statistics and incidents. Storage shed be investigated 		- Increase lifeguard resourcing levels to provide for 2 lifeguards on weekends September to May	\$29,632.12	- Increase lifeguard resourcing levels to provide for 2 lifeguards midweek September to May	\$53,745.56	- Continually monitor and assess service to potentially increase lifeguard resourcing levels to provide for 2 lifeguards May to September winter weekends	Estimate \$25,640.08	- Continuously monitor and assess the need for service level increase with a review of statistics and incidents	
Mudjimba	- Assess the need for service level increase with a review of statistics and incidents.		- Increase lifeguard resourcing levels to provide for 2 lifeguards September to May	\$49,307.85	- Increase lifeguard resourcing levels to provide for 2 lifeguards May to September winter weekends	\$24,653.93	- Continually monitor and assess service to potentially increase lifeguard resourcing levels to provide for 2 lifeguards May to September winter midweek days	Estimate \$49,485.36	- Maintain current level of service	-
Twin Waters	- Maintain current level of service		- Maintain current level of service		- Maintain current level of service	-	- Maintain current level of service		- Maintain current level of service	-
North Lunch Rove Relief	- Maintain current level of service		- Assess the need for service level increase with a review of statistics and incidents and service effectiveness	-	- Increase to cover winter midweek service level to cover all single lifeguard location lunches, rove unpatrolled stretches of beach and provide back up from Marcoola to Twin Waters.	\$32,862.23	- Maintain current level of service	-	- Maintain current level of service	-

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BEACH	2023/2024		2024/2025		2025/2026		2026/2027		2027/2028	
	Priority/ Hours	\$\$	Priority/ Hours	\$\$	Priority/Hours	\$\$	Priority/Hours	\$\$	Priority/Hours	\$\$
Maroochydore River Mouth	 Assess the need for service level increase with a review of statistics and incidents. Provide a lunch shift during school holidays to maintain staffing across the full day. 	\$4,344.26	 Implement a (Tier4) service, 2 Lifeguard on Weekends September to May Infrastructure and equipment required to support service (ATV, Tower and storage) Investigate a Suzuki Jiminy to assist with storage issues. 	\$51,187.14 (Tier 4) Suzuki Estimate \$13,100 per year.	- Maintain current level of service	-	- Maintain current level of service	-	- Maintain current level of service	-
Maroochydore	- Maintain current level of service	-	-Maintain current level of service	-	-Maintain current level of service	-	-Maintain current level of service	-	-Maintain current level of service	-
Alexandra Headland	-Maintain current level of service	-	-Maintain current level of service	-	-Maintain current level of service	-	-Maintain current level of service	-	-Maintain current level of service	-
Mooloolaba North (new foreshore area between Mooloolaba Main and Alex Heads)	- Maintain current level of service		 Assess the need for service level and implement Emergency Response beacon with Surf Safety Camera attached. Collect data from camera or services and assess the need for ongoing service. 	-	- Consider service levels using data collected from previous year.	-	- Consider service levels using data collected from previous year.	-	- Consider service levels using data collected from previous year.	-
Mooloolaba	- Maintain current level of service	-	- Maintain current level of service	-	- Maintain current level of service	-	- Maintain current level of service	-	- Maintain current level of service	-
Mooloolaba Spit	- Maintain current level of service	-	- Maintain current level of service	-	- Maintain current level of service	-	- Maintain current level of service	-	- Maintain current level of service	-

BEACH	2023/2024		2024/2025		2025/2026		2026/2027		2027/2028	
	Priority/ Hours	\$\$	Priority/ Hours	\$\$	Priority/Hours	\$\$	Priority/Hours	\$\$	Priority/Hours	\$\$
Kawana Waters / Buddina	- Implement a lunch cover in Christmas Holidays to ensure staffing remains the same level throughout the day.	\$2,172.13	 New ATV implemented Provide a lunch shift during school holidays to maintain staffing across the full day. 	ATV \$12,093.02 \$3,179.35	- Maintain current level of service	-	- Assess the need for service level increase with a review of statistics and incidents.	-	- Consider service levels using data collected from previous year. May involve implementation of a Tier1 service.	Estimate \$93,863.21
Bokarina Beach	- Assess the need for service level increase with a review of statistics and incidents.		- Implement a (Tier2) service. Service increase to be patrolled winter weekends.	\$59,264.24	- Assess the need for service level increase with a review of statistics and incidents.		- Continually monitor and assess service level to potentially increase to a (Tier 1) Service. (This service will become patrolled 365 days a year)	Estimate \$83,399.65	- Maintain current level of service	-
Wurtulla	- Maintain current level of service		- Realign service to bolster Bokarina	(+\$83,979.21)	- Maintain current level of service	-	- Maintain current level of service	-	- Maintain current level of service	-
Currimundi	- Maintain current level of service	-	- Maintain current level of service	-	- Maintain current level of service	-	- Maintain current level of service	-	- Maintain current level of service	-
Dicky Beach	- Maintain current level of service	-	- Maintain current level of service	-	- Maintain current level of service	-	- Maintain current level of service	-	- Maintain current level of service	-
Moffat Beach	- Maintain current level of service	-	 Assess the need for service level and implement Emergency Response beacon with Surf Safety Camera attached. Collect data from camera or services and assess the need for ongoing service. 	-	- Using data collected from previous year implement recommended service level if required.		- Review current level of service		- Review current level of service	

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BEACH	2023/2024		2024/2025		2025/2026		2026/2027		2027/2028	
БЕАСП	Priority/ Hours	\$\$	Priority/ Hours	\$\$	Priority/Hours	\$\$	Priority/Hours	\$\$	Priority/Hours	\$\$
Kings Beach Pool	- Maintain current service level based on feedback from SCC Corp Risk branch		- Maintain current level of service	-	- Maintain current	-	- Maintain current level of service	-	- Maintain current level of service	-
Kings Beach (Met Caloundra)	- Maintain current level of service	-	- Maintain current level of service	-	- Maintain current level of service	-	- Maintain current level of service	-	- Maintain current level of service	-
Happy Valley	 Implement Emergency Response beacon with Surf Safety Camera attached Collect data from camera or services and assess the need for ongoing service. Implement a Tier 4 Service with two (2) Lifeguards on duty with an ATV during Christmas and Easter Queensland school holidays and one (1) guard during the remaining school holidays and weekends between September and May. 	\$124,241.68	- Using data collected from previous year implement recommended service level.	-	- Review current level of service	-	- Review current level of service	-	- Review current level of service	-
Bulcock Beach	- Maintain current level of service	-	- Maintain current level of service	-	- Maintain current level of service	-	- Maintain current level of service	-	- Maintain current level of service	-
Golden Beach	- Realign Service to move funds to invest in the Happy Valley Service in September 2023. Investigate to implement an emergency beacon and camera for the area.	(+\$45,990.02)	- Maintain current level of service	-	- Maintain current	-	- Maintain current level of service	-	- Maintain current level of service	-
	Total \$108,366	.48	Total \$133,784	1.51	Total \$179,81	18.20	Total \$ 230,7	61.09	Total \$ 120,5	528.90

Attachments

Project Risk Register – Sunshine Coast Lifeguard Service Plan 2023 - 2028

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Reference List

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Sunshine Coast Regional Council 2017, Subordinate Local Law 6 (Bathing Reserve) 2011, Sunshine Coast Regional Council, Maroochydore

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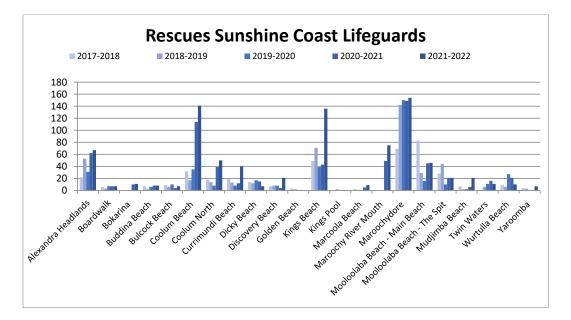
Appendices Appendix 1: Infrastructure

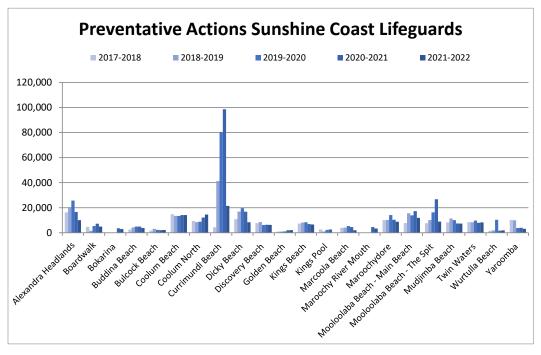
Location	Tower/Ownership	Storage/Ownership	Comment/ Issues
Coolum North	Yes/Council	Yes/Council	Shed in poor condition and floods, replacement will be required in future
Coolum Beach	Yes/Council	No	
Yaroomba	No	No	
Palmer Coolum	Yes/Council	Yes/Council	
Bokarina			
Boardwalk Tower	Yes	Yes/Leased facility	No vehicle access
Marcoola Tower	Yes/Surf Club	Yes/Shared with a club	
Discovery Beach	Yes/Council	Limited storage with local resort	
Mudjimba	Yes/Council	Yes/Shared with Club	Proposed new storage
Twin Waters	Yes/Council	Yes/Council	Lifeguard HQ. Twin Waters
Maroochy River Mouth			New tower required
Maroochydore	Yes/Council	Yes/Council	
Alexandra Headland	Yes/Council	Yes/Council	
Mooloolaba Main	Yes/Shared	Yes/Council	
Mooloolaba Spit	Yes/Council	No	Uses Mooloolaba Main storage
Buddina/Kawana	Yes/Council	Yes/Council	Storage in Tower
Wurtulla Tower	Yes/Council	No	
Currimundi Tower	Yes/Council	No	
Dicky Beach	Yes/Council	Yes/Council	
Kings Beach	Yes/Council	Yes/Council	South Region Lifeguard HQ.
Ithaca – Bulcock	Yes/Council	Very limited shared with club	
Golden Beach	Yes/Council	Yes/Council	

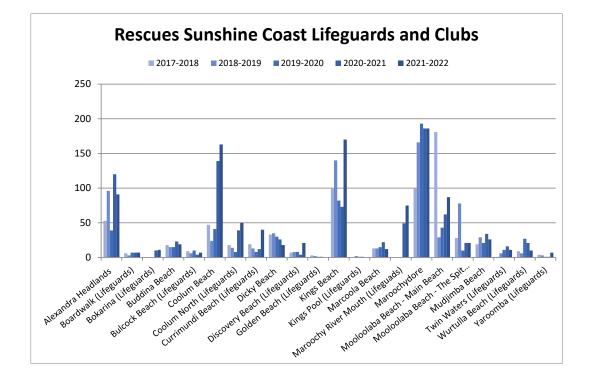
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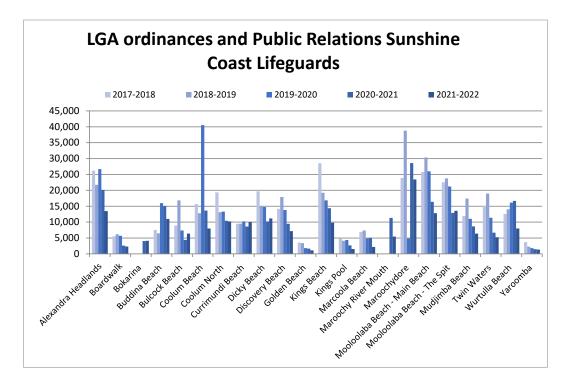
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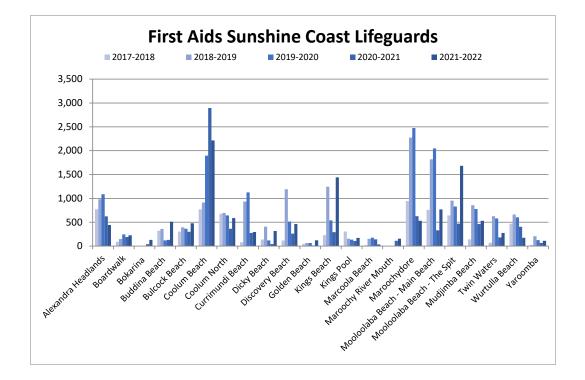
Appendix 2: 5 Year Comparison Graphs

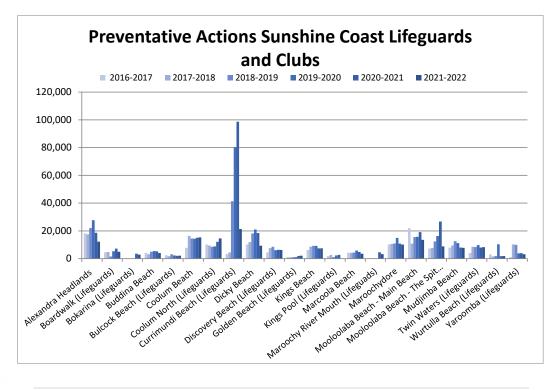


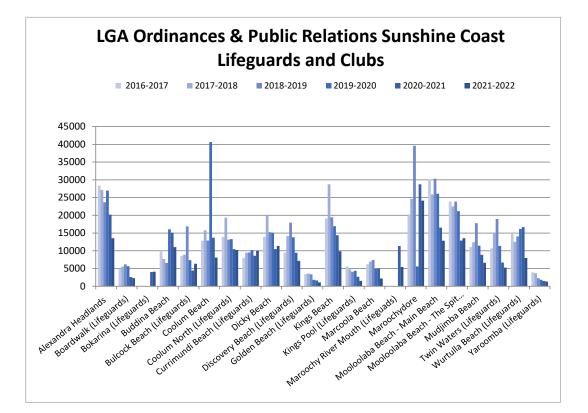


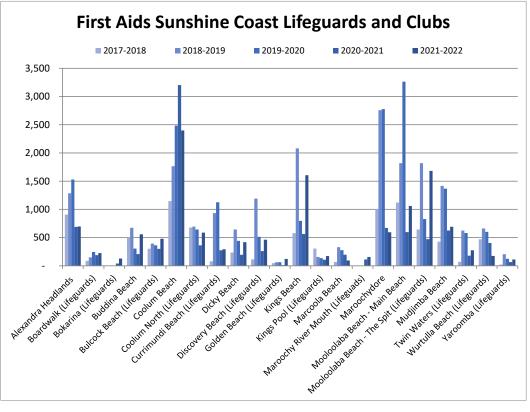






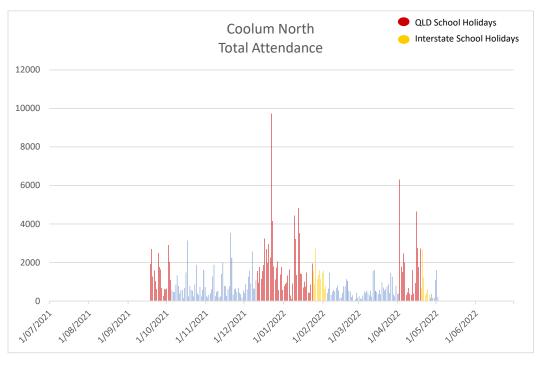


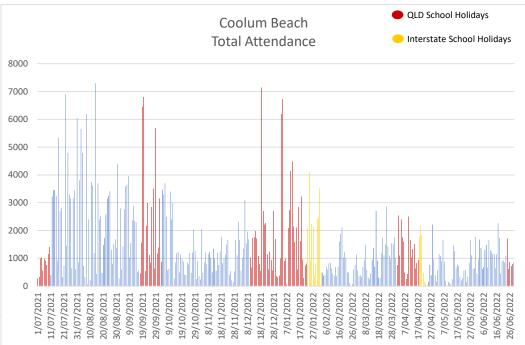


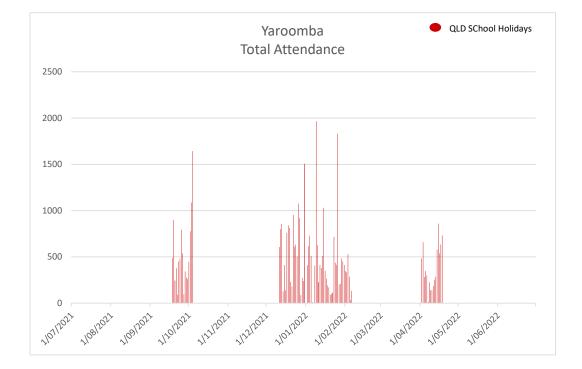


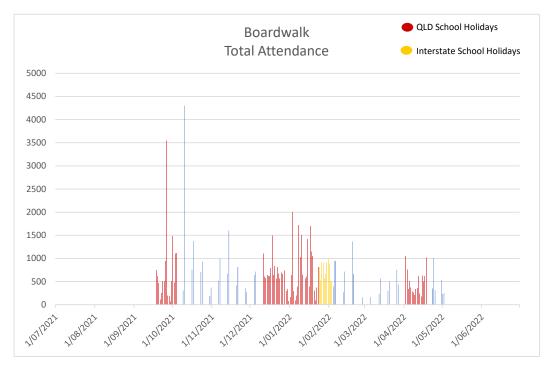
Appendix 3: Daily Beach Attendance Statistics

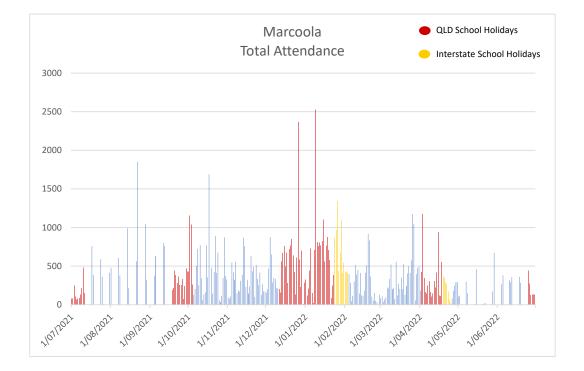
Daily Beach Attendance graph showing Daily totals across the year highlighting QLD School Holidays and Interstate School Holidays.

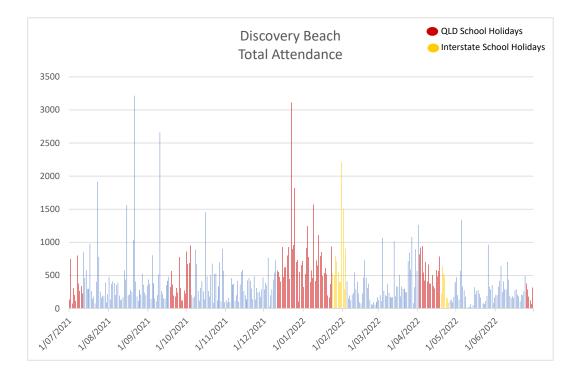


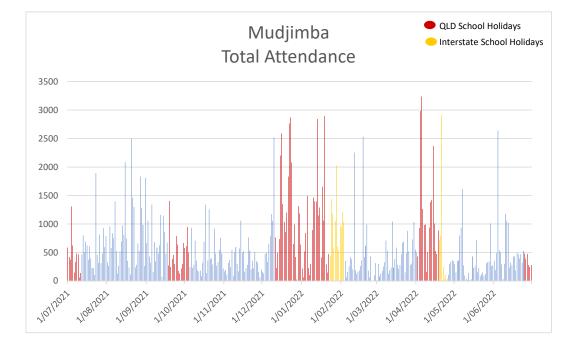


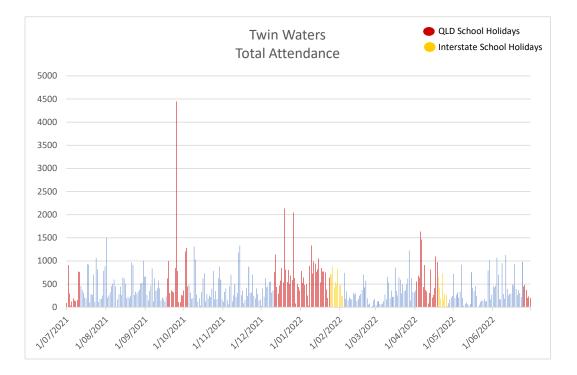


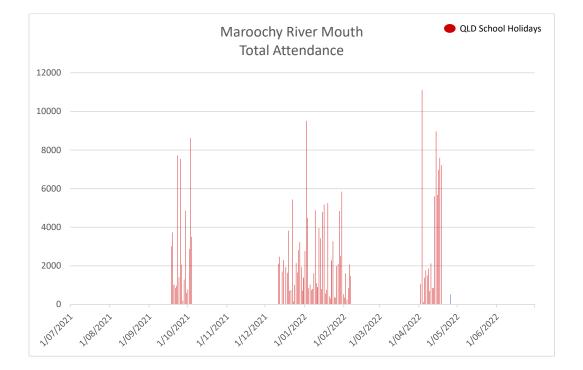


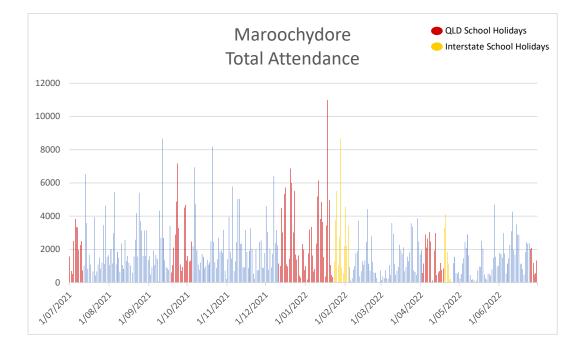




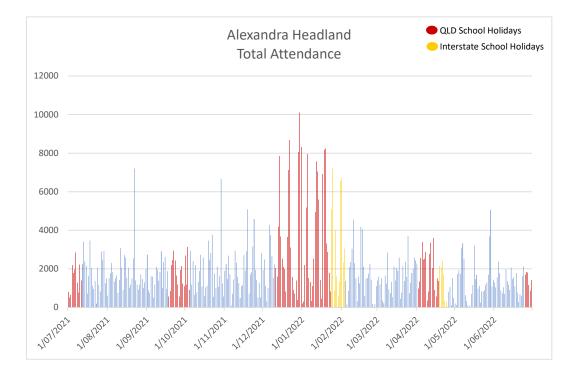


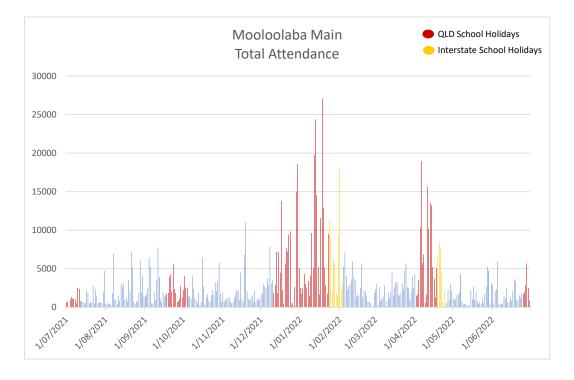


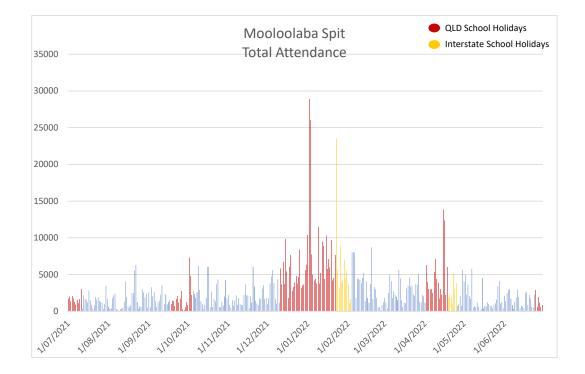


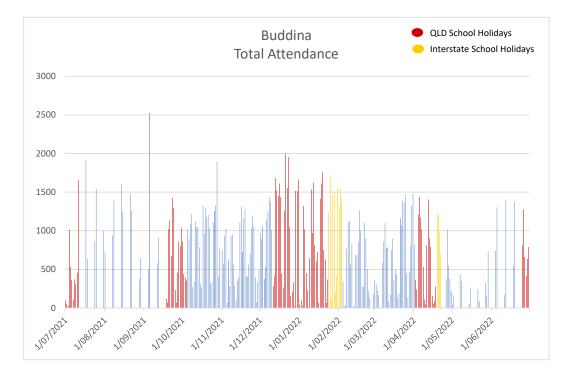


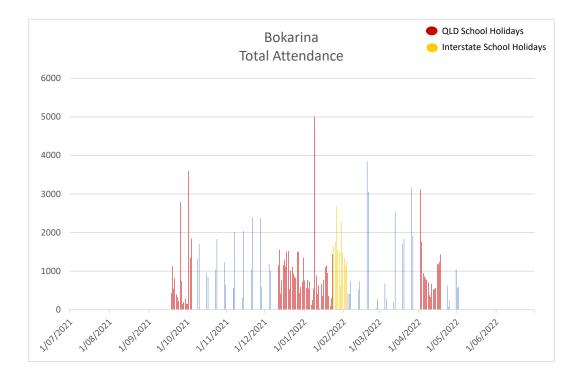
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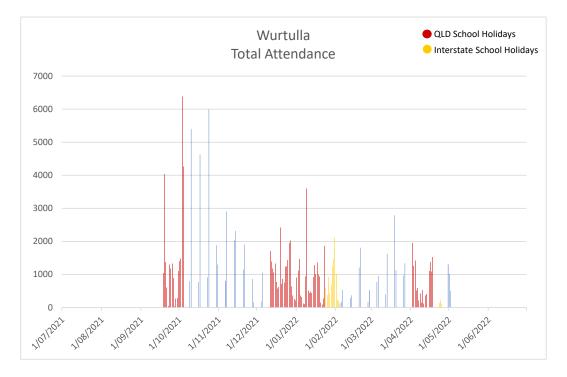


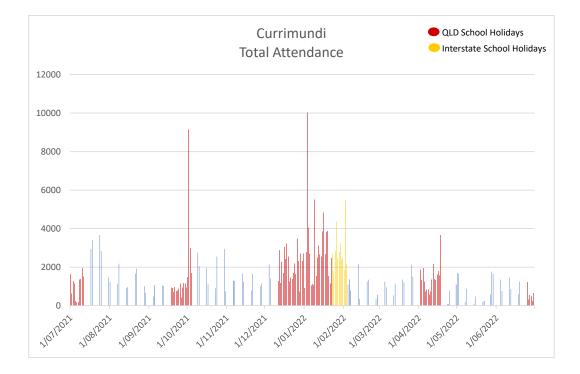


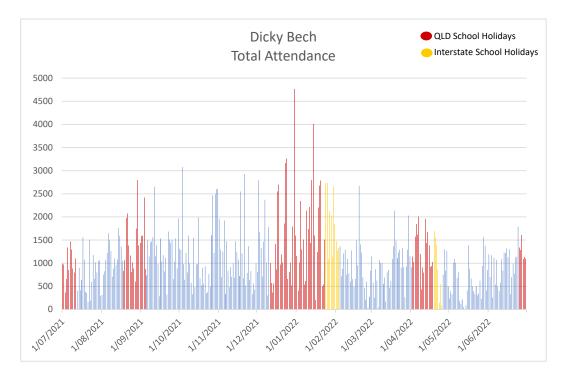


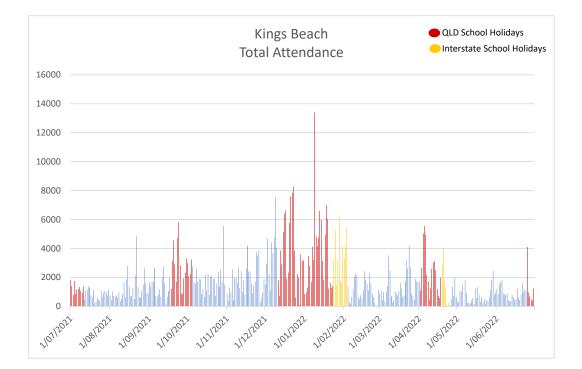


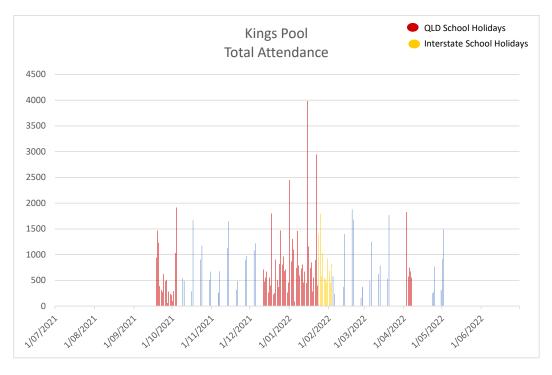




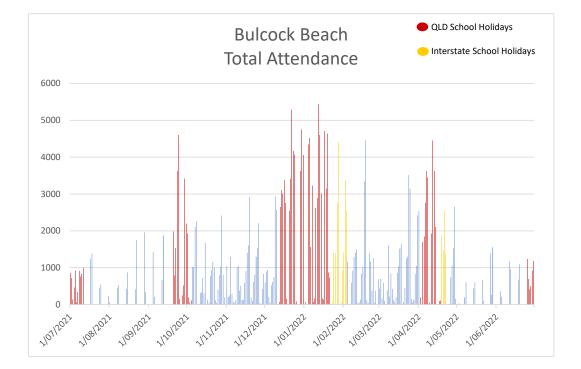


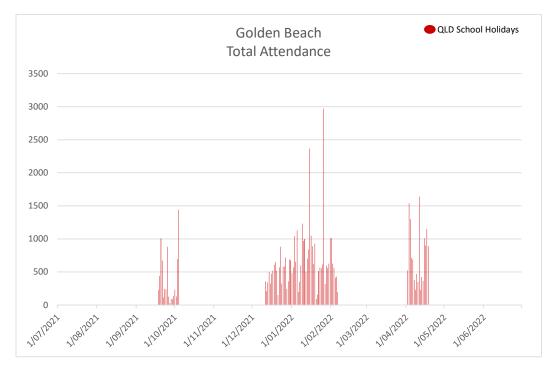






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8.3 2023 SPORTS FIELD MAINTENANCE FUNDING PROGRAM

File No:	Council Meetings
Author:	Community Connections & Partnerships Lead Economic & Community Development Group
Appendices:	App A - Sports Field Maintenance Funding Program Recommendations 2023123 🗓 🛣

PURPOSE

This report seeks Council consideration and endorsement of recommendations for the 2023 Sports Field Maintenance Funding Program (Appendix A).

EXECUTIVE SUMMARY

The inaugural Sports Field Maintenance Funding Program and supporting guidelines were endorsed by Council at its Ordinary Meeting of 2 February 2011. The funding program commenced in the 2011/12 financial year providing funding for up to three years to successful applicants.

On 20 June 2013, Council adopted the *Community Grants Policy* under which the Sports Field Maintenance Funding Program guidelines are administered.

The aim of this program is to contribute to maintenance costs incurred by, and provide expert advice to, organisations maintaining turf surfaces to competition standard.

The program is jointly managed by the Economic and Community Development and Built Infrastructure Groups and is premised on the following four elements:

- The sports field maintenance undertaken ensures fields are at competition standard
- The costs are attributed per field, per annum and based on the type of sport played
- Council's contribution is a percentage of the full contractor rate
- The program is not applicable to specialised, exclusive and/or restricted access sports.

Pivotal to the program is the availability of a dedicated Council staff member, Parks Community Sports Field Officer (Parks and Gardens), to provide support to sporting organisations by providing expert advice on maintaining their sports field to competition standard.

All Sports Field Maintenance Funding Program agreements ceased on 30 June 2023.

A thorough review of the Sports Field Maintenance Funding Program undertaken during 2022 confirmed the program is achieving its aim of providing consistent, equitable and appropriate support for sports field maintenance across the Sunshine Coast Local Government Area. The review recommendations are implemented in this 2023 program round.

Applications for the 2023 Sports Field Maintenance Funding Program round closed on 22 May 2023 with applications from forty-eight (48) sporting organisations.

This report recommends a total of \$895,657 in funding to forty-eight (48) sporting organisations to contribute toward the cost of maintaining fields in 2023/24. As one of the sporting organisations funded in this round will take on responsibility for an additional field in the second year of this funding cycle a total of \$907,684 + CPI is recommended in the second and third year.

Details of this recommendation are provided in Appendix A.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "2023 Sports Field Maintenance Funding Program" and
- (b) endorse the 2023 Sports Field Maintenance Funding Program Recommendations including three years of funding with annual CPI increases to be applied in 2024/25 and 2025/26 (Appendix A).

FINANCE AND RESOURCING

Funding of sporting organisations through the Sports Field Maintenance Funding Program is based on a formula which considers field type, number of fields and period of responsibility and is allocated (subject to budget) for one, two or three year funding periods.

As all previous Sports Field Maintenance Funding Program agreements ceased on 30 June 2023 and there are no existing commitments under this program for 2023/24.

The recommendations of the 2022 review of the Sports Field Maintenance Funding Program included an increase of 16% to be applied to the allocation for each field type when calculating annual funding amounts for each sporting organisation. Further, the review recommended that CPI be implemented annually from year two of the next three-year cycle.

The 16% increase was considered and endorsed in Council's 2023/24 budget deliberations and included in the 2023/24 Grants and Partnerships Budget.

The 2023/24 Sports Field Maintenance Funding Program budget is sufficient to support the \$895,657 recommended in this report for forty-eight (48) sporting organisations (Appendix A).

All applicants are recommended for three years of funding with annual CPI increases from year two. One of the sporting organisations funded in this round will take on responsibility for an additional field in the second year of this funding cycle, attracting an increase in their funding allocation.

As funding is allocated for the three (3) year funding period, the recommendations in this report have implications for future budgets.

Budget Implications	2023/2024	2024/2025	2025/2026
2023/2024 round – 1 st year	\$895,657		
2024/2025 round – 2 nd year		\$907,684 + CPI	
2025/2026 round – 3 rd year			\$907,684 + CPI
Total	\$895,657	\$907,684 + CPI	\$907,684 + CPI

TABLE 1. Budget Implications

CORPORATE PLAN

Corporate Plan Goal: Outcome: Operational Activity:

Our strong community

1.1 Healthy and active communities
 1.4.1 - Provide support to the community and other not-for-profit organisations in the delivery of resources, facilities and services that meet the needs of communities through the grants program

CONSULTATION

Portfolio Councillor Consultation

- Economic Development Portfolio Councillor J O'Pray and Councillor T Landsberg
- Community Portfolio Councillor R Baberowski and Councillor D Law

Internal Consultation

Consultation has been undertaken with relevant internal stakeholders across various groups and branches of Council including:

- Parks Community Sports Field Officer, Parks and Gardens
- Sports Planning and Development team, Sport and Community Venues
- Senior Project Officer, Community Connections, Community Planning and Development
- Senior Property Officer, Land Management, Property Management

External Consultation

Consultation with representatives from partner sporting organisations is undertaken on a regular basis by both the Parks Community Sports Field Officer and relevant Sport and Recreation Officers to ensure compliance with and support for their funding agreements.

Community Engagement

No external community engagement was undertaken in relation to this report.

PROPOSAL

The inaugural Sports Field Maintenance Funding Program and supporting guidelines were endorsed by Council at its Ordinary Meeting of 2 February 2011. The funding program commenced in the 2011/12 financial year, providing funding for up to three years.

On 20 June 2013, Council adopted the Community Grants Policy under which the Sports Field Maintenance Funding Program guidelines are administered.

The aim of the program is to contribute to maintenance costs and provide expert advice to organisations to assist in maintaining turf surfaces to competition standard.

Funding through the Sports Field Maintenance Funding Program is based on a formula which considers field type, number of fields and period of responsibility.

The program is jointly managed by the Economic and Community Development and Built Infrastructure Groups and is premised on the following four elements:

- Sports fields are maintained to competition standard
- Costs are attributed per field, per annum and based on the sport played
- Council's contribution to the maintenance costs is a percentage of the full contractor rate
- The program is not applicable to specialised, exclusive and/or restricted access sports. Examples of these activities include lawn bowls, tennis, croquet, archery and pony clubs.

Pivotal to the program is the availability of a dedicated Council officer, the Parks Community Sports Field Officer (Parks and Gardens) to support the partner sporting organisations by providing expert advice on maintaining their sports fields to competition standard.

Program Review

A thorough review of the Sports Field Maintenance Funding Program was undertaken during 2022 to consider whether the program was achieving its aim of providing consistent, equitable and appropriate support for sports field maintenance across the Sunshine Coast Local Government Area.

The review recommendations include:

- 1. The program continuing to use the current funding model.
- 2. An increase of 16%* be applied to the allocation for each field type when calculating funding amounts for each sporting organisation at the commencement of the next three-year cycle.
- 3. Implementing an annual CPI increase to the Program from year two (2) of the next three-year cycle.
- 4. Ensuring Council's Parks Community Sports Field Officer and Sports Planning and Development teams are sufficiently resourced to collaboratively support clubs in planning and pursuing opportunities to improve field infrastructure.
- 5. In line with Council's Sunshine Coast Sport and Active Recreation Plan 2016, work be progressed to establish and document a hierarchy ranking of funded facilities to provide a framework for which fields can be used for regional and state competitions.

*Percentage increase based on the cumulative CPI Brisbane June 2020 – December 2022.

All the review recommendations above have been implemented in the 2023 Sports Field Maintenance Funding Program.

2023 Sports Field Maintenance Funding Program

The 2023 Sports Field Maintenance Funding Program round opened on 24 April 2023 and closed on 22 May 2023. The program was promoted through direct contact with organisations identified as potentially eligible for funding as well as on Council's website.

Council received applications from forty-eight (48) sporting organisations.

The assessment of applications for this funding program required clarification of tenure, type of sport played on the field/s, number of fields and period of maintenance responsibility. An assessment panel made up of Council officers with relevant expertise met to review the applications and determine an outcome. Assessment panel membership is detailed in the Internal Consultation section of this report.

Applications for the 2023 Sports Field Maintenance Funding Program round closed on 22 May with forty-eight (48) organisations applying to enter the program, all requesting multiyear funding.

This report recommends a total of \$895,657 in funding to forty-eight (48) sporting organisations per year for the three-year period to 30 June 2026 to contribute toward the cost of maintaining fields. As one of the sporting organisations funded in this round will take on responsibility for an additional field in the second year of this funding cycle a total of \$907,684 + CPI is recommended in the second and third year.

Details of this recommendation are provided in Appendix A.

Legal

The act of providing funding does not, of itself, raise issues of legal liability for Council. Rather it is the conduct of the funding recipient in carrying out what may be considered a local government type activity on local government owned or controlled land that will have some legal liability exposure issues for Council. This will be mitigated, as best as is possible, by having the successful funding applicants enter into Agreements that clearly articulate the relationship between the parties and obligate them to be incorporated bodies with adequate risk management plans, levels of insurance, training, reporting and financial controls.

Policy

Delivery of the Sports Field Maintenance Funding Program is governed by the Community Grants Policy and supporting guidelines.

Risk

There is minimal financial risk associated with the program in supporting identified eligible organisations to carry out field maintenance, due to the ongoing working relationships between the organisations and dedicated Council officers. This relationship is supported by individually tailored funding agreements.

Previous Council Resolution

Ordinary Meeting 22 July 2021 (OM21/66)

That Council:

- (a) receive and note the report titled "2021 Sports Field Maintenance Funding *Program*"
- (b) endorse the 2021 Sports Field Maintenance Funding Program Recommendations (Appendix A).

Ordinary Meeting 20 June 2013 (OM13/109)

That Council:

- (a) receive and note the report titled "Community Grants Policy"
- (b) adopt the Community Grants Policy (Appendix A)
- (c) note the Community Grants Guidelines (Appendix B) as amended by (f) below to implement the Community Grants Policy
- (d) adopt the Mayoral and Councillor Discretionary Funding Policy as amended (Appendix C)
- (e) note the Mayoral and Councillor Discretionary Funding Program Guidelines (Appendix D) and
- (f) amend the grants guidelines to include a clause that stipulates that each program is subject to annual budget allocations.

Ordinary Meeting 2 February 2011 (OM11/12)

That Council:

- (a) receive and note the report titled "Sports Field Maintenance Funding Program"
- (b) adopt a 70% Council funding contribution of the full contractor rate to maintain fields noting potential funding sources and refer funding to 2011/12 budget process
- (c) adopt the Sports Field Maintenance Funding Program Policy (Appendix A) and note Guidelines (Appendix B) and
- (d) request the Chief Executive Officer to review the Sports Field Maintenance Funding Program one year after adoption and provide a progress report back to Council.

Related Documentation

Funding arrangements with individual organisations include individual agreements which must demonstrate field maintenance plans. These plans are formulated in consultation with the Parks Community Sports Field Officer.

There are also a number of related policies and governing legislation that guide and inform the management and delivery of the Sports Field Maintenance Funding Program. These include:

- Local Government Act (2009)
- Local Government Regulation (2012)
- Sunshine Coast Community Strategy 2019-2041
- Community Grants Policy (2013)
- Environment and Liveability Strategy 2017
- Corporate Plan 2023-2027
- Sport and Active Recreation Plan 2011-2026
- Sports Field Maintenance Funding Program Guidelines

Critical Dates

The due date for acquittals of 2023/24 Sports Field Maintenance Funding Program allocations is 31 August 2024.

Implementation

Upon Council endorsement of the recommendations in this report, the applicants will be notified of the recommended funding amount, funding conditions including reporting and acquittal requirements and any conditions to be met prior to funding being processed.

The recipients will also develop a maintenance agreement in consultation with Council's Parks Community Sports Field Officer, clarifying expectations in relation to the maintenance of the sports fields.

Funding will be distributed once the transfer of responsibility is confirmed and the online agreement is submitted to Council. All recipients will be required to display Council supplied signage acknowledging Council's support for field maintenance.

Details of the successful partner organisations will be posted on Council's website.

Sports Field Maintenance Funding Program Recommendations 2023

48

Total applications recommended:

Total amount recommended (GST exc.): \$895,657

Application ID	Organisation Name	Property Owner	Primary sport played on fields	No. of effective fields	Period of maintenance (months)	Amount Recommended/year (excl GST)	Period of funding	Division
SFMP23031	Caloundra Branch Little Athletics	Council	Athletics	1	6	\$6,014	3 years	Div. 2
SFMP23052	Caloundra Australian Rules Football Club Inc	Council	AFL	1	6	\$6,014	3 years	Div. 2
SFMP23032	Palmwoods Cricket Club Inc	Council	Cricket	4	1.5 x 12 2.5 x 6	\$33,075	3 years	Div. 5
SFMP23001	Nambour & Hinterland Australian Football Club Inc	Council	AFL	1	6	\$6,014	3 years	Div. 5
SFMP23048	Palmwoods Western and Districts Junior Rugby League Football Club Inc	Council	Rugby League	1.5	6	\$4,579	3 years	Div. 5
SFMP23025	Glasshouse Hinterland Australian Football Club Inc.	Council	AFL	1.5	6	\$9,021	3 years	Div. 1
	Landsborough Cricket Club Inc	Council	Cricket	Year 1 1.5	6	\$9,021	3 years	Div. 1
SFMP23002				Year 2 & 3 2.5	1.5 x 6 1 x 12	\$21,048		
SFMP23047	Coolum Cricket Club Inc	Council	Cricket	2	1 x 6 1 x 12	\$18,041	3 years	Div. 9
SFMP23018	Coolum Beach Junior Rugby League Club Inc	Council	Rugby League	2	6	\$6,105	3 years	Div. 9
SFMP23017	Suncoast Hinterland Softball Association Inc.	Council	Softball	4	6	\$12,209	3 years	Div. 5
SFMP23029	Mooloolah Hinterland Churches Soccer Club Inc.	Council	Soccer	4	6	\$12,209	3 years	Div. 5
SFMP23003	Coolum Touch Association Inc.	Council	Touch Football	2	12	\$12,209	3 years	Div. 9

Application ID	Organisation Name	Property Owner	Primary sport played on fields	No. of effective fields	Period of maintenance (months)	Amount Recommended/year (excl GST)	Period of funding	Division
SFMP23004	Baringa Football Club Inc	Council	Soccer	3	2 x 12 1 x 3	\$13,736	3 years	Div. 1
SFMP23005	Bli Bli United Football Club Inc.	Council	Soccer	3	12	\$18,314	3 years	Div. 9
SFMP23006	Maroochydore Cricket Club Inc.	Council	Cricket	4.5	12	\$54,123	3 years	Div. 6
SFMP23008	Caloundra Football Club	Council	Soccer	7.5	12	\$45,785	3 years	Div. 3
SFMP23009	Beerwah and District Junior Rugby League Inc	Council	Rugby League	2	12	\$12,209	3 years	Div. 1
SFMP23010	Range United Soccer Club	Other NFP organisation owned	Soccer	2	12	\$12,209	3 years	Div. 5
SFMP23011	Currimundi United Football Club	Council	Soccer	2	12	\$12,209	3 years	Div. 3
SFMP23012	North Shore Soccer Club Inc	Council	Soccer	1.75	12	\$10,683	3 years	Div. 8
SFMP23013	Maroochydore Rugby Union Club	Council	Rugby Union	2.5	12	\$15,262	3 years	Div. 8
SFMP23014	Glasshouse Mountains Sports Club Inc	Council	Soccer	8.5	12	\$51,890	3 years	Div. 1
SFMP23015	Buderim Cricket Club Inc T/A USC Cricket Club	Council	Cricket	0.5	12	\$6,014	3 years	Div. 6
SFMP23016	Sunshine Coast Hockey Association Inc	Council	Hockey	4	12	\$36,392	3 years	Div. 7
SFMP23019	Nambour Rugby Union Football Club Inc.	Council	Rugby Union	2.25	12	\$13,736	3 years	Div. 5
SFMP23020	Caloundra City Soccer Club Inc	Council	Soccer	3	12	\$18,314	3 years	Div. 2
SFMP23021	Nambour Rugby League Club Inc	Council	Rugby League	2.5	12	\$15,262	3 years	Div. 10
SFMP23022	Buderim Wanderers Football Club	Council	Soccer	4	12	\$24,419	3 years	Div. 7
SFMP23023	Nambour Yandina United Football Club Inc	Council	Soccer	4	12	\$24,419	3 years	Div. 10

Application ID	Organisation Name	Property Owner	Primary sport played on fields	No. of effective fields	Period of maintenance (months)	Amount Recommended/year (excl GST)	Period of funding	Division
SFMP23024	Chancellor Park Soccer Club	Council	Soccer	4	12	\$24,419	3 years	Div. 6
SFMP23026	Maroochydore Football Club Inc	Council	Soccer	5.5	12	\$33,576	3 years	Div. 7
SFMP23027	Maroochydore Junior Rugby League Club Inc	Council	Rugby League	3.5	12	\$21,366	3 years	Div. 7
SFMP23028	Woombye Snakes Football Club Inc	State Government	Soccer	2.5	12	\$15,262	3 years	Div. 5
SFMP23030	Caloundra & Districts Rugby League Football Club Ltd	Council	Rugby League	2	12	\$12,209	3 years	Div. 2
SFMP23033	Witta Recreational Club Inc	Own organisation	Touch	1.5	12	\$9,157	3 years	Div. 5
SFMP23034	Caloundra Junior Rugby League Club Inc	Council	Rugby League	3.5	12	\$21,366	3 years	Div. 2
SFMP23035	Yandina Cricket Club Inc	State Government	Cricket	2.75	12	\$33,075	3 years	Div. 10
SFMP23036	Queensland Police-Citizens Youth Welfare Association	Own organisation	Athletics	1.5	12	\$18,041	3 years	Div. 10
SFMP23037	Buddina United Soccer Club	Council	Soccer	2	12	\$12,209	3 years	Div. 6
SFMP23038	Palmwoods Warriors Football Club Inc.	Council	Soccer	2.5	12	\$15,262	3 years	Div. 5
SFMP23039	Coolum Football Club Inc.	Council	Soccer	3	12	\$18,314	3 years	Div. 9
SFMP23041	Caloundra Rugby Union Club Inc	Council	Rugby Union	2.5	12	\$15,262	3 years	Div. 2
SFMP23042	Kawana Park Junior Australian Football Club Inc	Council	AFL	2	12	\$24,055	3 years	Div. 3
SFMP23043	North Shore Multisports Association	Council	Soccer, AFL, Baseball	1 x soccer 2 x AFL 1.5 x baseball	12	\$39,317	3 years	Div. 8
SFMP23044	Bli Bli Little Athletics Centre Inc	Council	Athletics	1	12	\$12,027	3 years	Div. 9
SFMP23045	Glass House District Branch Little Athletics Centre Inc	Council	Athletics	1.5	12	\$18,041	3 years	Div. 1

Application ID	Organisation Name	Property Owner	Primary sport played on fields	No. of effective fields	Period of maintenance (months)	Amount Recommended/year (excl GST)	Period of funding	Division
SFMP23046	Caloundra Cricket Club Inc.	Council	Cricket	2	12	\$24,055	3 years	Div. 2
SFMP23049	Eumundi Park Recreation and Showgrounds Association Inc	State Government	Rugby Union	1.5	12	\$9,157	3 years	Div. 10

8.4 SUNSHINE COAST ECOLOGICAL PARK MASTER PLAN

File No:	Council meetings
Author:	Acting Coordinator Open Space and Social Policy Liveability & Natural Assets Group
Appendices:	App A - Sunshine Coast Ecological Master Plan - Back to Nature
	App B - Sunshine Coast Ecological Park Excellence Advisory Panel - letter of support
Attachments:	Att 1 - Sunshine Coast Ecological Park Strategic Business Case

PURPOSE

The purpose of this report is to present the final Sunshine Coast Ecological Park Master Plan for Council consideration and endorsement.

EXECUTIVE SUMMARY

Located on 65 hectares of land adjoining the Mary Cairncross Scenic Reserve, Maleny, the Sunshine Coast Ecological Park provides the opportunity to create a unique ecological park experience inspired by the beautiful natural environment on the Sunshine Coast.

The park seeks to deliver nature-based recreation, education and research, whilst protecting, celebrating and restoring the sites inherent environmental, natural and cultural heritage values. The park will service the entire region, enhancing the conservation and recreation credentials for the Sunshine Coast community and for visitors to enjoy.

With land secured, preliminary site assessments and feasibility studies completed, and a park vision (and supporting values) established to be *"A place of cherished nature and ecological wonder for generations to discover and enjoy",* the Sunshine Coast Ecological Park Master Plan "Back to Nature" (*Appendix A*) provides a strategic road map to guide future planning, delivery, and operations for this important regional asset. Three stages of community engagement were undertaken as part of the master planning process:

- Stage 1 tested the project's vision and values, with feedback informing the creation of three key functions recreation and wellness, ecology and restoration and research, education and culture to guide the design and delivery of the ecological park
- Stage 2 shared, tested and sought feedback on spatial ideas, proposed activities and strategies to support the functions identified in Stage 1.
- Stage 3 sought feedback on a Draft Master Plan informed by feedback from Stage 1 and 2.

In addition to community engagement activities, an excellence advisory panel and community reference group were also established to ensure targeted technical and community views and opinions informed the development of the master plan. The excellence advisory Panel have affirmed their support for the Sunshine Coast Ecological Park Master Plan through the preparation of a letter of support (*Appendix B*).

There is strong community sentiment for the project and engagement identified common interests, concerns, and preferences across the community. While majority of feedback was positive and supportive of the draft Master Plan, there were some areas identified that the community wanted Council to focus on, including achieving a balance between recreation

and conservation and the community and residential impacts associated with the future park. It is important that these focus areas remain part of the ongoing planning and delivery of this project.

Consultation outcomes have now been incorporated and a final draft master plan has been prepared for Council consideration.

To support the project, a strategic business case (*Attachment 1*) has confirmed a positive net benefit and contribution to economic activity and employment – both during construction and operation.

This report seeks Council's endorsement of the Sunshine Coast Ecological Park Master Plan to support staged implementation of this transformational project including ongoing advocacy, detailed design, funding attraction and partnerships.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Sunshine Coast Ecological Park Master Plan"
- (b) endorse the Sunshine Coast Ecological Park Master Plan (Appendix A)
- (c) note that the Sunshine Coast Ecological Park Master Plan will inform the development of staged implementation projects for consideration in future capital and operational budgets and applications for external funding opportunities and
- (d) receive and note the Sunshine Coast Ecological Park Excellence Advisory Panel Letter of Support (Appendix B).

FINANCE AND RESOURCING

Project Establishment and Master Plan development

The strategic land acquisitions of 65ha to support the delivery of the ecological park were jointly funded by the Environment Levy and Local Government Infrastructure Plan – land for community facilities and public parks (approx. \$1.8 million) and the Sunshine Coast Environment Levy (approx. \$2.4 million).

Site planning, feasibility studies, project management and the master planning process have been funded through the Local Government Infrastructure Plan (approx. \$1 million).

Master Plan Implementation

Based on ongoing planning and in today's dollars, it is estimated that the delivery of the Ecological Park will cost approximately \$177 million. Refined delivery costs will be determined throughout the design development and into the construction phase, which would be dependent on the construction market at time of delivery and available budgets.

The scale and complexity of the works means the park will take significant time to be fully realised, through phased construction over an estimated 10-year period subject to securing funding, and the restoration works evolving and developing into mature forests over a 30-year timeframe. It is anticipated that the project is well positioned to attract external funding partnerships to facilitate delivery.

\$1,720,000 has been allocated through Local Government Infrastructure Plan to commence detailed design in 2023/24 and 2024/25, with further seed funding allocated through the Local Government Infrastructure Plan to support staged implementation from 2025/26. Council's Environment Levy funding may also be used to support the enhancement of the future Ecological Park's environmental values.

External Funding Opportunities

Attracting and securing external funding partnerships will be crucial in the delivery of the Sunshine Coast Ecological Park. As a project of regional significance with a strong focus on research, education and environmental restoration, partnership opportunities with government bodies, tertiary institutions and the private sector will be explored.

CORPORATE PLAN

Corporate Plan Goal:	Our environment and liveability
Outcome:	2.3 - Responsive, accessible and well managed assets and
	infrastructure
Operational Activity:	2.3.2 Finalise the master plan for the Sunshine Coast Ecological
	Park on land adjoining the Mary Cairncross Scenic Reserve.

CONSULTATION

A strong governance structure was established and implemented throughout the master planning process to ensure that key internal and external stakeholders, and the broader community were engaged and involved in the process. This included a Project Steering Committee, Internal Working Group, Expert Advisory Panel (EAP), Community Reference Group (CRG).

Councillor Consultation

Councillors were engaged throughout the preliminary planning and master planning processes.

Environment and Liveability Portfolio Councillors (Councillor M Suarez and Councillor P Cox) and Division 5 Councillor (Councillor W Johnston) were members of the Project Steering Committee, which guided the implementation of the master planning process.

Internal Consultation

An internal working group provided input, ideas and advice to develop the Master Plan and helped refine the preferred spatial layout and identify the key components and strategies. The group representation included:

- Parks and Gardens Branch
- Project Delivery Branch
- Economic Development Branch
- Design and Placemaking Services branch
- Environmental Operations Branch
- Communications Branch.

External Consultation

Excellence Advisory Panel (EAP)

The Excellence Advisory Panel consisted of eight industry experts from the fields of architecture, landscape design, ecological restoration, water ecology, urban planning, engineering, environmental advocacy, and education and Jinibara First Nations representation.

The EAP provided best practice design advice throughout the master planning process and proposed design refinements and solutions at key stages of planning which have been represented in the Master Plan.

Community Reference Group

The Community Reference Group provided a forum for selected community representatives to receive detailed information on the project, provide feedback on proposed engagement

activities and discuss the planning and design of the new park. The group made communication and design suggestions and raised any potential concerns or opportunities in regard to the master planning process.

State Government

Initial discussions have been held with the Queensland Department of Transport and Main Roads and the Department of Tourism, Innovation and Sport - Tourism Infrastructure Development to outline the strategic intent of the project and identified the need for future engagement in future planning.

The State Member for the Glass House Electorate has also been briefed on the project.

Community Engagement

A three stage Community Engagement approach was enacted throughout the master planning process. Each stage provided valuable input which has been reflected in the Master Plan.

As part of the project governance framework, a Community Reference Group (CRG) was convened throughout the master planning process. The CRG was made up of community volunteers representing the region and the local community. The CRG provided valuable input in preparing and executing the engagement approach and helped inform the design and preparation of the Master Plan.

Stage One - Information sharing and gathering - Completed May 2022

The intent of the first stage of community engagement was to share and test the vision, values, and ecological park concept with community to raise awareness, gather feedback and gain understanding of community sentiment.

Key outcomes:

- Positive and supportive sentiment for the project, its vision and values
- Emergent key themes supporting the Ecological Park ideology and affirming the need for the park to deliver on three core functions
 - Recreation and Wellness
 - Ecology and Restoration
 - Research, Education and Culture.
- Detailed feedback on opportunities and constraints to inform the next phase of the project

Stage Two – Testing options - Completed September 2022

The intent of the second stage of community engagement was to gather ideas, testing the park functions and strategies, and early spatial concept

Key outcomes:

- Continued community support for the project, including the proposed park functions and strategies.
- The community identified the top elements they would like to see and experience in the park most popular park elements included walking trails, the wetland, loop path, forest lookout and treetop bridge. The sensory garden, play forest and tree houses were also well supported.
- Some concerns were raised regarding potential impacts on the existing Mary Cairncross Scenic Reserve (MCSR) by the proposed access locations
- The feedback gathered informed the refinement of the Draft Master Plan prior to Stage 3 engagement.

Stage Three - Sharing the Draft Master Plan - Completed March 2023

There is strong community sentiment for the project and engagement identified common interests, concerns, and preferences across the community. While majority of feedback was positive and supportive of the draft Master Plan, there were some areas identified that the community wanted Council to focus on:

Balance between recreation and conservation

The park aims to find a balance between human-centric recreational activities and creating a safe space for flora and fauna to thrive. Feedback suggested a desire to grow conservation spaces, potentially separate from human interaction.

Community and residential impacts

Suggested refinements encouraged Council to review how the proposed park will impact nearby residents and the general community, and consider issues such as patronage, amenities, traffic, construction and operations.

Refinements were made in finalising the Master Plan to address key concerns, with further areas of concerns highlighted for further consideration in future planning stages.

PROPOSAL

The Sunshine Coast Ecological Park (SCEP) is proposed on 65 hectares of land adjoining the Mary Cairncross Scenic Reserve, Maleny. The project provides the opportunity to create a unique ecological park experience inspired by the beautiful natural environment on the Sunshine Coast.

The Ecological Park seeks to support nature-based recreation, education, and research, whilst protecting, celebrating, and restoring the sites inherent environmental, natural and cultural heritage values.

Developing a new ecological park that services the entire region will enhance the conservation and recreation credentials of the Sunshine Coast for the community and visitors to enjoy. The proposed Sunshine Coast Ecological Park will deliver lasting environmental, social, and economic benefits to the entire Sunshine Coast Community. The Master Plan 'Back to Nature' provides long-term guidance to aid future planning, staged implementation, and successful operation of the ecological park.

Project Drivers

The Sunshine Coast Ecological Park concept has been developed to support Sunshine Coast Council's aspiration as 'Australia's most sustainable region - healthy, smart, creative'.

The Sunshine Coast is well known for its natural beauty and green spaces. These green spaces surround our neighbourhoods and towns contribute to both the liveability and identity of the region. The region's national parks, environmental reserves and recreation parks provide space for conservation, visual relief, as well as sport and recreation.

The Sunshine Coast continues to grow and emerge as a city-region. The region's current population of nearly 350,000 people is projected to continually grow in the next 20 years, to over 500,000 residents by 2041. This growth will place increased pressure on existing coastal parks and green spaces.

Mary Cairncross Scenic Reserve (MCSR) comprises 55 hectares of subtropical rainforest overlooking the Glass House Mountains. The reserve is a living museum of diverse plant and animal life that once covered the Blackall Range and an amazing ecological asset for the community to enjoy. Mary Cairncross Scenic Reserve is facing several ecological challenges, exacerbated by its size and isolation in the landscape.

The Sunshine Coast Ecological Park concept was proposed as an opportunity to provide a healthy, smart, and creative response to these challenges by

- Delivering on the Environment and Liveability Strategy 2017.
- Providing a new nature-based experience and destination for the community.

- Assisting to alleviate the shortfall of Council-wide recreation parks and take pressure off coastal parks.
- Delivering a 'release-valve' from the current visitor pressures on Mary Cairncross Scenic Reserve and protecting the diverse ecological value by buffering and expanding the old growth forest.

Project Background

Council acquired 65 hectares of land between 2016 and 2018 for the creation of the ecological park.

During this time Council also refined the Vision and Values for the Ecological Park. These guiding principles have been paramount through all stages of planning and will continue to the guide future planning and implementation.

Vision: A place of cherished nature and ecological wonder for generations to discover and enjoy

Values:

- 1. An ecologically valuable, resilient, and connected landscape
- 2. A place that welcomes people to learn, play and contribute to the future
- 3. A place to be inspired by nature
- 4. An immersive experience that promotes balance, respite, and revival
- 5. A place of unexpected and spontaneous discovery
- 6. A place that shares the stories of local people and the natural history of the region.

Further project planning undertaken from 2019-2021 included preliminary site assessments and feasibility studies which indicated that the concept was achievable. A governance structure was clearly defined to help guide the master planning process.

Following this, Hassell Studio supported by a multi-disciplinary team were engaged in late 2021 to complete the master planning and engagement process for the proposed Sunshine Coast Ecological Park.

Master planning and strategic design process

The Master Plan 'Back to Nature' was completed across an 18-month period and underpinned by the established project vision and values and informed by extensive site constraint analysis and a multi-stage community engagement approach.

The master planning process determined the core functions and strategies needed to achieve Council and the community's vision for the park. The spatial design and proposed features of the ecological park are the culmination of the design process, responding to the constraints of the site and delivering the park vision.

'The Master Plan aims to provide long term guidance to the project, as it moves forward into the next phases of planning and eventual staged implementation. It provides immense detail, defining four distinct park precincts; providing rigour and instruction on how the park can best deliver upon the functions and strategies; and proposed implementation staging.

Strategic Business Case

A strategic business case has been prepared as part of the master planning process (*Attachment 1*). This included:

• A societal cost benefit analysis (CBA) including an assessment of environmental, social and economic costs and benefits, and

• A Regional Economic Impact analysis considering the total direct and indirect (flow-on) economic impacts of the project proposal in the form of economic output, employment (Sunshine Coast job creation) and Sunshine Coast industry value-added.

The strategic business case found that the proposal would return a positive Benefit Cost Ratio (>1.0) and that there would be significant direct and flow on economic benefits for the region, including creation of an estimated 73 jobs throughout the construction phase and 70 ongoing jobs upon reaching operation.

These findings will be used moving forward to demonstrate the societal and economic benefits of the project to attract funding partners and pursue grant applications.

Next Steps

Following Council's support of the Master Plan, implementation would commence and involve:

- Establishing a new project governance structure
- Delivering "quick-wins" to maintain established project stakeholder engagement and involvement, including initial revegetation works
- Starting detailed design to support staged delivery
- Pursuing strategic and financial partnership opportunities.

Further consultation around specific aspects of the park design will be undertaken with both community and key stakeholders in future project stages.

Legal

As a non-statutory document, there are no legal risks associated with finalising and endorsing the Sunshine Coast Ecological Master Plan.

Policy

The development of the Sunshine Coast Ecological Park Masterplan is supported by the Environment and Liveability Strategy 2017 and the Sunshine Coast Council Corporate Plan 2023-2027. The project is one component of the Environment and Liveability Strategy's "Expanding Green Spaces" Transformational Action which seeks to secure and activate space for future generations through an accelerated strategic land program to improve conservation, flood mitigation and sport and recreation opportunities.

Risk

Key risks associated with the implementation of the Master Plan include:

- Securing sufficient funding impacting on delivery and associated timing
- Maintaining continued community support and involvement if delivery and associated timing is delayed.

Key risks in the unsuccessful implementation of the Master Plan include:

- Failure to provide sufficient land for recreation for the region
- Continued risk to the valued plants and animals in Mary Cairncross Scenic Reserve.

Previous Council Resolution

Other than previous Council resolutions to support the acquisition of lands on which the Ecological Park is proposed, there is no other specific resolutions relevant to this report.

Related Documentation

- Environment and Liveability Strategy 2017
- Sunshine Coast Council Corporate Plan 2023-2027

Critical Dates

There are no critical dates relevant to this report.

Implementation

Should the recommendation be accepted by Council, it is noted that the Sunshine Coast Ecological Park Master Plan would be used to guide future planning, decision-making, delivery, and operations of the Sunshine Coast Ecological Park.



Back to Nature

The Sunshine Coast Ecological Park Master Plan









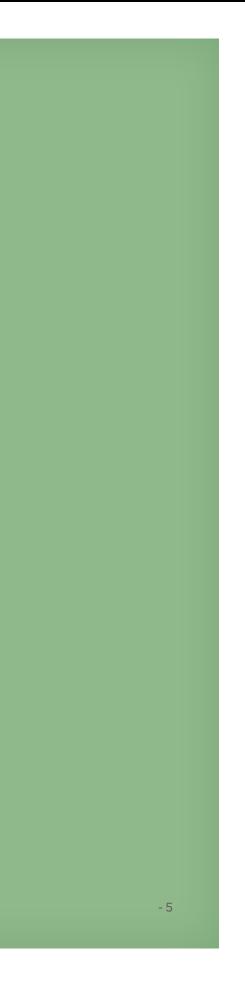
Acknowledgement of Country

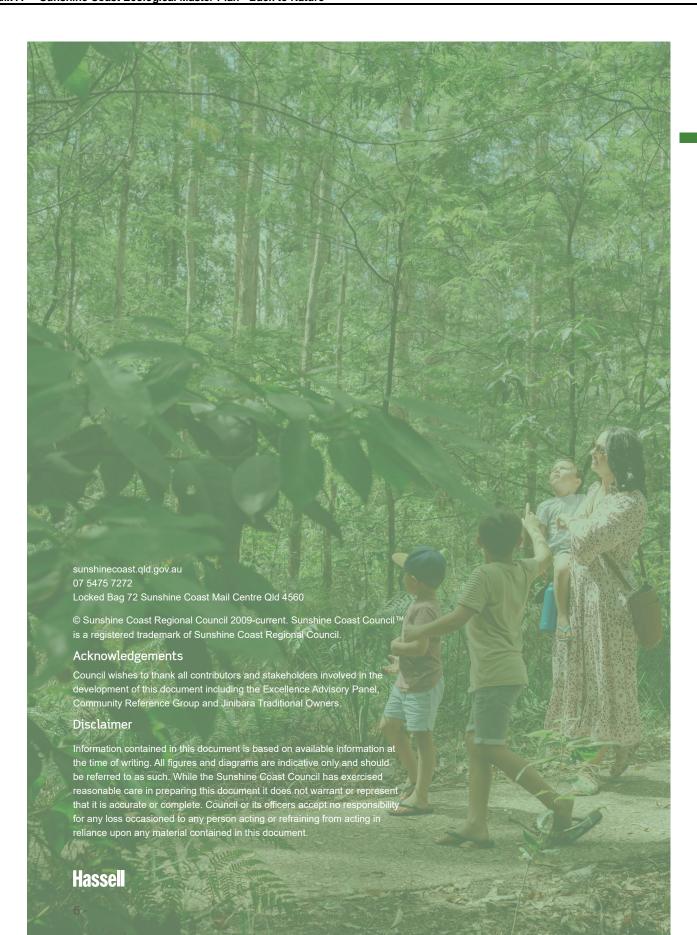
Sunshine Coast Council acknowledge the Jinibara and Kabi Kabi peoples and he peoples whose lands and waters we all now share. The Traditional Owners' unique values and ancient and enduring cultures deepen and enrich the life of our communities.

Through important cultural events such as the Bunya Festival, this region has beer a place of celebration, abundance, connection and kinship for thousands of years.

Every three years from December to February, thousands of First Nations people from across Queensland descended on the Sunshine Coast to feast on the bunya nut, meet friends and relatives, and engage in trade, governance meetings, cultura activities, marriages and dispute settlement. Many people walked hundreds of kilometres for this important festival.

Truth telling is a significant part of our journey. We are committed to better understanding the collective history of the Sunshine Coast and the experiences of First Nations people. Legacy issues resulting from colonisation are still experienced by Traditional Owners and First Nations people. We recognise our shared history and will continue to work in partnership to provide a foundation for building a shared future with the Jinibara people and the Kabi Kabi people. Sunshine Coast Council acknowledges the Traditional Owners of the Sunshine Coast, and pays respects to their elders past, present and emerging.





BACK TO NATURE

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Sunshine Coast Ecological Park Master Plan

27 JULY 2023

01 Introduction 'Back to Nature' the Sunshine Coast Ecological Park Master Plan, establishes a framework for a new destinational park which expands the green space of the region.

The project provides an opportunity to create a unique park in-tune with the natural environment. The new Ecological Park will service the entire and how we live in the environment, Sunshine Coast, providing a significant with a strong focus on integration. It green space for people to enjoy, while contains policy positions relating to celebrating the amazing biodiversity of the region's natural environment.

Purpose of this Master Plan

This Master Plan provides a road map Park. To activate and implement to guide the park's establishment and evolution for coming generations. The plan reflects a range of ideas and strategies that have been informed by stakeholder engagement, community feedback and technical investigations.

Policy context

Sunshine Coast Council has a strong established policy framework to support facilitating the vision of the Sunshine Coast as 'Australia's most sustainable region - healthy, smart, creative'. Two key policies provide the strategic framework for the Ecological Park:

1. The Environment and Liveability Strategy 2017 provides detailed strategic directions for the natural, built themes of landscape character, social infrastructure, biodiversity, open space and sustainable design, which are all overarching drivers for the Ecological these policy positions, the following transformational actions contribute to these themes:

- Transformational Action 14
 - -'Expanding the green space -Securing and activating space for future generations through an accelerated strategic land program to improve conservation, flood mitigation and sport and recreation
- -'Establish the ... Ecological Park and recreation destination for the region'.

2. Council's Corporate Plan 2023-**2027** includes a Strategic Priority to 'expand the green space by establishing five major green spaces, two major sport and recreation precincts, creating a major Ecological Park and continuing to work with major developers to secure public land'. The five major green spaces are identified in both the Environment and Liveability Strategy 2017 and Council's Corporate Plan:

- 1 Regional Inter-urban Break
- 2 The Coast
- 3 The Blue Heart
- 4 Lower Mooloolah River

The Ecological Park is located within the 'Mountain View' green space and provides an opportunity to strengthen and expand the existing Mary the Sunshine Coast hinterland.



SUNSHINE COAST

GLASS HOUSE MOUNTAINS



COOLUM BEACH

THE COAST

LOWER MOOLOOLAH

20KM

BLUE HEART

BITBIT

Part of the Sunshine Coast's continued green future

Responding to growth

ity-region, it is well positioned to respond to the opportunitie the coming decades. The region's current population of nearly 350,000 people is projected to continually grow in the next 20 will celebrate the landscape, create connections and support

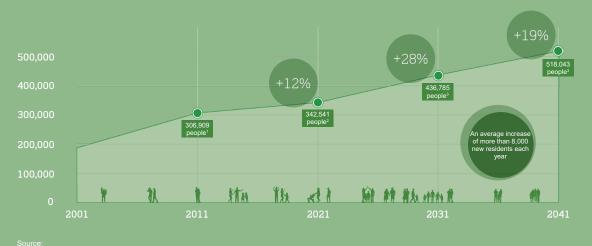
in alleviating the shortfall of Council-wide recreation parks and take pressure off coastal parks - which are already well

Continued green future

A key priority of Council's Environment and Liveability Strategy

and enhance the Sunshine Coast's open space network in the hinterland area of Mountain View. It will establish a maj green space to bolster the Sunshine Coast's liveability for a

The park will continue the green and sustainable city -



1 2011 population figure sourced from Australian Bureau of Statistics (ABS), Census of Population and Housing 2011 2 2021 population figure sourced from Australian Bureau of Statistics (ABS). Census of Population and Housing 202

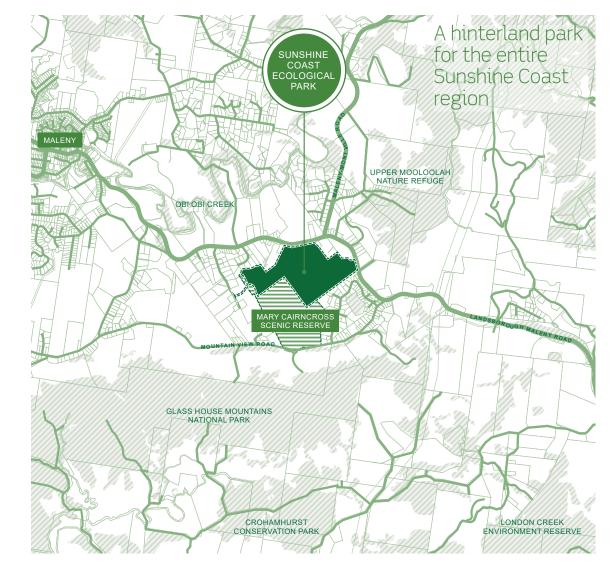
2021 population figure sourced from Australian Bureau of Statistics (ABS), Census of Population and Housing 2021
 2021-2041 population figures sourced from Queensland Treasury. Queensland Government population projections. 2018 edit

10 -



Strong ties to Mary Cairncross Scenic Reserve The Sunshine Coast Ecological Park is a major new open space with the potential to become a regionally significant destination. Strategically located adjacent the natural jewel of Mary Cairncross Scenic Reserve (MCSR), the park presents a once-in-a-generation opportunity to strengthen and expand this ecological asset.

Mary Cairncross Scenic Reserve comprises 55 hectares of subtropical rainforest overlooking the Glass House Mountains. The Reserve is a living museum of diverse plant and animal life that once covered the Blackall Range and an amazing ecological asset for the community to enjoy. The Sunshine Coast Ecological Park will deliver a 'release-valve' from the current visitor pressures on MCSR and protect the diverse ecological value of the old growth forest.



The Ecological Park will heal Country - embracing First Nation's cultural knowledge and continue the work of caring for and protecting the Country that sustains us

Background

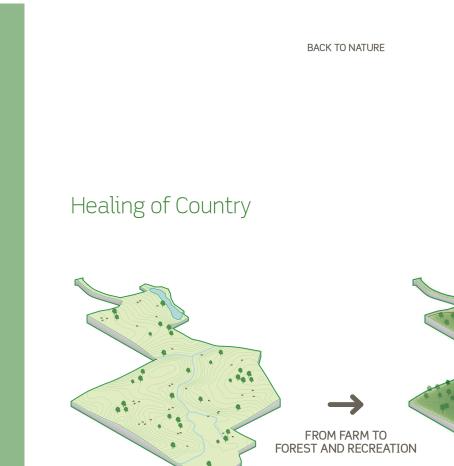
Council acquired 65 hectares of land between 2016 and 2018 for the creation of the Ecological Park. Four rural lots were purchased using funds from the Sunshine Coast Council Environment Levy and the Local Government Infrastructure Plan – Parks and Land for Community Facilities.

Prior to colonisation the site was part of a lush subtropical rainforest ecosystem, featuring waterways and undulating topography. It was, and still is, the land of the Jinibara People. In recent history the site has been modified for farming practices through clearing of remnant vegetation and alterations to the waterways and wetlands.

The Ecological Park will be a story of repair, recreation and education, that delivers significant environmental and social benefits. The project will transform existing pastoral land into a cherished park space, that will grow and develop with the Sunshine Coast community. The existing farmland provides an unfettered canvas to realise unique nature-based spaces, amenity and elements. Affording opportunity for curated community and cultural programming within a restored forest setting.

The park will provide a green asset that allows people to have a deep engagement with nature and be inspired by a Traditional Owner philosophy of 'Healing of Country'.

12 -



Returning endemic rainforest to create a legacy for future generations



STATE

Sunshine Coast Ecological Park Master Plan





30 YEARS OF RESTORATION

BACK TO NATURE

A new kind of park

The Ecological Park presents a significant opportunity to create a new style of park that considers people, wildlife, resources and vegetation equally - a genuine balance of recreation and ecological restoration.



HUMAN-CENTRIC TRADITIONAL PARK

Source

1 Diagram adapted from German architect Steffen Lehmann, Eco v Ego diagram 2010



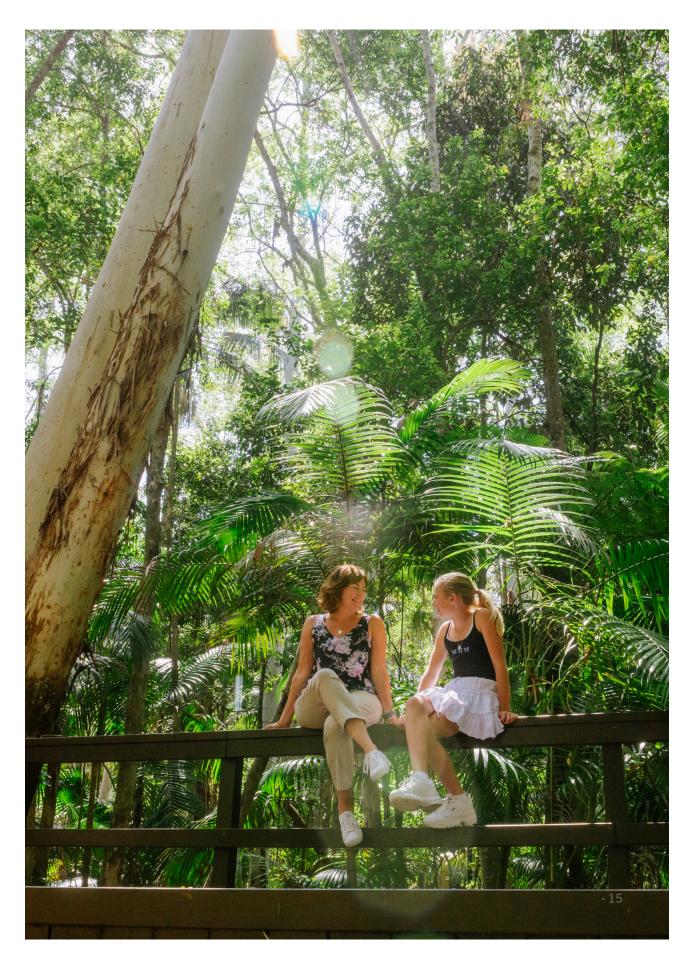
NEW CO-HABITATION ECOLOGICAL PARK

Cohabitation

The Ecological Park will create a distinct open space that balances the needs of people, wildlife, resources and vegetation equally; a place that establishes a genuine balance of recreation and ecological restoration.

The concept for the park explores the idea of co-habitation, which fosters a relationship within living systems and a sharing of the same place. It is critical that we expand open spaces design beyond a 'human-centric' approach, conceived for our 'own' personal comfort and create a shared space for all species. A place which aligns with First Nation ideas of 'Caring for Country' and creates habitat and space for all.

Sunshine Coast Ecological Park Master Plan

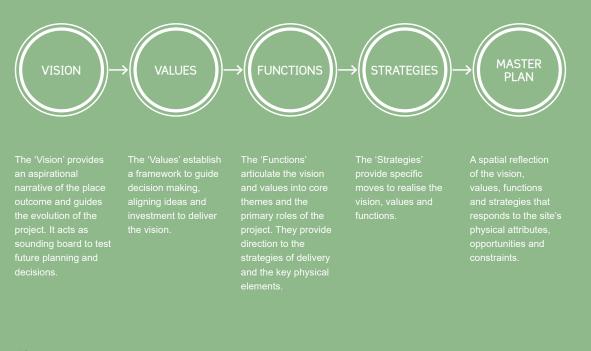


02 Our Vision

A place of cherished nature and ecological wonder for generations to discover and enjoy

Strategic process

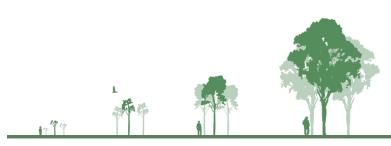
To ensure that the Ecological Park delivers on Council's visi feedback, a strategic process has been developed to guide all phases of the project.



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A park that will grow and develop with the Sunshine Coast community



Sunshine Coast Ecological Park Master Plan

AN IMMERSIVE EXPERIENCE

A PLACE OF UNEXPECTED AND

AND THE NATURAL HISTORY



03 Community Engagement

This Master Plan has been prepared with the input from the community to ensure that the project delivers a balanced mix of park activities. education and ecological restoration.



Three key functions emerged from the community engagement:

A Recreation and Wellness

Nature based recreation was supported, with a preference for creating places of calm respite and passive activities in nature. There was a desire to avoid highly active elements such as ziplines and sports fields. The creation of a variety of safe and comfortable outdoor rooms that provide a range of experiences and natural adventures,

Respondents identified the creation of a network of connected paths and trails, both within and linking outside the park as important. Walking trails were well supported and identified as the highest

Community feedback was strongly in favour of accessibility for people with mobility issues and activities for all ages

Ecology and Restoration

Respondents supported ecological strategies, including corridors for wildlife movement and vegetation buffers to protect Mary Cairncross Scenic Reserve. Restoration and regeneration of the park received overwhelming support. Creating habitat for wildlife and the planting of indigenous plants is considered a priority for the community.

BACK TO NATURE

Regeneration of wetlands to re-establish the natural waterways, so they once again become a place of importance to native animals such as fish, macroinvertebrates, frogs and birds was also strongly supported.

People recognised that the adjacent Mary Cairncross Scenic Reserve as 'over-loved' and that there was opportunity to expand and enhance offering through the creation of the new park

The relationship of the new Ecological Park to Mary

Reserve.

Any interfaces proposed within this Master Plan have been strategically arranged to minimise potential impacts on MCSR. The proposed connection will be subject to further detailed studies, reviews and expert advice during future detailed design stages to ensure final solutions are sensitively integrated in an ecologically responsible manner.

Solution Sector Sector and Culture

Spaces to experience the stories, history and values of Jinibara People, the traditional custodians of the area, was overwhelmingly supported by the community.

Respondents highlighted support for exhibitions, interactive installations and artworks that interpret and reveal stories of the people and natural history of the region.

Strong support was recorded for stewardship opportunities, restoration and legacy planting with volunteers keen to help and lend their expertise, skills and time to support the restoration works of the Ecological Park.

Other suggestions included the facilitation for research and education to learn about local ecology and history.

Interface with Mary Cairncross Scenic Reserve

Cairncross Scenic Reserve (MCSR) is mutually beneficial, and Council are acutely aware of the responsibility that comes with working adjacent to this significant natural asset.

Community support for connections to Mary Cairncross Scenic Reserve varies between enthusiastic endorsement to connect the two spaces and 'share the load', while others feel that connecting the two spaces may potentially impact on the

Twelve strategies guide the future of the Ecological Park

Three overarching functions and twelve strategies reflect the aspirations and themes the community shared during the engagement process - providing clear roles and objectives to realise the vision and values.



Ecology and Restoration

Strategies:



Expand and buffer Mary Cairncross Scenic Reserve

Complement the mosaic of ecosystems within Mary Cairncross Scenic Reserve and safeguard the existing old growth forest.



Improve fauna connections and biodiversity

Boost ecological diversity and resilience through establishing habita and connections to improve fauna movement into the wider landscape

Strategies:



Experience the evolution

Engage all generations throughout the restoration journey to strengthen knowledge and understanding of ecological values and respectful interaction.



Connecting to Country

Provide a cultural conduit that promotes caring for Country and respects Aboriginal knowledge in artnership with Jinibara Traditional Owners.

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Protect, enhance and celebrate water

Rebuild the ecological function and resilience of the wetlands and creek system and allow water to be a valuable part of the park experience.



A beacon of environmental sustainability

Apply environmental excellence in all aspects of planning, construction and operation - supported by community involvement and stewardship.



Celebrate local history and ecology

Inspire intergenerational learning by sharing stories of the land and people through art, interaction and interpretive elements.



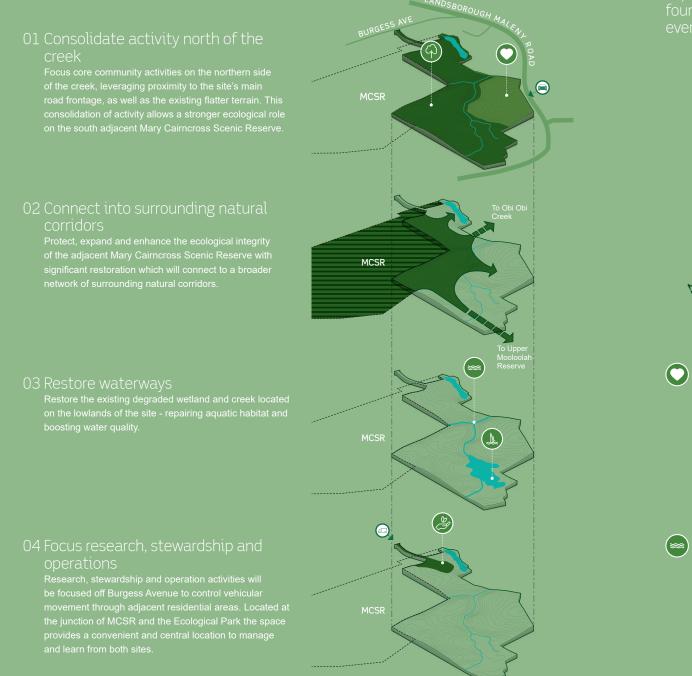
A place to nurture community involvement

Facilitate activities which engage the Sunshine Coast community, fostering a sense of generational connection, ownership and pride.

> Note: Refer Section 8 for further detail on Strategies - 21

05 Spatial Layout

An understanding of the sites natural and technical attributes has informed a series of spatial moves which define how the site can be transformed into the future park.



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06 Defining the Precincts

The spatial moves clearly define four distinct but interconnected landscape precincts: The Heart, the Rainforest, the Waterways and the Hub. This Master Plan proposes these precincts to define, and cultivate essential characteristics and experiences that leverage the sites natural features and context. Altogether the four landscape precincts combine to create a unified park offering something for everyone.

The Heart

Iush people-oriented community destination for ark visitors, the Heart will accommodate the more ctive uses and programs of the park. The precinct ill function as a diverse collection of community ocused spaces nestled in a reconstructed forest roviding a unique civic heart embedded in nature. s the entry point for many of the park's visitors, the recinct will provide a welcoming green arrival which connects visitors to core amenity and broader parkland

The Waterw

After years of use as pastoral land, the site's natural creek and wetland will be restored to improve ecological function. The waterways will showcase the ecological diversity of the ephemeral wetlands, improve water quality and boost aquatic habitat. With a variety of immersive features, this precinct will be an area that invites interaction with water and celebrates its natural systems.

The Rainforest The Park - com precinct will for thriving habitat of the local env nature with cor community inte

🐑 The Hub

Located on the western end of the park, The Hub will be the home of operations, research, and community stewardship. It is the 'engine-room' of the park, where Council and community come together, learn and are inspired to get hands-on with nature. A place where opportunities for participation and knowledge sharing will be initiated and then spread across the park.



rest

ocuses on the restoration journey of ementing the adjacent MCSR. The s on the establishment of robust and nat celebrates the amazing biodiversity onment. The Rainforest will prioritise rolled immersive insertions for action, education and enjoyment.

> Note: Refer Section 9 for further detail on Precincts - 23

Treetop Bridges will unify the two sides of the park and deliver a highly accessible pathway that leverages the site's natural terrain to create a unique nature-based attraction

BACK TO NATURE

Organising the precincts and taming the terrain

While the precincts respond to the site's natural features, the park's steep terrain represents a key challenge. With a significant level change of 20m from the main entry to the creek, the site's existing topography creates a natural barrier.

This Master Plan flips this challenge into a major opportunity through the proposed Loop Path and Treetop Bridge. The Treetop Bridge unites the two sides of the park and delivers a highly accessible pathway for all. The Treetop Bridge leverages the site's natural terrain to create a unique nature-based attraction set within the lush canopy. The Loop Path and Treetop Bridge creates a legible, central organising element to connect the park's various precincts and spaces.



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Sunshine Coast Ecological Park Master Plan

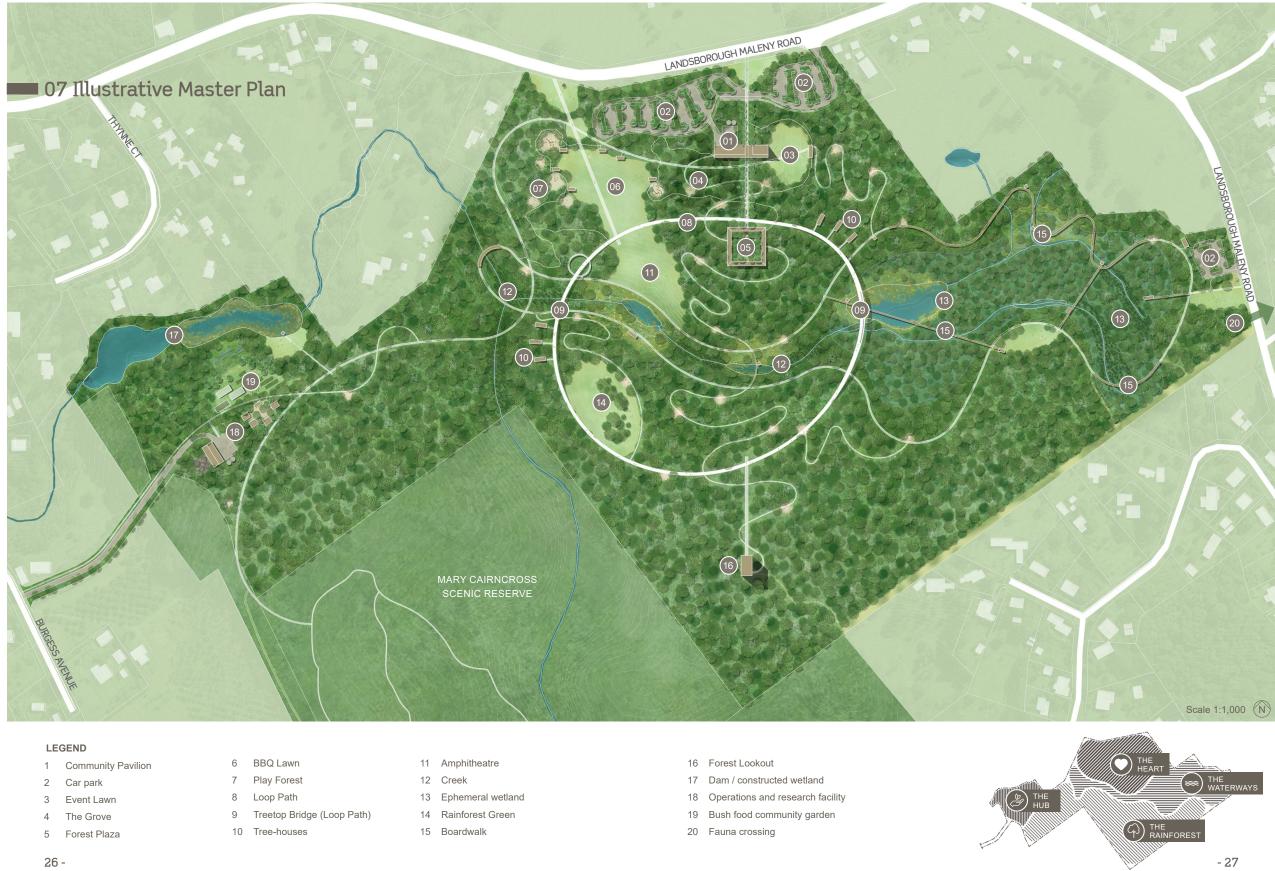
Sunshine Coast Ecological Park Master Plan



The site is divided by steep terrain, with a 20m level change from street to creek



The Loop Path and Treetop Bridges will link the two sides of the creek and provide access for all

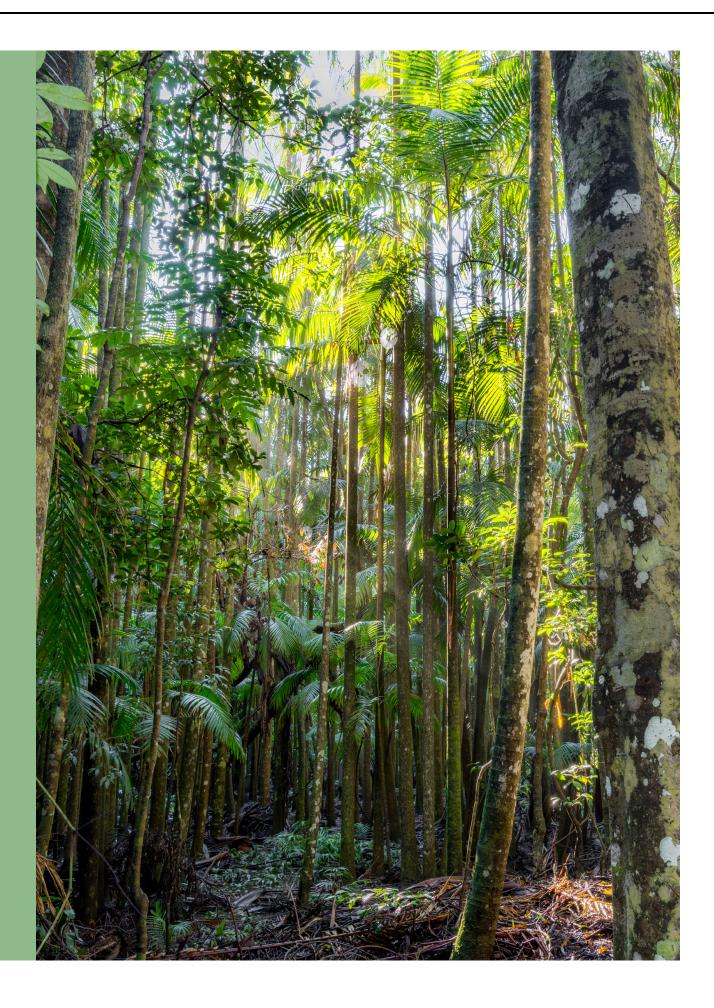




08 Realising the Strategies

The twelve strategies and three overarching functions outline clear objectives for the future Ecological Park. Each strategy is supported by a series of spatial moves and key manoeuvres which will enable its realisation and assist in bringing the vision to life.

Note: Refer Section 4 for full list of Strategies and Functions



Recreation and Wellness

A focused community heart

Cluster core community infrastructure to create vibrancy and activity - nurturing recreation and conservation throughout the park.



At the heart of the park, community infrastructure is centralised to provide a recreational and social gathering space for activity-focused functions. The concentration of active uses allows the majority of the park to play a more passive and ecological role delivering a genuinely balanced outcome.

Key manoeuvres

proximity

Co-location: create a critical mass of

active and safe heart, as well as allow

ease of use and maintenance due to

Social value: create social value by

reaches out to the Sunshine Coast

community, ensuring that the park will

lead to lasting positive impacts in terms

of health and well-being, quality of life,

diversity, inclusion and future outcomes

creating a community destination which

Spatial moves

- 1 Car park: a 'green' car park including generous tree canopy and stormwater core amenity co-located to establish an filtration gardens providing primary access to the park
- 2 Community Pavilion: a multifunctional and adaptable facility including space for events, amenities and retail
- 3 Event Lawn: a flexible and level space for community use which can be utilised for boutique events
- 4 The Grove: a pocket of existing rainforest, with opportunities for gatherings, play and informal trails below the mature tree canopy
- 5 Forest Plaza: a heavily shaded and open outdoor room for groups to dwell or host local markets
- 6 BBQ Lawn: an open area for picnics or to throw a ball supported by BBQ shelters
- 7 Play Forest: a collection of unique nature play spaces and elements for all ages and abilities
- 8 Amphitheatre: a natural lawn amphitheatre flowing down to the creek for everyday relaxing in the sun or small performances



Sunshine Coast Ecological Park Master Plan





BACK TO NATURE

Recreation and Wellness A series of Forest Rooms

Establish a diverse collection of spaces defined by vegetation, offering adventure, play, discovery, reflection and gatherings.



This Master Plan acknowledges that the park's broad range of users may value and utilise open space differently, resulting in a range of space types being embedded within the park's fabric. Throughout the park, visitors can find an exciting and variable array of nature-based experiences to be unlocked as they travel through the pathway system.

Spatial moves

Intimate Forest Rooms*: unique spaces immersed in nature where visitors experience a sense of surprise and delight as they discover varied and distinct 'outdoor rooms' across the park creating unexpected and playful forest

Large Forest Rooms: larger park spaces are to be defined by dense vegetation to create 'walls' and structure to strengthen the connection to nature

*Note: Final locations and sizes of 'Intimate Forest Rooms' are indicative pending further detailed investigat

Key manoeuvres

Comfort and scale: ensure a variety of space sizes and scales within the shade of the forest for individuals and groups to lose themselves in nature

Nature-based recreation: create unique opportunities for nature-based spaces, carefully nestled within the play and recreation for both adults and children



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Sunshine Coast Ecological Park Master Plan

Forest Rooms offer a variety of nature experiences

Forest Room Design Ideas







BACK TO NATURE

LANDSBOROUGH MALENY ROAD

MARY CAIRNCROSS SCENIC RESERVE

MOUNTAIN VIEW ROAD

Recreation and Wellness

A sustained connection to nature

Create a green refuge for the community, promoting health and wellbeing through immersive experiences within nature.



Accessible and habitable nature-focused spaces support relaxation, wellbeing and overall health for visitors. Offering an immersive experience means that the park should feel like a place apart from daily life, allowing authentic interactions with the outdoors. The park should engage all the senses (memory, hearing, touch, smell and where appropriate, taste) encouraging a deep connection to nature.

Spatial moves

Tree canopy

••••• Pathways: promote health and wellness with multiple walking tracks through the revegetated forest

Retreat spaces: focused sanctuary spaces of quiet calm to recharge and reconnect with nature

Tree houses: elevated pavilions providing a sheltered space to experience the growing forest

Key manoeuvres

Tree cover: over 70% of the site will be revegetated to ensure that a deep connection to nature is ever-present within the park

Balanced experience: spaces are to be separated and buffered with vegetation to ensure the nature experience is not diminished by crowds

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Sunshine Coast Ecological Park Master Plan

Sunshine Coast Ecological Park Master Plan



Immersive experiences in nature around every corner

Wellness and nature

Regardless of age or culture, humans find nature restorative. complement the more programmed and active parts near Gardens, parks and natural landscapes have been shown to the Heart to create a balanced approach which delivers have beneficial effects on human health, such as encouraging meaningful opportunities for healing and wellness. Offering physical recovery processes and promoting mental and emotional well-being¹.

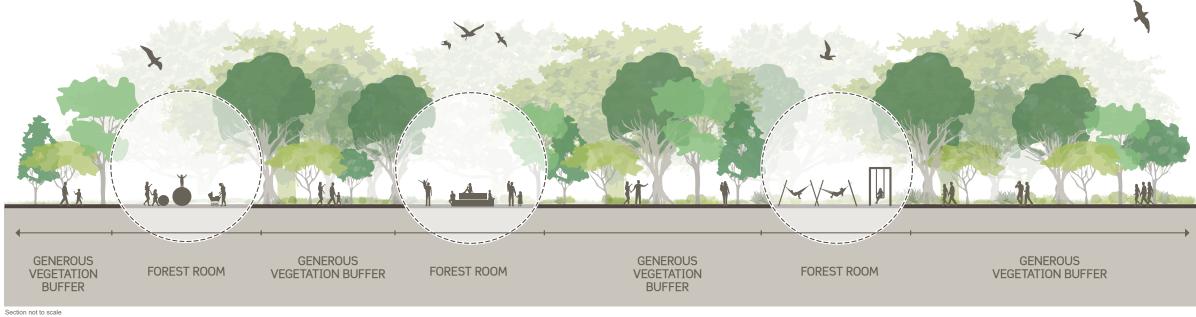
A place of respite from the urban world

The Ecological Park will be a place of retreat and relaxation for the entire Sunshine Coast community. The park will deliver restorative and healing spaces including select Forest Rooms, a Sensory Garden, walking trails and a high proportion of natural landscape. A significant number of sanctuary spaces

something for everyone, the park will align with the relaxed outdoor lifestyle of the Sunshine Coast.

Unless revealing a view or a key connection, each space within the park will be separated by generous vegetation buffers ensuring visitors are continually immersed in nature as they journey from one space to another. This continued celebration of nature as part of the parks journey will assist people in maintaining their mental and physical health and wellbeing.

Always moving through nature to discover a new space.



'Forest bathing' or immersing oneself in nature has been shown to significantly reduce blood pressure and stress levels

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Sunshine Coast Ecological Park Master Plan

Sunshine Coast Ecological Park Master Plan



Healing Gardens, Cooper-Marcus and Barnes, 2006)
 Blood pressure-lowering effect of Shinrin-yoku, Y. Ideno et al, 2017

BACK TO NATURE

Recreation and Wellness

A connected and accessible park

Provide a safe and accessible park for everyone, sensitively connected within and to the surrounding landscape.



Pedestrian movement

Providing clear, legible and accessible circulation around the park is integral to the visitor experience. A clear hierarchy of pathways will assist visitors to navigate the park, whether their goal is to wander, linger, enjoy the park itself, or to find a direct route to a desired destination.

Spatial moves

Loop Path (1.1km*)

Loop Path Treetop Bridges

- Entry paths
- Water Circuit (2.5km*)
- •••• Dundalli Walk (1.7km*)
- Sensory Walk (0.36km*)
- Mary Cairncross Walk (1km*)
- --- Existing MCSR connection
- ---- Minor paths

*Note: 400m is approximately 5 minutes walking

Key manoeuvres

Create a network: Establish a diverse network of integrated routes that take people on a journey of ecological discoverv

Journeys for all: establish a diverse hierarchy of pathways that cater to the needs of all ages and abilities and planned stay time

Universal access: all pathways will provide compliant access to the steep terrain of the site

Buggy access: provide opportunity for buggy access to remote park destinations (including the Forest Lookout) to allow people with disabilities and the elderly to experience key park elements



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Sunshine Coast Ecological Park Master Plan

BACK TO NATURE

SBOROUGH

MARY CAIRNCROSS SCENIC RESERVE

RESTRICTED ACCESS ONLY

P

Vehicular and cycle movement

This strategy is about finding a balance between providing easy access to the park and limiting interventions into the landscape. It prioritises the reduction of day-today vehicle activity in the park's core by restricting public vehicular movements to the fringes of the park. Maintaining vehicular circulation to the periphery unlocks the internal pedestrianised pathway system, improving park safety and amenity, and supports and protects the park's flora and fauna.

Spatial moves

- Vehicular access
- --- Maintenance, event and emergency access
- Coach drop-off
- Car parking
- Potential bus stops
- Cycle access
- O Cycle parking

Key manoeuvres

Cycle access: limit cycle access to parking areas and the Community Pavilion only, to protect fauna from cyclists

Vehicular movement: vehicular movement will be restricted to the edges of the park to ensure the centre is focused on nature and people as a priority - maintenance and emergency vehicles will have controlled access on focused pedestrian paths

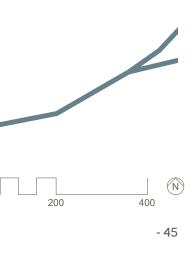
Boost public transport connections: reduce reliance on private vehicle use and increase connectivity

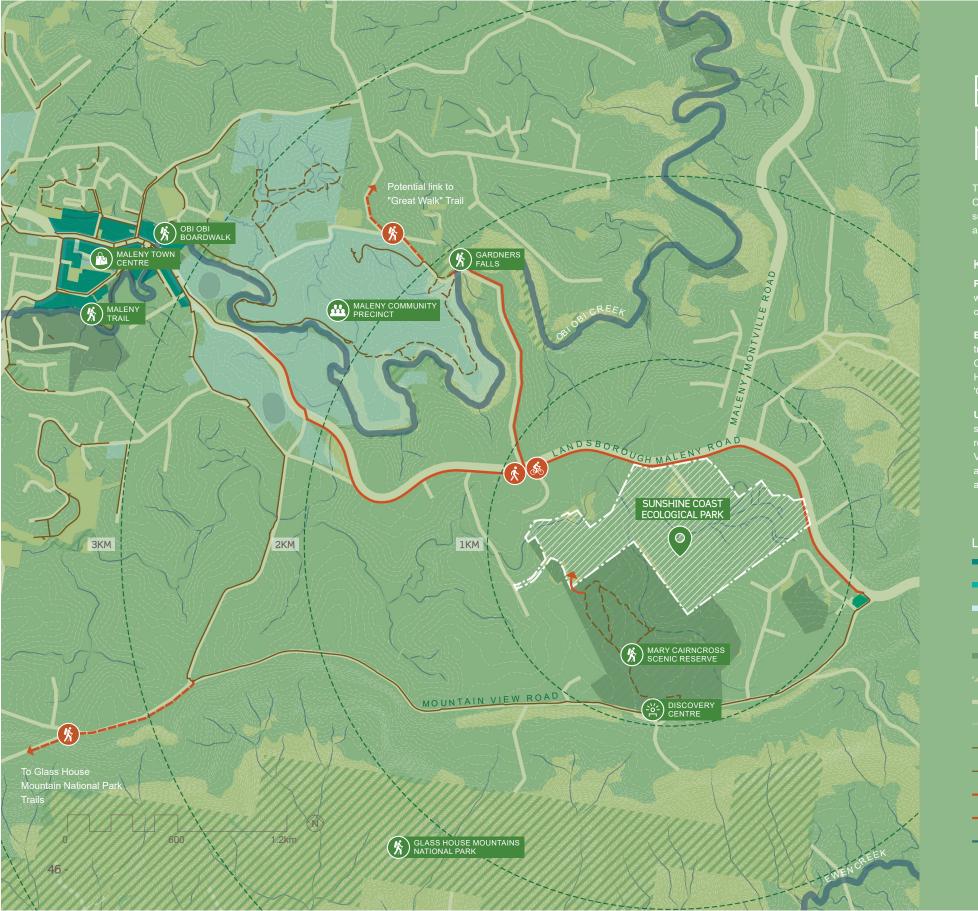
Sunshine Coast Ecological Park Master Plan

Sunshine Coast Ecological Park Master Plan









Permeability and linkages: ensure the park is integrated within the local context to provide a porous and connected open space

- District centre
- Local centre
- Community facilities

- SCC paths
- -- SCC recreational trails
- Potential future paths
- - Potential future recreational trails
- Waterways

Broader trails: create opportunities to connect to walking trails beyond the park, including those in MCSR, Maleny Community Precinct, Maleny Trail, Gardner Falls, the Glass House Mountain National Park and potentially the hinterland

Upgrade footpath to Landsborough Maleny Road: create a shared footpath to Landsborough Maleny Road: create a shared footpath connection to Maleny Town Centre, and local retail centres (corner of Landsborough Maleny and Mountain View (Maleny Community Precinct) to increase connectivity and encourage walking and active transport (subject to TMR approval)

- Vegetation management essential habitat
- Open space and recreation

BACK TO NATURE

Ecology and Restoration

Expand and buffer Mary Cairncross Scenic Reserve

Complement the mosaic of ecosystems within Mary Cairncross Scenic Reserve and safeguard the existing old growth forest.



Mary Cairncross Scenic Reserve speaks for itself; a stunning and well-loved piece of ecological infrastructure that has long provided value to the region. The Ecological Park wishes to complement the reserve, while preserving its individual integrity.

Revegetation treatments

- 1 Vine Forest: RE 12.8.3 complex notophyll vine forest
- 2 Tall Forest: RE 12.8.8 small pockets of Eucalyptus Grandis with vine forest understorey
- 3 Watercourse Forest: RE 12.3.1a - complex to simple notophyll vine forest
- 4 Riverine Wetland: derived from RE 12.3.1a – Waterhousea Floribunda predominant fringing stream channels - includes Piccabean stands
- 5 Palustrine Wetland: RE 12.3.4 on floodplain area canopy of Eucalyptus Robusta with understorey sedges and macrophytes
- Low shrub/grass/sedge 6 managed areas: floristics derived from RE 12.3.1/12.3.4 strategically used on northern side of open water bodies to limit shading, and on the bulk fill area limited canopy

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- **Existing open waterbody:** Macrophyte plantings to open waterbody edges and benches - floristics derived from RE 12.3.1/12.3.4
- **Buffer:** provide and prioritise a significant buffer to protect the existing old growth forest within MCSR (reduces edge effects including light and weed pressure impacts on the boundaries of the park)
- Key manoeuvres

Forest restoration: establish a series of ecosystems to improve existing biodiversity and reflects the historic landscape types of the area

Improve soil: improve and ameliorate site soil to ensure the long term maturity of revegetation, while also supporting micro-organisms and resilient ecosystem processes

Bio-security: foot-wash stations will be strategically located at entry and control points to minimise risk of visitor bringing pests or disease-causing organisms into the park

Habitat quality: revegetation and restoration to provide long term extended fauna 'home ranges'

Sunshine Coast Ecological Park Master Plan



The evolution of the Vine Forest

The Vine Forest will be the primary habitat restored on the site.

The Complex Notophyll Vine Forest (RE 12.8.3) will be the major ecosystem reinstated at the Ecological Park and will complement the dominant typology of old growth Complex Notophyll Vine Forest existing in Mary Cairncross Scenic Reserve. The Vine Forest along with the various vegetation treatments proposed within the Ecological Park will support the site's biodiversity.

The adjacent sections illustrate the indicative growth projections of the Vine Forest over 30 years, outlining the process and common fauna species that will emerge over time.





10 vears



30 years

Description

Common Fauna Sp

The forest after 1 year

As revegetation is established, fauna habitat opportunities for butterflies, reptiles and small birds are maintained in the first year. The forest will evolve to support a more diverse range of species as the canopy establishes.



The forest after 10 years

Planted vegetation now achieves 8 -12m with a closing juvenile canopy. As the canopy closes, the forest fruits and shelter is provided. Gregarious bird species from MCSR, are likely to move into the site, including the Paradise Rifle Bird, Green Cat Bird and the Noisy Pitta. Timber pile habitats will now provide refuge for reptiles froos and small mammals



The forest after 30 years

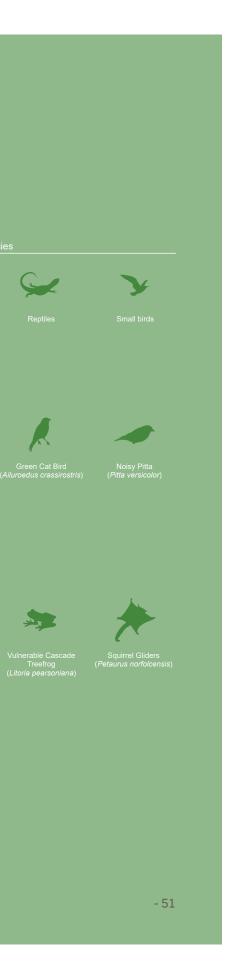
The forest is now increasingly resilient to disturbance. Populations of uncommon species have migrated out into rehabilitated areas, including the Great Barred Frog and the Vulnerable Cascade Treefrog. The tree canopy is well advanced and able to support hollow dependant fauna such as Squirrel Gliders. Shrub and groundcover layers provide sufficient security for macropods to move throughout the site expanding MCSR habitat range for Red-Legged and Red-Necked Pademelons.



Great barred Frog



Red-legged and Red-necked Pademelon (*Thylogale stigmatica, T. thetis*).



BACK TO NATURE

LANDSBOROUGH MALENY ROAD

MARY CAIRNCROSS

SCENIC RESERVE

MOUNTAIN VIEW ROAD

Ecology and Restoration

Protect, enhance and celebrate water

Rebuild the ecological function and resilience of the wetlands and creek system and allow water to be a valuable part of the park experience.



Revitalising the park's waterways will deliver functional enhancement, maintain and enhance biodiversity, ensure aquatic fauna passage connectivity and provide opportunity for improved resilience, all while adding a slow meandering experience for people to traverse and enjoy at strategic locations and access points. The creek corridors will be made accessible to the public, providing pedestrian access through specific infrastructure to the waterway system along with interpretive material, delivering social amenity and improving environmental appreciation.

Spatial moves

- Boardwalk
- O Fish-friendly weir
- (a)# Steppers
- **=** Water terraces
- Shelters and platforms
- Ephemeral wetland
- Constructed wetland
- Macrophyte pool
- Dam
- Dam wall
- --- Waterway

Key manoeuvres

Rehabilitated aquatic habitats: improve waterway habitat supporting fauna, such as the Cascade Treefrog, Giant Barred Frog and Maleny Spiny Crayfish and Platypus (simultaneously decreasing habitat for introduced fish species such as *Gambusia Holbrooki*)

Water quality: restore wetlands to improve water quality and reduce nutrient loads (eg. nitrogen)

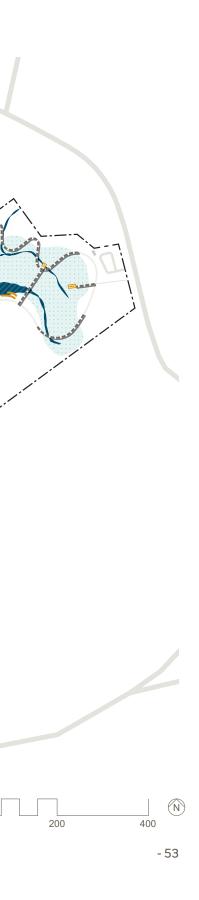
Spaces to interact: create focused spaces for visitors to interact with water on-site via steppers, water terraces, boardwalks and shelters

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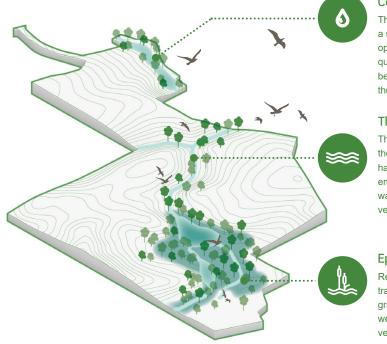
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Sunshine Coast Regional Council



Water will bring life and richness to the park

Restoring the ecological function and resilience of the wetland and creek system will allow water to be a valuable part of the park experience. Waterway restoration incorporates three distinct zones: the ephemeral wetland, the creek and the constructed water bodies.



Constructed water bodies The conversion of the existing dam into a stormwater treatment wetland and open water body will improve water quality leaving the site. This will also become a water source for use across the parkland site.

The creek

The stabilisation and revegetation of the creek will re-establish a range of habitats including pools and riffles, emergent macrophytes and significant watercourse and riverine forest riparian vegetation.

Ephemeral wetland Re-wetting this broad, flat space will transform this area from terrestrial grasses and weeds to a large floodplain wetland, containing a mix of native vegetation and habitats including open water, emergent macrophytes, swamp mahogany forests and rainforest communities.



Water is a key element in nature and many great parks, and the Ecological Park's creek and wetland will be important destinations. Visitors will be encouraged to get up close to riparian features and habitat, with both views and controlled physical access being provided. Spaces for birdwatching, meandering along boardwalks, jumping across stepping stones and dwelling on water terraces will all be provided within the park. These activities will strengthen people's connection with the natural world.



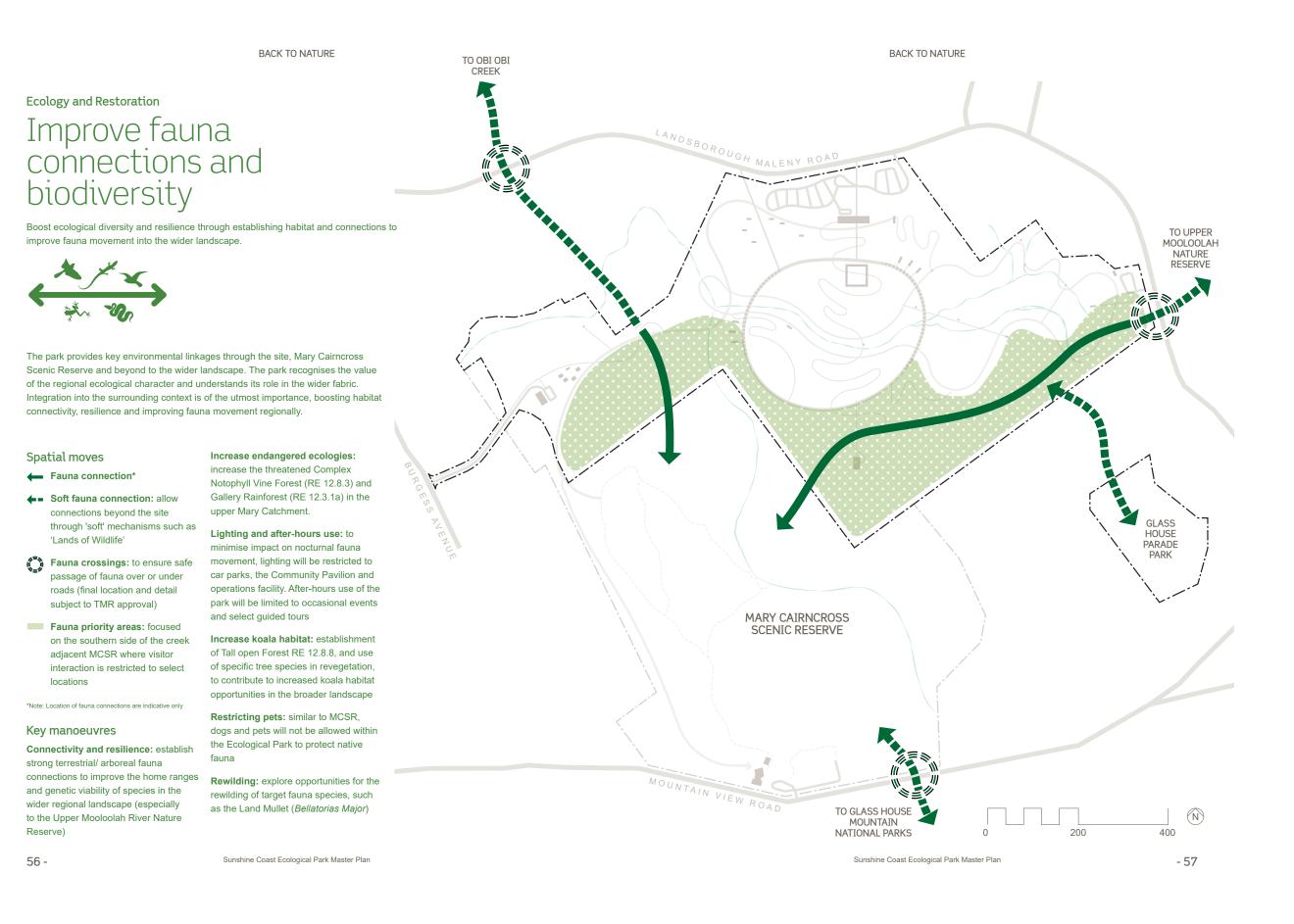


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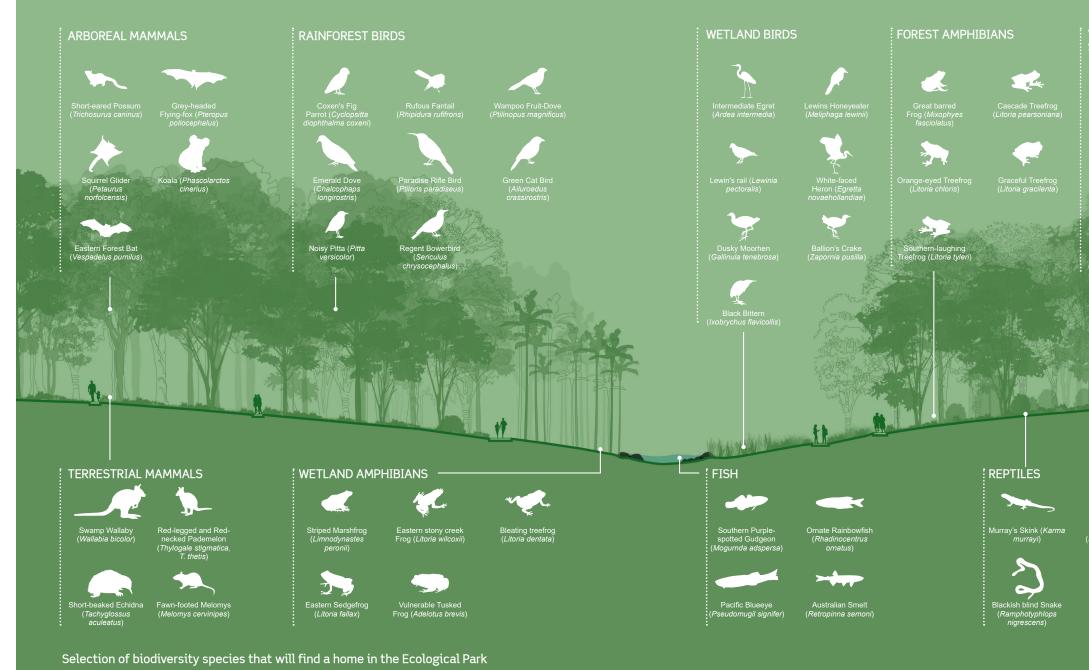
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27 JULY 2023



A rich array of species to share the park with

Significant restoration works will provide quality habitat for a range of native fauna and facilitate movement through the broader landscape of the hinterland.



Sunshine Coast Regional Council

VINE FOREST/RIPARIAN SPECIALISTS

















BACK TO NATURE

Ecology and Restoration

A beacon of environmental sustainability

Apply environmental excellence in all aspects of planning, construction and operation - supported by community involvement and stewardship.



The Ecological Park will rigorously consider environmental sustainability. Best practice principles are embedded in design and planning through restoration, reuse, and rehabilitation activities.

Spatial moves

1 Solar farm

- 2 Seed collection and native nursery
- Car park bio filtration
- Polishing wetland- treating filtered waste water for reuse
- **Turf wicking irrigation -** sourced from car park runoff
- Green waste recycling
- **Electric car charging station**
- 🛞 Solar
- **6** Rain water tank
- Stormwater tank (underground)sourced from car park runoff
- Septic treatment
- Carbon sequestration through revegetation

Key manoeuvres

Carbon: create a carbon positive facility which sets a new benchmark in sustainability for the region

Construction and operations: undertake best practice sustainability measures in the construction and on going operations of the park

Plant selection: utilise only endemic and native planting from the Sunshine Coast hinterland

Water harvesting: capture and treat roof rainwater and car park stormwater for reuse on site

Sunshine Coast Ecological Park Master Plan

LANDSBOROUGH MALEN 0 * 0 0 ٥ MARY CAIRNCROSS SCENIC RESERVE MOUNTAIN VIEW ROAD

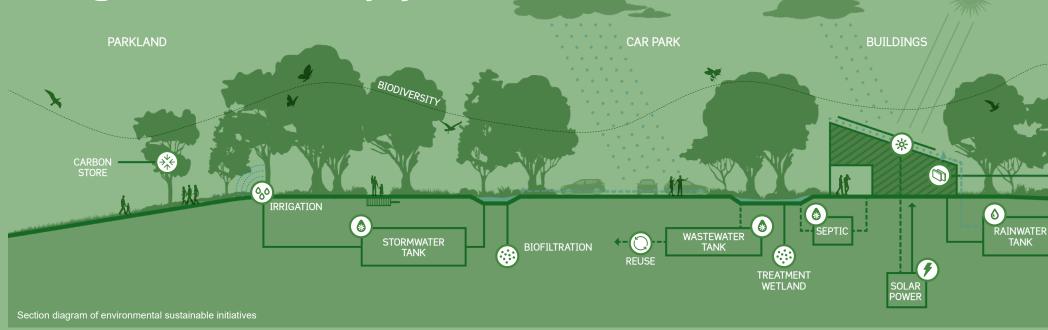
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Sunshine Coast Ecological Park Master Plan





Sustainability at the core of the park's planning and design, use and enjoyment



Best practice sustainability principles will be utilised throughout the park - aligning with Council's goal to be Australia's most sustainable region.

Net zero water

This Master Plan targets a net zero water demand through water reuse and storage. A water collection system will capture roof rainwater from buildings for potable re-use. Building wastewater will also be treated and stored for reuse within the park.

needs will be largely sourced from captured and treated run-off from car park areas. During establishment, the park's irrigation demand may require supplementation by other sources, such as the existing dam and bore water.

Carbon capturing

Restoration and revegetation of cleared area and ephemeral wetlands will be used to sequester carbon in the atmosphere. These heavily vegetated areas will also create significant increases in biodiversity, providing habitats for a multitude of plant and animal species. The resulting improvement in soil nutrition and stability will increased soil water storage and reduce errosion

Material selection

The design will aim to eliminate the use of materials that have high environmental and social impacts, including high toxicity materials, plastic non-renewable sourced timber product and high-VOC materials.

This Master Plan will demonstrate a preference for locally sourced, ethically produced and low embodied carbon materials. Future designs will also focus on material efficiency - using structural and design techniques to use less material and utilise detailing techniques that will preserve the value of materials for as long as possible.

Energy

The overall design will target renewable energy outcomes to reduce the carbon footprint of the park. Rooftop photovoltaics and a focused area of solar farming combined with battery storage will be utilised to minimise energy consumption. Passive design strategies will also be employed to reduce greenhouse gas emissions including, natural ventilation, orientation, thermal mass and insulation.

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Sunshine Coast Regional Council



Regenerative design

The design will undertake life cycle carbon and cost assessments throughout the future detailed design process to inform decision-making. Zero waste strategies will be incorporated into the building and landscape design, including features that promote circular thinking. Following circular economy principles, the park will aim to minimise waste and pollution, keep products and materials in use, and regenerate natural systems.

BACK TO NATURE

Ecology and Restoration

Experience the evolution

Engage all generations throughout the restoration journey to strengthen knowledge and understanding of ecological values and respectful interaction.



The restoration journey of the park offers a two-way street between nature and the community - the ecology of the park will be transformed and strengthened over time, as will the community who engages with it. The restoration journey offers a powerful opportunity to pull the community in and spread genuine care and knowledge of ecological values, respect and responsibility.

Spatial moves

- Potential research facility
 (subject to partnership)
- Treetop Bridge vantage point:
 elevated location to watch the
 forest evolve over time (including
 Tree houses)
- Water circuit and boardwalk

 vantage point: an at-grade

 pathway to watch the forest evolve

 over time
- **Temporary education trails:** paths to learn about the revegetation works and observe butterflies and small birds present during early phases of restoration
- Pollinator garden: support pollinator population growth and learning opportunities about the role of pollinators in nature

Key manoeuvres

Living laboratory: the park provides a significant opportunity to study, research and share information on topics such as restoration, biodiversity and rainforest environments at elevation across the entire park

Showcase the progress: utilise the Community Pavilion and digital platforms to share and document the restoration journey of the park to allow the community to interact an engage with ease

LANDSBOROUGH MALENY ROAD (]]]]); MARY CAIRNCROSS SCENIC RESERVE MOUNTAIN VIEW ROAD

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Sunshine Coast Ecological Park Master Plan

Sunshine Coast Ecological Park Master Plan



Transformation as part of the experience

The Journey

The Ecological Park will undergo a long restoration journey which will not be done overnight. This evolution is a key part of the park's experience, where the processes of ecological repair and revegetation are an ever-changing component of the park's narrative. The growth and change of the park's forests will help educate visitors to understand and appreciate engage and reflect on their personal relationship with the local ecologies.

The Loop Path and Treetop Bridge will be key elements to ensure that the park provides spaces for people to enjoy and appreciate the inherent beauty of nature - providing a platform to experience the restoration process, and develop a sustained and meaningful connection with the park and the natural world.

Creating a deeper understanding

The park and its experience should be designed to spark conversation and intrigue about the natural world, so that the knowledge and appreciation goes beyond the site's boundary, extending into people's homes and communities. The park will create opportunities for people of all ages to learn, pause, environment and help foster a stronger connection to nature.



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Sunshine Coast Ecological Park Master Plan

Sunshine Coast Ecological Park Master Plan



BACK TO NATURE

Research, education and culture Celebrate local history and ecology

Inspire intergenerational learning by sharing stories of the land and people through art, interaction and interpretive elements.



The Ecological Park will offer a full suite of educational opportunities for people of all ages to expand their knowledge of local ecology and history. Beyond promoting learning about nature, the Ecological Park offers opportunity to strengthen ties between the community itself and appreciation of the timeless interconnection between the land and people.

Spatial moves

- 1 Night sky venue: a venue for stargazing protected from urban light pollution
- 2 Sensory Garden: highlighting local endemic species
- **O** Bat fly out venue
- Outdoor classroom (Yarning Circle)
- Interpretive play elements
- ••• First Nation interpretive walk
- -- Local history interpretive walk
- Ecological interpretive trail
- Night tour walk: along Loop Path and Treetop Bridge

Key manoeuvres

Making green infrastructure visible: ensure environmental elements such as biofiltration, water collection are on display and are part of the informal learning experience

Something for all ages: create learning opportunities across all age groups

Self-guided education: utilise digital, audible and physical interfaces to share knowledge with all users

Curated artwork: provide contemporary artwork, both fixed and temporary, revealing the stories of the Sunshine Coast

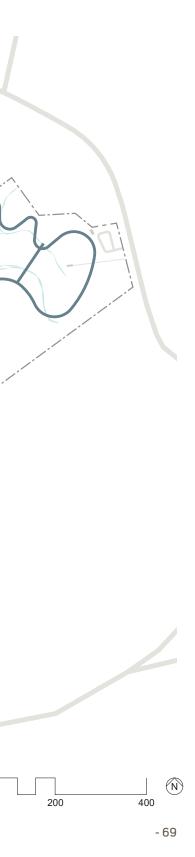
Sunshine Coast Ecological Park Master Plan

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Sunshine Coast Ecological Park Master Plan

Sunshine Coast Regional Council

LANDSBOROUGH MALENY ROAD MARY CAIRNCROSS SCENIC RESERVE MOUNTAIN VIEW ROAD



A place to share cultural and natural heritage

Education elements

Signage, experiences and insertions will be utilised throughout the park to tell stories and bring meaning and interest for the enjoyment of visitors. Revealing the layers of the past, builds an authentic experience grounded in 'place' where education, learning and conversations can occur. Interpretive elements will be utilised to:

- Promote local heritage (both Indigenous and European)
- Teach sustainable practices
- Build a meaningful place narrative
- Celebrate natural history

The following outlines potential educational opportunities to be explored in the park:



Traditional interpretation Markers, signage and graphics can be installed throughout the park at specific locations to highlight key features, stories and recognise historical figures and practices.



Digital

Digital storytelling (and audio olatforms) offer a contemporary method to present ever-changing nformation and curate narratives which can adapt with user interest and the park's evolution over time.



ige

The restored ecosystem will showcase the lush historic landscape of the site, set against the remnant vegetation of Mary Cairncross Scenic Reserve, revealing a strong story of the natural world and regeneration.



Art

Whether temporary of permanent, creative works have the ability to create memorable and meaningful experiences that share and interpret the histories and ecology



rogram

Walking tours, events, outdoor classrooms and educational classes, all offer methods to share details and stories from the past and about the natural world.



BACK TO NATURE

Research, education and culture Connecting to Country

Provide a cultural conduit that promotes caring for Country and respects Aboriginal knowledge in partnership with Jinibara Traditional Owners.

CN

Working in partnership with Jinibara Traditional Owners, the Ecological Park will be a space focused on the promotion on the acknowledgment of the connection that exists between land and people. The ecological park will be a place where the knowledge and centuries-long practices of Indigenous peoples can be understood and celebrated - benefiting both the ecology and community.

Spatial moves

- 1 Community Pavilion: a curatable venue to share knowledge and culture
- 2 Jinibara office: a physical space (meeting room /office) for Jinibara, co-located with park operation facilities
- ••• **Dundalli Walk:** First Nations interpretive walk
- Cultural performance/event spaces
- Yarning Circle/outdoor meeting place: Spaces to practice culture on Country
- ← Forest Lookout: with interpretive signage regarding surrounding Country and the Glass House Mountains
- First Nation artwork gateway markers
- First Nation public artwork
- Native bee hive: revealing stories
 of the Jinibara Totem
- EZ2 Bush food community garden

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adults

relevant outcomes

Key manoeuvres

on Country

Create a partnership: creating a

genuine and ongoing relationship

with Jinibara at the Ecological Park - supporting their active involvement

and access to the parklands, as well as

designated space for Jinibara to meet

First Nation ranger program: support

Indigenous people to combine traditional

knowledge with conservation training to

protect and manage their land and share

Co-design: ensure Jinibara continue to

be engaged through the detailed design

of the park to ensure culturally safe and

Education and learning programs:

to share knowledge with children and

knowledge with the community

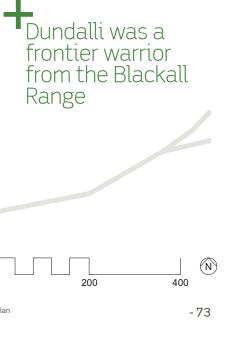
Create a culturally safe place: through using elements such as 'language' and artworks to create welcoming natural spaces which invite and encourage First Nations people to utilise the space

Sunshine Coast Ecological Park Master Plan

LANDSBOROUGH MALENY ROAD MARY CAIRNCROSS SCENIC RESERVE MOUNTAIN VIEW ROAD

Sunshine Coast Ecological Park Master Plan





Building a partnership with Traditional Owners

significant opportunity for cultural partnerships in the journey of healing Country, with opportunity to participate in on-site learning about Country through the restoration of land and waterways

culture on Country. The restoration of pastoral lands to a rainforest ecology offers imitian to a state of the storal lands to a rainforest ecology offers truth telling, healing and cultural knowledge sharing. Sunshine Coast Council will continue to develop an ongoing relationship and engagement framework with Jinibara Traditional Owners





OM Agenda Page 173 of 349

BACK TO NATURE

LANDSBOROUGH MALENY ROAD

MARY CAIRNCROSS

SCENIC RESERVE

MOUNTAIN VIEW ROAD

Research, education and culture

A place to nurture community involvement

Facilitate activities which engage the Sunshine Coast community, fostering a sense of generational connection, ownership and pride.



The Ecological Park is fortunate to be surrounded by an active and engaged community. To truly serve this community, the park's range of activities needs to reflect the people who visit, offering opportunity for all to gather, connect and enjoy. In a truly reciprocal relationship, the park can be both take care of and be taken care of by the community.

Spatial moves

- Event Spaces:
- 1 Community Pavilion
- 2 Events Lawn
- 3 Forest Plaza
- 4 Amphitheatre
- 5 The Hub: utilise operations area as HQ to organise stewardship programs
- Bush food community garden and nursery
- Key community focused restoration areas

Key manoeuvres

A regular calendar of events: service a broad range of the Sunshine Coast community from markets to restoration events - always grounded in the 'place' and values of the park

Community Pavilion: create a flexible multi-functional space which can adapt over time to support cultural events, performances, art, education programs and potentially an artist or researcher in residence

Community partnerships: build community partnerships through stewardship programs to collaboratively deliver conservation and biodiversity outcomes - empower communities to develop resilience through park features that build community cohesion and inclusion

Community and gatherings: provide large event open spaces for families and community to gather, picnic, celebrate and foster a sense of connection

Sunshine Coast Ecological Park Master Plan

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Sunshine Coast Ecological Park Master Plan



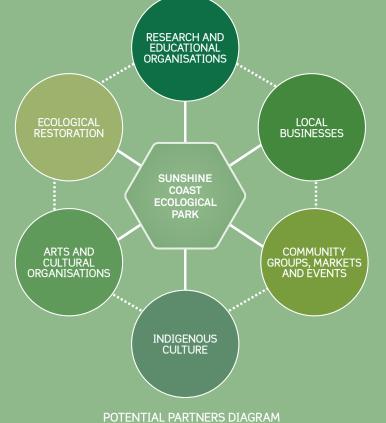
Program and partnership

Program Aspirations

The Ecological Park offers the community of the Sunshine Coast a place of wellness, relaxation, civic participation and natural discovery. The park will foster a sense of inclusivity for a growing population through shared experiences and connections to the land and nature. In addition to everyday use, this Master Plan creates a series of flexible spaces which can adapt to a range of programs and have broad community appeal; offering something for everyone and ensuring the park supports the changing needs of the community over time.

Park partnerships

Partnerships create opportunities for mutually beneficial relationships between the park and organisations, businesses and institutions. Partnerships provide potential for increased activation, funding and community appeal for the park. Council will explore partnerships which align with the vision and values of the park and ensure that the park nurtures community involvement.



Stewardship

Restored natural landscapes require rigorous stewardship during early establishment and over the longer term to create a resistant and sustainable landscape. The Sunshine Coast community is well-versed in these caring for 'Country' activities; especially throughout the hinterland. The Ecological Park aspires to continue this legacy of stewardship and involvement. leveraging the knowledge of an active communit f professionals and volunteers about horticulture, ecology, oil health, weed management and cultural land practices. stewardship will be an essential park program to continue to hare knowledge and educate everyday users. The result will e an ecologically diverse and rich nature environment for all.

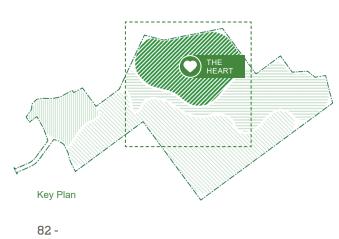






The Heart

A lush people-oriented community destination for park visitors, the Heart will accommodate the more active uses and programs of the park. The precinct will function as a diverse collection of community focused spaces nestled amongst a restored forest - providing a unique civic heart embedded in nature. As the entry point for many of the park's visitors, the precinct will provide a welcoming green arrival which connects visitors to core amenity and broader parkland experiences.







Community Pavilion

The Community Pavilion will be a flexible multi-functional space that combines exhibition and event space with a generous covered outdoor area, café and amenities to create a curated and dynamic venue that will appeal to a large spectrum of Sunshine Coast residents – providing a new experience on every visit. The facility will be open and flexible to adapt over time and could house offerings such as small events, temporary galleries, education programs or artist or researcher residency programs.

The Community Pavilion is located adjacent to a mature pocket of remnant rainforest vegetation (the Grove) creating a strong connection to nature from day one. This pocket of vegetation will be expanded to surround and immerse the Community Pavilion to create a truly distinct venue.

Positioned close to the car park and main drop-off for ease of access and servicing, the Community Pavilion will establish a key orientation point to showcase the park's recreational, educational and cultural initiatives before people explore the variety of offerings.

The Grove

An established existing pocket of remnant rainforest vegetation in the centre of the Heart, the Grove is a substantial natural asset which must be protected and enhanced. Paths and Forest Rooms will be sensitively inserted into the Grove to create unique opportunities to dwell, play and relax below the mature tree canopy.

The Events Lawn

Located adjacent to the Community Pavilion and car park, the Events Lawn will be graded to create a level open outdoor space to accommodate relaxed events and community gatherings. The events lawn will be supported by a shade pavilion which will supply infrastructure and amenity to support 'bump-in bump-out' event requirements. Day-to-day, the Events Lawn will provide a kick about and breakout space to relax and play with visibility from the Community Pavilion café.

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Sunshine Coast Ecological Park Master Plan

Sunshine Coast Ecological Park Master Plan

Both active and quiet spaces to enjoy nature



The Forest Plaza

The Forest Plaza is a unique open outdoor room set below a bosque of high canopy shade trees for events and everyday relaxation and socialising. The space will be levelled to create a flat area for markets and boutique events which require hardstand. The Forest Plaza will be defined by a walkway shelter to enclose the space, that also provides additional roof area to capture rainwater for reuse within the park.

Event mode A shaded space to hold **A** democratic room to enjoy markets and gatherings

A WARMAN STALL



A. Forest Plaza section

Sensory Garden



Rainwate tank

Tree placement will be aligned with market stall sizes and to allow long views to the Forest Lookout beyond.





BBQ Lawn

Located next to the Play Forest and main car park, the BBQ Lawn provides a convenient family recreation space, supported by a series of shelters housing barbeques, as well as ample seating and tables. The gently graded lawn is a flexible space to play, kick and throw, picnic or simply relax in the sun.

Amphitheatre

A natural lawn amphitheatre flowing down to the creek for everyday relaxing and recreation or small bespoke performances. The amphitheatre will interface with the creek through a series of water terraces with seating amenity and informal opportunities for people to interact with the water's edge or admire from afar.

Play Forest

The Play Forest will offer both kids and adults an opportunity to immerse themselves in an oasis of nature-play and adventure. The Play Forest will be designed to cater for all ages and abilities in a dramatic rainforest landscape in which children are encouraged to run, jump, play, learn and discover the 'wilder-side' of life. It will encourage children to get lost in the wonder of nature with a large destination playspace, including both traditional adventure-based equipment, and spaces where natural materials are arranged for exploration and exposure to the uncertainty and excitement of the natural world.

The Play Forest will separate activities and styles of play to minimise the potential for large groups that could detract from the nature experience. The unique play space will provide children with opportunities to reconnect with nature, and be interwoven with educational stories of ecology to foster a lasting respect and connection to the natural world.

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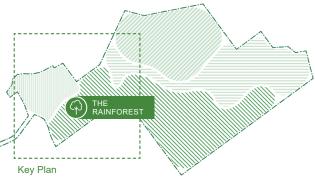
The Rainforest (West)

The Rainforest focuses on the restoration journey of the park complementing the adjacent MCSR. The precinct will focus on the establishment of robust and thriving habitat that celebrates the amazing biodiversity of the local environment. The Rainforest will prioritise nature with controlled immersive insertions for community interaction, education and enjoyment.

Legend

- Community Pavilion
- 2 Forest Room
- 4 Tree-houses 5
- Rainforest Green 6 Treetop Bridge (Loop Path)
- 7 Loop Path

- 9 Maintenance track: to MCSR Discovery Centre, utilising existing fire track where possible



1 Mary Cairncross Walk: Connection between MCSR and

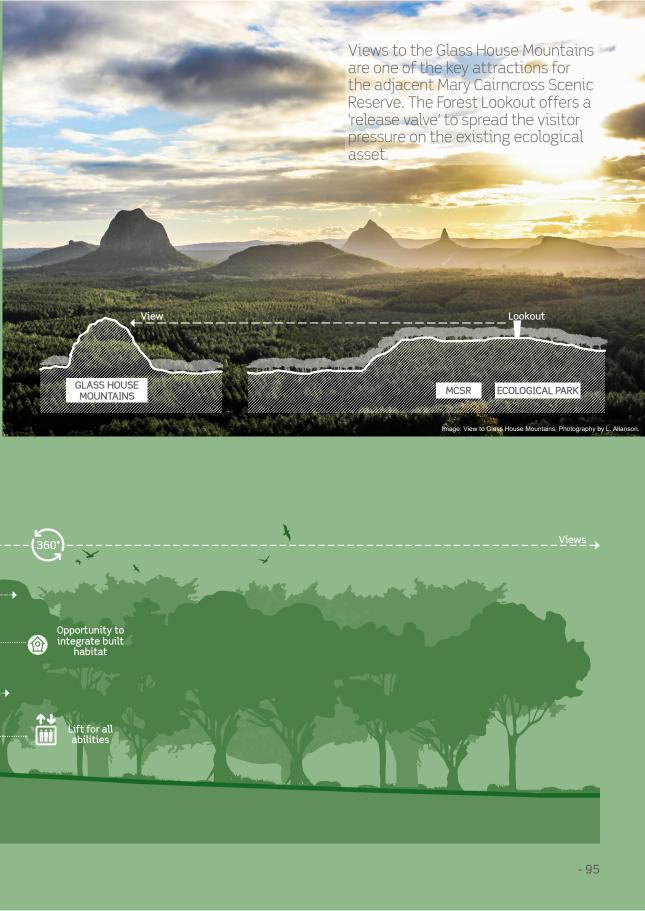
3 Control point to MCSR existing track: a gateway point including foot-wash station and outpost to control access

8 Fauna priority forest: where human connections and interfaces are keep to a minimum

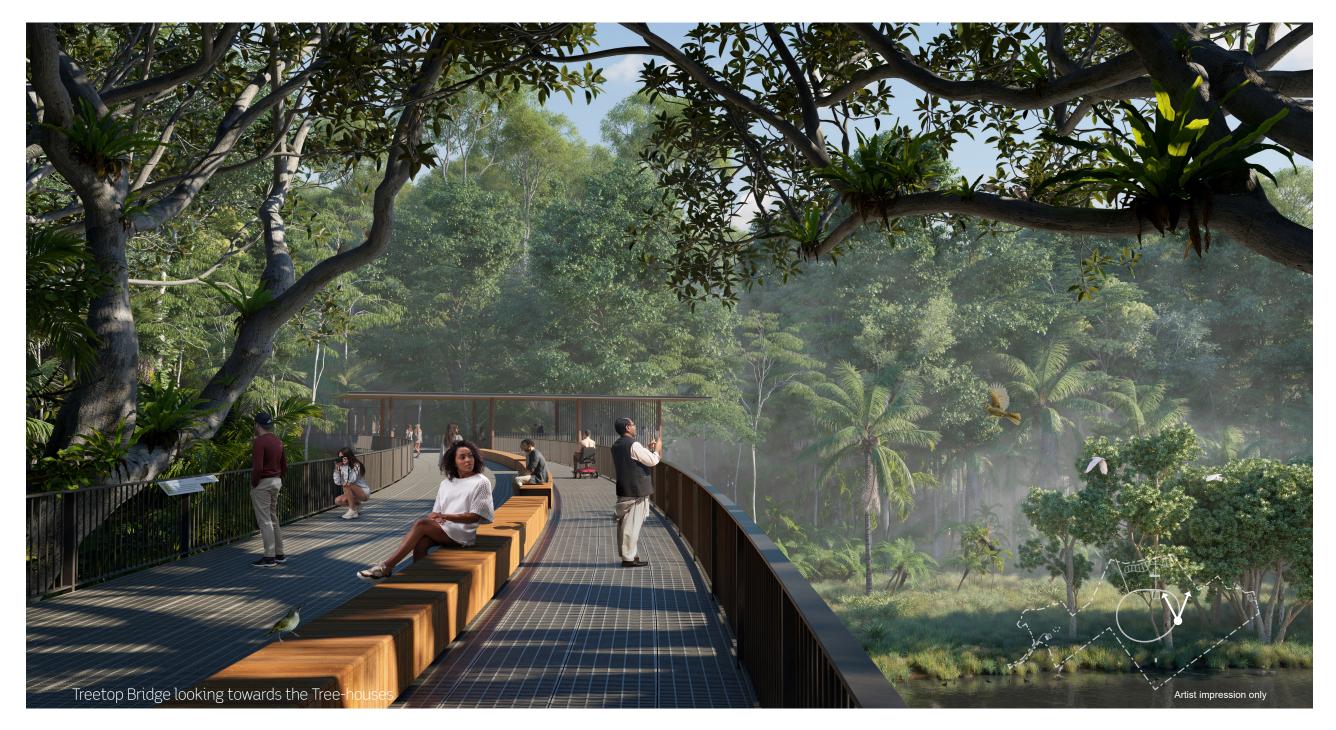


360 degree views of the hinterland and out to the coast

explore and walk through the forest to climb this destinational structure. The Lookout also has opportunities for built habitat capture panoramic views of the Glass House Mountains - a scale of the stru distinct landmark of the region. The Glass House Mountains response that is area is spiritually significant to the Traditional Owners, and the lookout offers a major opportunity to share stories and views to







Loop Path and Treetop Bridges

The widest and most accessible route, the Loop Path and Treetop Bridges provide gentle grades and large flat sections to create a highly accessible connection that welcomes the community to engage with the natural environment. The Loop is a key organising element that connects the various spaces of the park and bridges over the central waterway. The Treetop Bridges provide a place to experience the different vegetation levels of the forest from lush understorey, to mid storey, where epiphytic plants like birds-nest ferns are nestled in tree trunks, and then up into the tree canopy. The strong, easy-to-understand circular form will be a key wayfinding element for the park, establishing a common element within the forest to orientate oneself. The Loop Path also offers opportunities for seating, interpretive elements and night tours.

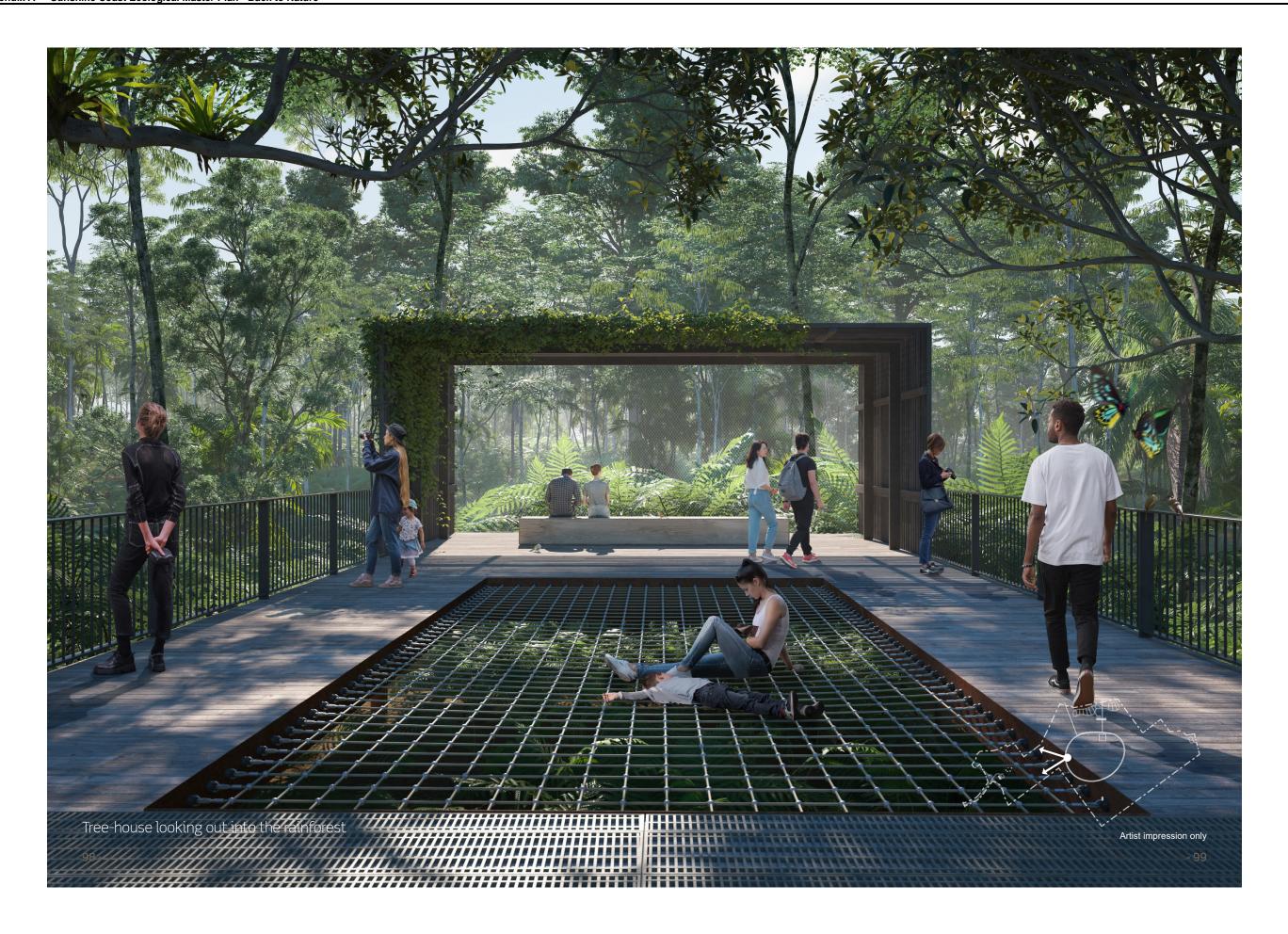
The curved form of the Loop Path controls long views as one moves, so that the forest is continually revealing its beauty through the journey.

Tree-houses

The Tree-houses will be elevated pavilions projecting from outlook to the forest.

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the Treetop Bridge, and will provide sheltered dwell spaces to experience the growing forest. Each Tree-house has the ability to create a unique function to engage with nature, including outdoor class rooms, hammock netting, interpretive display and gathering spaces, all with framed views and



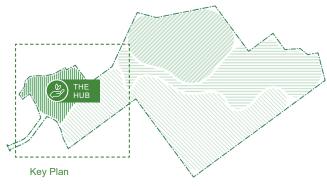


The Hub

Located on the western end of the park, The Hub will be the home of operations, research, and community stewardship. It is the 'engine-room' of the park, where Council and community come together, learn and are inspired to get hands-on with nature. A place where opportunities for participation and knowledge sharing will be initiated and then spread across the park.

Legend

- 1 Dam wall
- amenity
- 4 Wetland lawn
- 5 Maintenance shed
- Maintenance yard 6
- 7
- 8 Solar farm 9
- 11 Native nursery
- 12 Bush food community garden
- 13 Mary Cairncross Walk: connection to MCSR
- 14 Maintenance entry road
- 15 Control point to MCSR existing track: a gateway point including foot-wash station and outpost to control access



2 Dam: open water to be utilised for irrigation and visual

3 **Constructed wetland:** part of existing dam conversion with increased water quality treatment

- Maintenance car park: restricted access only
- Operations and research facility

10 Pollinator garden and native bee hive

A place of stewardship and learning

Bush food community garden and native nursery

These managed community spaces will showcase locally indigenous plant species used traditionally by the Jinibara people, and unique and rare species found in the local ecology. The garden and nursery will be places for people to learn, and get hands-on with nature. Positioned next to the operation and research facilities, these space will complemen the stewardship and restoration planting programs. The garden and nursery will terrace with the sloping terrain, with limited tree planting to the north to maximise sunlight. Bush tucker will have retail offering to creat The space will be acc a pollinator garden to relationships.



Key Plan





The Ecological Park will be a model for waste management, minimising landfill through recycling and green waste re-use

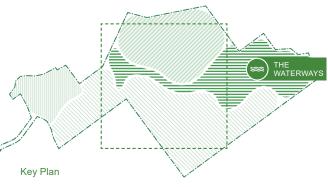


The Waterways (West)

After years of use as pastoral land, the site's natural waterways will be restored to improve ecological function. The waterways will showcase the ecological diversity of the ephemeral wetlands, improve water quality and boost aquatic habitat. With a variety of immersive features, this precinct will be an area that invites interaction with water and celebrates its natural systems.

Legend

- 1 Treetop Bridge (Loop Path)
- 2 Bridge
- 3 Forest Room
- 4 Creek channel
- 5 Macrophyte pond
- 6 the creek
- edge
- 8 Water Circuit
- 10 Amphitheatre



Creek steppers: informal stepping stone to connect over

7 Water terraces: tiered seating terraces down to the waters

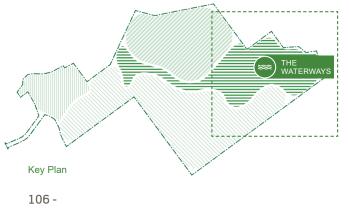
9 Fish-friendly weir: to control water level of wetland

11 Amphitheatre stage: platform to support performances occurring on the adjacent amphitheatre

The Waterways (East)

Legend

- 1 Water Circuit
- 2 Tree Top Bridge (Loop Path)
- 3 Forest Room
- 4 Boardwalk
- 5 Wetland pavilion
- 6 Water terraces: tiered seating terraces down to the waters edge
- 7 Ephemeral wetland
- 8 Creek channel
- 9 Macrophyte pond
- 10 Pond
- **11 Wetland lawn:** small recreation lawn featuring an interface with the wetland
- **12 Entry lawn:** an open space welcoming visitors into the park from the east
- **13 Gateway artwork:** large sculptural markers to assist in wayfinding
- **14 Eastern car park:** a green car park including generous tree canopy and stormwater filtration gardens
- 15 Amenities
- 16 Fauna crossing: detail subject to TMR
- 17 Maintenance trail / fire break
- 18 Acoustic treatment: along Landsborough Maleny Road to minimise vehicular noise and improve the nature experience
- 19 Shared footpath upgrade





10 The Experience

What a day at the park might look like...





ne of the BBQ shelters for lunch. Aft the Treeton Bridge and down into the forest. They weave back jumping across





Centre for a morning visit to the Ecological Park, Retiree Gary is an

the Treetop Bridge while Carol learns

art exhibition and finish with a long lunc



their afternoon at the Community

rainforest and buffer plantings protecting ary Cairncross. The group take respite a Tree-house, which doubles as a



before she gets started on helping with sapling plantings for the next phase of

a couple of the First Nations Range



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Gubbi to the East. Izzv takes a snar

BACK TO NATURE

BACK TO NATURE

11 Implementation

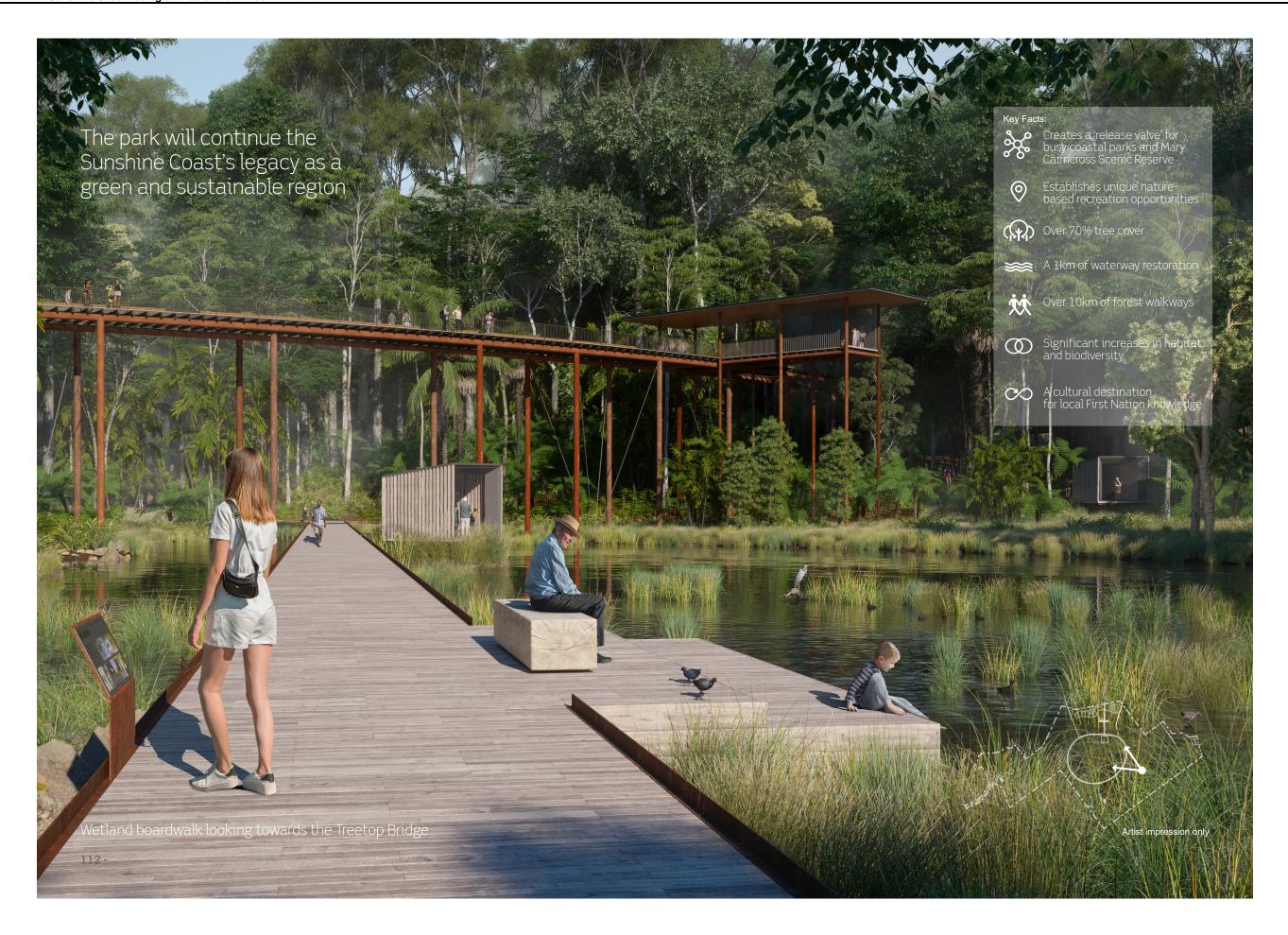
This Master Plan is just the beginning of the transformation of the existing pastoral land into an inclusive and unique space for community and ecology. For a park of this size and complexity, the full implementation may take decades and will be separated into various stages. The indicative staging for delivery of key elements within the Draft Master Plan, has been separated into short, medium and long-term as outlined adjacent. The timing of delivery will be subject to funding, partnerships and detailed design.



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Sunshine Coast Ecological Park Master Plan

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Sunshine Coast Ecological Parkland Excellence Advisory Panel – Letter of Support Chair – Cathryn Chatburn, Panel Members - Alan Hoban, Angela Wright, John Mainwaring, Spencer Shaw, Ella Woodborne, John Wright, BJ Murphy

This letter is written on behalf of the Sunshine Coast Ecological Park Excellence Advisory Panel.

We wanted to take this opportunity to thank Council for the opportunity to contribute to this significant project. As a group, it has been our collective pleasure and privilege to play a small part in the evolution of this regionally and nationally significant initiative.

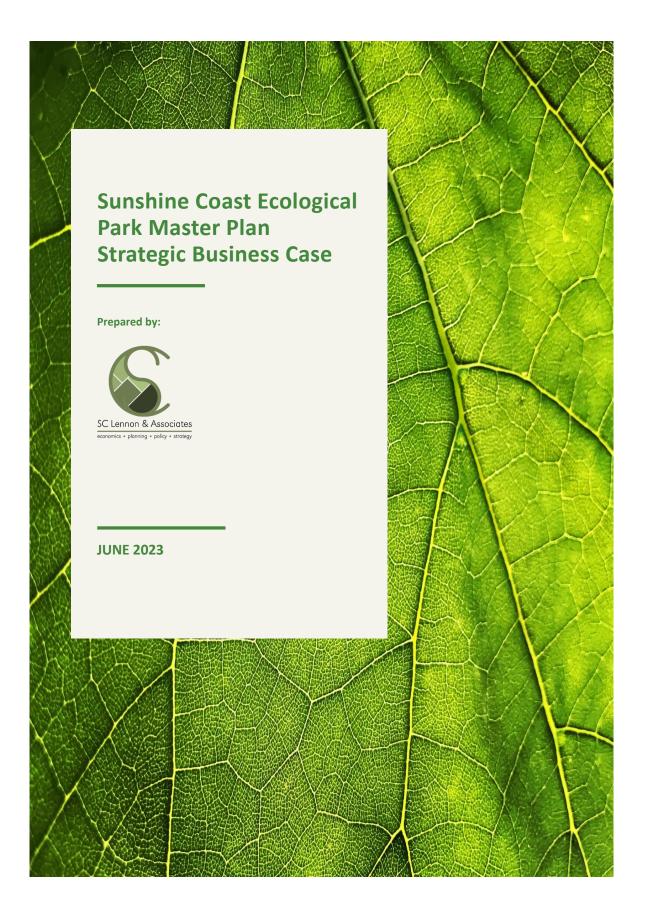
We value the invitation to contribute our collective experience and knowledge to the project's development, to test and challenge ideas with the team and offer our support during the Master Plan's evolution.

At this important milestone, we wanted to offer Council, Council's project team and their consultants' congratulations and continuing support for the approach adopted. We commend the passion, commitment, and leadership in its ongoing development.

We support the ambition set in the Master Plan and believe it provides Council with the essential resource required to guide the Park's successful evolution in the long term.

We encourage Council to continue this journey with the same ambition and determination to deliver excellence, to create a place of lasting ecological, cultural, and recreational value and to engage with its community to ensure the Sunshine Coast Ecological Park will become 'a place of cherished nature and ecological wonder for generations to discover and enjoy'.

Our congratulations again. Sincerely On behalf of the SCEP Excellence Advisory Panel



This report has been prepared by:



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Sub-consultants to Hassell, Sunshine Coast Ecological Park Master Plan Principal Consultant



It has been prepared on behalf of Sunshine Coast Council



Acknowledgement of Country

The authors of this report acknowledge the Jinibara and Kabi Kabi peoples as the Traditional Owners of the land and waters we now call the Sunshine Coast. We honour and pay our respects to Elders past, present and emerging.

Disclaimer

This report has been prepared by SC Lennon & Associates Pty Ltd on behalf of Sunshine Coast Council. It has been prepared on the understanding that users exercise their own skill and care with respect to its use and interpretation. Any representation, statement, opinion or advice expressed or implied in this publication is made in good faith. SC Lennon & Associates Pty Ltd and the individual authors of this report are not liable to any person or entity taking or not taking action in respect of any representation, statement, opinion or advice referred to above.

Cover image source: Unsplash

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Sunshine Coast Ecological Park Master Plan Strategic Business Case Final Report / Executive Summary

Executive Summary

This Strategic Business Case has been prepared in support of the Sunshine Coast Ecological Park Master Plan (SCEP). The Ecological Park provides an opportunity to create a unique park in-tune with the natural environment, that will assist in alleviating open space pressures relating to population growth within the Sunshine Coast Region. A Strategic Business Case is specified as a key deliverable in the study brief issued by Sunshine Coast Council and a requirement is that it includes and addresses elements set out in the Queensland Government Business Case Development Framework.

The Queensland Government's Business Case Development Framework requires, as a central tenet of project evaluation, a robust and transparent **societal cost-benefit analysis** to inform investment decision-making. Steps required in the evaluation process include the preparation of an early strategic assessment, an options analysis using CBA evaluation techniques, a draft business case and finally, a detailed strategic business case.

Cost-Benefit Analysis

The cost-benefit analysis presented in this report maps the costs and benefits over 30 years and calculates results using discount rates of 4%, 7% and 10% as per the Queensland Government Guidelines. The results show that based on direct user benefits only, the project has a positive BCR at all discount rates.

At the Queensland Government recommended discount rate of 7% the project is positive, however, there is an argument that a discount rate of 4% (or even lower) should be applied to a project of this nature with a 'public good' element. At a 4% discount rate the high scenario returns \$1.77 of value for every dollar spent. Allowing for indirect user benefits including, for example, the intrinsic value people place on of environmental enhancement as well as positive externalities such as air pollution mitigation, community cohesion and health benefits, the BCR at this rate is even higher, returning \$2.66 of value for every dollar spent. These findings indicate a very robust conclusion that the Sunshine Coast Ecological Park Master Plan project is 'well worth doing'.

Regional Economic Impact Analysis

The regional economic impact analysis demonstrates the significant contribution the construction and operation of the SCEP will make to economic activity and employment in the Sunshine Coast region.

Project construction costs total an estimated \$149.4 million (excluding escalation). From this initial investment, the project's total estimated construction phase economic impact is \$234.25 million in output, \$80.57 million in industry value-added and 73 local (Sunshine Coast) jobs per annum over 10 years.

The Sunshine Coast Ecological Park, once constructed, will generate an uplift in visitation to the region including an additional 62,320 visitors from outside the Sunshine Coast region. Collectively, these visitors will inject an additional estimated \$7.18 million per annum into the Sunshine Coast economy through expenditure on goods and services (sales) while they are in the region to visit the Ecological Park. This will have flow-on effects into other related intermediate industries coupled with increased new employee consumption expenditure, resulting in a total annual economic impact of \$12.36 million in output, \$5.64 million in industry value-added and the creation of 70 local jobs.

The Business Case

The benefit-cost ratio (BCR) and the estimated regional economic benefits as articulated in this report demonstrate a strong and robust economic case for supporting investment in the Sunshine Coast Ecological Park Master Plan project.

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1. Introduction

1.1 The Strategic Business Case

This Strategic Business Case has been prepared in support of the Sunshine Coast Ecological Park Master Plan (SCEP). A Strategic Business Case is specified as a key deliverable in the study brief issued by Sunshine Coast Council and a requirement is that it includes and addresses elements set out in the Queensland Government Business Case Development Framework.¹ The Strategic Business Case must be a stand-alone document that can be used to promote the benefits of the project with potential funding partners.

The Queensland Government's Business Case Development Framework requires, as a central tenet of project evaluation, a robust and transparent **societal cost-benefit analysis** to inform investment decision-making. Steps required in the evaluation process include the preparation of an early strategic assessment, an options analysis using CBA evaluation techniques, a draft business case and finally, a detailed strategic business case.

In order to evaluate the social, economic and environmental benefits of the project proposal, a cost-benefit analysis (CBA) has been prepared as presented in this report. The CBA involves a situation review and change analysis to identify the base case or business-as-usual scenario. The base case identifies the outcomes, objectively measured, if the SCEP proposal does not proceed. It then considers how the data sets might change in the event that the project proceeds. The benefits are quantified on the assumption that the project is constructed and operational and where data is available, express benefit uplifts.

The benefits of the SCEP are driven by **population growth** (the primary driver) and **visitation uplift** (by both Sunshine Coast residents and externals). Visitation uplift is a measure of demand (not actual visitors) because it is assumed that, in the current situation, Mary Cairncross Scenic Reserve is at capacity.

1.2 Project Initiation

To address shortfalls in the provision of large open spaces for recreation and to build on the Sunshine Coast region's conservation values, Sunshine Coast Council acquired approximately 65 hectares of rural land in the Sunshine Coast hinterland to establish a new regional park.

The proposed Sunshine Coast Ecological Park (SCEP) is located within the Mountain View green space and provides an opportunity to strengthen and expand on the existing Mary Cairncross Scenic Reserve. Once established, the SCEP will provide the region's residents with an enhanced open space network by creating a large nature-based recreation park in the Sunshine Coast hinterland.

The history of the proposal is as follows:

- In 2015 Sunshine Coast Council (Council) identified the need for additional open space and commenced land acquisition for the new Ecological Park.
- Between 2016 and 2018, 65 hectares of land was acquired adjacent to the Mary Cairncross Reserve.

 ${}^1 \ {\rm Refer to \ https://www.statedevelopment.qld.gov.au/industry/infrastructure/business-case-development-framework}$



- In 2021 a feasibility study was undertaken by Lat27 in association with Alliance Planning, Earth Check, and CDM Smith on behalf of Sunshine Coast Council. This comprehensive study covered:
 - $\circ \quad \text{An environmental assessment.}$
 - Review of drivers for change.
 - \circ $\;$ Trends in recreation and nature base tourism.
 - $\circ~$ User profile and demand.
 - $\circ~$ Gap analysis in open space and provision for recreation and tourism.
 - User profile and demand.
 - \circ Identified opportunities.
 - o Economic assessment.
 - \circ Social impact assessment.
 - o Environmental assessment.
 - o Preliminary risk assessment.
 - \circ $\,$ Consultation undertaken.
- In 2022 Council commissioned a team led by Hassel to prepare the Sunshine Coast Ecological Park Master Plan and Strategic Business Case. This includes:
 - March 2022 Stage 1: Strategic Assessment
 - August 2022 Stage 2: Options Analysis
 - December 2022 Stage 3: Detailed Strategic Business Case

1.3 The Ecological Park Site

The proposed Sunshine Coast Ecological Park consists of 65 hectares of land located on the Blackall Range within the Sunshine Coast Hinterland. The park is strategically located adjacent the natural jewel of Mary Cairncross Scenic Reserve (MCSR), a 55-hectare subtropical rainforest overlooking the Glass House Mountains. MCSR is a remnant of the vegetation that once covered the Blackall Range and provides a living museum of diverse plant and animal life which delights visitors with its tranquility and beauty.

Located within Mountain Views, one of Sunshine Coast Council's nominated major green spaces for the region, the proposed SCEP is a 5-minute drive from Maleny Town Centre; a 40-minute drive from Maroochydore and 1.5 hours north of Brisbane.

The SCEP site has been impacted by historic pastoral land use and significant clearing. It is defined by rolling terrain down to a waterway which traverses the land. The proposed development of the regional park presents a significant opportunity to strengthen and expand the ecological asset of Mary Cairncross Scenic Reserve and create a unique open space asset for the Sunshine Coast Region.

The location of the proposed Ecological Park is illustrated in Figure 1.





Figure 1. Location of the Proposed Ecological Park (Lots A, B, C and D)

Source: Sunshine Coast Council

1.4 Project Objectives

The Sunshine Coast Ecological Park Master Plan looks to realise Sunshine Coast Council's vision of *"a place of cherished nature and ecological wonder for generations to discover and enjoy"*. The vision is guided by six values outlined below. The values establish a framework to guide decision making and align ideas and investment to deliver the vision.

- Value 1: An ecologically valuable, resilient, and connected landscape.
- Value 2: A place that welcomes people to learn, play and contribute to the future.
- Value 3: A place to be inspired by nature.
- Value 4: An immersive experience that promotes balance, respite, and revival.
- Value 5: A place of unexpected and spontaneous discovery.
- Value 6: A place that shares the stories of local people and the natural history of the region.



Key functions including 'Recreation and Wellness', 'Ecology and Restoration' and 'Research, Education and Culture' have been articulated from the community consultation. These functions have been refined into a suite of detailed strategies to provide direction and ensure the vision and values and community expectations are delivered.

1.5 The Design

The Sunshine Coast Ecological Park will create a distinct open space that balances people, wildlife, resources and vegetation equally. It will be a place that establishes a genuine balance of recreation and ecological restoration. The concept for the park explores the idea of co-habitation, which fosters a relationship within living systems and a sharing of the same place.

The project provides an opportunity to create a unique park in tune with the natural environment. The new Ecological Park will service the entire Sunshine Coast, providing a significant green space for people to enjoy, while celebrating the amazing biodiversity of the region's natural environment.

1.6 Key Features

Key features of the project include:

- The creation of a release-valve for busy coastal parks and Mary Cairncross Scenic Reserve.
- Unique nature-based recreation including treetop walks, forest rooms, lookout structures and nature play.
- A flexible community hub with a café and amenities, as well as a series of outdoor event spaces.
- Significant increases in restoration and revegetation.
- Over 1km of waterway restoration including reinstating on-site wetlands.
- Increased habitat and biodiversity.
- A cultural destination for local First Nation knowledge.

The SCEP illustrative Master Plan is shown in Figure 2.





Figure 2. SCEP Illustrative Master Plan

Figure 3. SCEP Playforest and BBQ Area Concept



Source: Hassell

<image>

Source: Hassell



1.7 Project Oversight

The proposal owner is Sunshine Coast Council. A governance framework consisting of internal Council and external stakeholder groups was established for the duration of the process to prepare the draft SCEP Master Plan, as detailed below.

Project Governance Framework Entities:

Internal Council governance consisted of a Steering Committee (SC) and a Working Group (WG). External stakeholders included an Excellence Advisory Panel (EAP), Community Reference Group (CRG) and community engagement through public consultation, in addition to consultation with Jinibara Traditional Owners. The EAP, WG and SC met at regular intervals throughout the Master Plan process, together with Community Engagement and CRG meetings (as detailed in Table 1 below).

1.8 Consultation and Engagement

Sunshine Coast Council's appointed Consultant team, led by Hassell, developed and implemented a detailed Consultation Plan to ensure effective and efficient community and stakeholder consultation. The Consultant was responsible for reporting to the Project Team and was invited to provide presentations to the Working Group, Excellence Advisory Panel and Steering Committee as needed. A key element of the consultation process was the formation of a Community Reference Group. Objectives of consultation were to:

- Inform stakeholders about the project, its vision and progress at key milestones;
- Ensure community feedback is sought and considered in the master planning process;
- Address community and key industry group concerns and raise awareness about opportunities;
- Create excitement, pride and ownership in the establishment of the Ecological Park;
- Provide transparency in the planning and decision-making process; and
- Identify potential partnerships with key stakeholders.

There have been three main stages of community and stakeholder engagement. The first stage was undertaken early in the study process (May 2022) to establish a baseline of community perceptions and values, and to identify any key concerns. The second consultation stage (August/September 2022) tested specific ideas for the SCEP Master Plan and associated design options. A third stage of public consultation was implemented in March 2023 where a Draft Master Plan was made available for public comment.

Stage 1 Community Engagement (2 May-27 May 2022)

Community engagement activities and events targeted stakeholders to gather public perception and demand information and included:

- Community pop-up events;
- An online questionnaire;
- Information sessions;
- Neighbours' meeting;
- Static displays; and
- Community Reference Group (CRG) (formation and first meeting 27 April 2022).



Stage 2 Community Engagement (25 August-14 September 2022)

The Stage 2 community engagement activities and events included:

- An online survey;
- An interactive map;
- Community pop-up events;
- Information sessions (targeted invitation only);
- Static displays in Council Libraries and at the Mary Cairncross Scenic Reserve Discovery Centre; and
- Community Reference Group meetings.

Stage 3 Community Engagement (6 March -20 March 2023)

The Stage 3 community engagement activities included:

- Production of project video;
- Advertising and media (including online);
- Engagement with key stakeholder groups;
- Community Reference Group Meeting;
- Draft Master Plan released for community viewing; and
- Online survey and invitation to comment via the Have Your Say Page.

At the conclusion of each stage of engagement a detailed engagement summary report was produced, capturing community advice, feedback, sentiment and the engagement processes. A summary of engagement findings was also published on Sunshine Coast Council's website.

The engagement activities were influenced by a Community Reference Group (CRG) that has formed as part of the process to provide detailed feedback and representation to help inform the design of the park and guide the consultation process. The CRG consists of members with a diversity of backgrounds from across the Sunshine Coast region. The CRG provided a key engagement platform for the Sunshine Coast community to offer input into the planning and shaping of the new Ecological Park.

A summary of key stakeholders and how they were engaged is provided in Table 1 overleaf.

1.9 First Nations Engagement

Jinibara Traditional Owner Engagement – June 2022

Jinibara People Aboriginal Corporation (JPAC) representatives met with Hassell and the Project Team at Mary Cairncross Scenic Reserve for a site viewing and project introduction, together with the opportunity for yarning, discussions and initial ideas. Jinibara were supportive of immediate and ongoing engagement in the Ecological Park's development and identified opportunities for tourism, the Olympics and culture for the park.

Jinibara Traditional Owner Engagement – September 2022

JPAC representatives met with both Hassell and the Project Team on site at the Sunshine Coast Ecological Park for a walk on Country and overview of the Stage 2 consultation material, together with the opportunity for yarning and discussions. Jinibara expressed their intention and desire for ongoing involvement in the development and operation of the park, including but not limited to:



- Creating a genuine partnership with Jinibara at the Ecological Park an alternative to a typical structure or relationship, with Jinibara having involvement within and access to the parklands, providing a designated space for Jinibara to meet on Country;
- Discussion of opportunities for re-learning and repatriation of cultural knowledge and practices through being on Country;
- Creating a collaborative environment to share knowledge and learning with the community, including opportunities for partnerships in science; and
- Potential inclusion of First Nation rangers and a ranger programme on site.

Jinibara Traditional Owners continue to be involved in consultations with the Project Team. Council aims to build an ongoing relationship with Jinibara past the Final Master Plan and into the future detailed design, construction and operation of the park asset.

Stakeholder	Description	How they were engaged
Community	 Residents or community members of the Sunshine Coast. This includes tourists and people traveling for work. 	 Community pop-ups Sponsored social media posts Static displays Website and interactive map Online survey Project email
Community groups	 Active Sunshine Coast community groups with an interest in the project including: Friends of Mary Cairncross Association Inc Mary Cairncross Volunteers Maleny and District Green Hills Fund Lake Baroon Catchment Care Group Hinterland Bushlinks Barung Landcare Association Maleny Chamber of Commerce Sunshine Coast Chamber Alliance 	 Information sessions Online survey Project email Community pop-up events
Close neighbours/ Maleny residents	Reserve and new location of the ecological park land.	 Direct mail Meeting Information session Online survey Project email Machines
Community Reference Group	• Ten community members who were selected from 25 expressions of interest.	MeetingsOnline surveyProject email

Table 1. Summary of Community and Stakeholder Engagement

Source: Hassell

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2. Service Need

2.1 The Challenge and Opportunities

The 2020/21 Mary Cairncross Ecological Park Feasibility Study identified shortfalls in the provision of:

- Ecological parks in SEQ;
- Council-wide recreation parks, particularly within the Sunshine Coast hinterland.
- Destination play spaces, including large wild or nature play gardens and nature-inspired climbing facilities.
- Places for families and communities to gather and connect.
- Informal low-impact nature-based recreation experiences within a natural setting.

As of June 2020, the provision of Sunshine Coast-wide recreation parks is 0.36 hectares per 1,000 people. This represents a total shortfall of 338 hectares. Adding to this shortfall is the demand from visitors to the region, of which there were 4.1 million in the year ending March 2020.

Existing Council-wide recreation parks are all located on the coastline. Whilst a popular destination, as the only existing Sunshine Coast-wide park within the hinterland, Mary Cairncross Scenic Reserve (MCSR) does not have capacity for expansion due to its limited size.

Destination play spaces have the ability to accommodate and attract a large number of residents and visitors and are predominately located in Council-wide recreation parks. As the population of the Sunshine Coast region grows, there will be increased demand for these play spaces. To reduce pressure on existing open space areas within the coastal corridor and meet current and future demand, the Open Space Network Blueprint recommends establishing larger parks away from the coast, including the recommendation to establish a new Council-wide recreation park.

Due to the proximity of the SCEP site to the existing MCSR (which has significant and sensitive environmental and cultural values) and other key regional landscapes such as the Glass House Mountains, it is considered that the SCEP site is uniquely positioned to provide a complementary experience to meet the identified shortfall. In addition, the site provides a critical opportunity to improve the extent and quality of the land's environmental values, including through enhancing the ecological connectivity of the existing MCSR.

The demand for more nature-based outdoor recreation activities and experiences is supported by the Sunshine Coast Major Parks Survey (2020), with responses indicating a desire for more parks and natural areas to support these experiences. Survey responses indicate the demand and desire for more opportunities to learn about the local environment - flora and fauna, water quality, habitat, biodiversity and cultural heritage values.

There is a strong demand for nature appreciation opportunities in a high-quality natural setting, with 65% of survey respondents having identified nature appreciation opportunities, including photography, birdwatching etc. as an attribute they value highly. Nature-based tourism is leisure travel undertaken largely or solely for the purpose of enjoying natural attractions and engaging in a variety of nature-based activities. There is continued demand for eco-accommodation and wedding venues.

The Sunshine Coast attracts approximately 2.41% of all tourism visitation in Queensland and is well positioned to maintain if not increase this market share. Tourism Research Australia (TRA) forecasts that tourism visitation will bounce back strongly from the current COVID-19 pandemic period by 18.4% in 2022/23 and with growth in excess



of 5% per annum for the two years after that. Future demand for visitor experiences throughout the Sunshine Coast region can therefore be expected to be strong.

By creating a unique identity for the SCEP and capitalising on the site's existing values and qualities, including its proximity to the existing MCSR, Rainforest Discovery Centre, Glass House Mountains, the hinterland towns of Maleny, Montville and Mapleton and the historic town of Landsborough, a Council-wide ecological park will add to the existing hinterland experiences on offer, in line with local and regional policy and planning objectives.

2.2 Policy and Planning Context

The Sunshine Coast Ecological Park Master Plan project objectives align with the Sunshine Coast region's key policy and planning drivers. Key plans and strategies underpinning the SCEP Master Plan and Strategic Business Case are summarised as follows.

The Environment and Liveability Strategy 2017

The Environment and Liveability Strategy provides detailed strategic directions for the natural and built environments, with a strong focus on integration. It focuses on the Sunshine Coast's natural environment and how it can be preserved and enhanced, as well as the liveability of the region – enabling a good quality of life for all residents and supporting a strong economy in an accessible and well-connected built environment.

The Environment and Liveability Strategy contains policy positions relating to themes of landscape character, social infrastructure, biodiversity, open space and sustainable design, which Sunshine Coast Council has identified as overarching drivers for the SCEP Master Plan. To activate and implement these policy positions, the following transformational action contributes to these themes: *"TA4: Establish the Mary Cairncross Ecological Park Land as a major conservation and recreation destination for the region".*

The Sunshine Coast Regional Economic Development Strategy 2013-2033

The Sunshine Coast Regional Economic Development Strategy 2013-2023 identifies tourism, sport and leisure as a high-value industry in the region. It sets a pathway to transition to a new economy that respects and nurtures the region's values and authenticity and looks beyond its horizons to establish the region in the global economy.

A priority of the strategy is to grow industry and investment in the region to *"create unique and world-class tourism, sport, major event and leisure experiences and products"*. It includes a number of recommended actions designed to help establish improved recreation facilities that will attract visitors to the Sunshine Coast region.

Specific priorities identified for progressing the region's tourism, sport and leisure industry are:

- Supporting high-value industries to expand activities, job opportunities and connectivity to markets and supply chains.
- Promoting cross-sector collaboration and engagement on key initiatives and projects.
- Promoting entrepreneurship, innovation, research and digital connectivity.

The Sunshine Coast Community Strategy 2019-2041

The Sunshine Coast Community Strategy provides a long-term framework for how Sunshine Coast Council and the community will work together to advance a shared goal for a strong community through to 2041. Consultation informing the strategy revealed that the community wants Sunshine Coast Council to maintain a strong emphasis on preserving the natural environment and open space for passive and active use.

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SC Lennon & Associates economics + planning + policy + strategy

It identifies five key outcomes to achieve by 2041, being:

- Healthy and active communities;
- Vibrant communities;
- Inclusive communities;
- Connected and resilient communities; and
- Creative and innovative communities.

The Sunshine Coast Destination Tourism Plan 2020-2025

The Sunshine Coast Destination Tourism Plan 2020-2025 identifies nature-based and outdoor experiences as the region's primary product strengths, based on the range of iconic beaches along the coast and unique national and state parks across the hinterland. The Plan identified a need to improve the overall visitor experience and encourage visitor dispersal throughout the region, and 'Activating the Hinterland' is one of the Plan's strategic themes and future directions. The SCEP has been developed to capitalise on the Sunshine Coast's nature-based assets to provide a visitor experience of regional significance that will serve both domestic and international visitors, encouraging visitors to spend more time in the region, including, importantly, its hinterland.

The Sunshine Coast Tourism Opportunity Plan 2009-2017

Prior to the Sunshine Coast DMP, the Sunshine Coast Tourism Opportunity Plan was prepared to provide direction and associated actions to drive the sustainable development of tourism in the Sunshine Coast. The Plan identifies 'green infrastructure', including ecotourism / nature-based tourism as a key product and experience theme for the Sunshine Coast region. The Plan identifies ten projects of regional significance which are expected to act as a catalyst to a range of other investment, marketing and product development opportunities. Of those ten, three are focussed on the Sunshine Coast hinterland, including Hinterland Skywalk Attraction; Hinterland Eco-Lodge; and Hinterland nature-based tourism drive route, trails and attractions.

The SCEP was developed and refined following the consideration of three spatial framework options, as described in the next section of this report. The three options that were considered and assessed were informed by the consultation findings and the policy and planning framework as summarised above.

Towards Tourism 2032

Towards Tourism 2032: Transforming Queensland's visitor economy future is a collective framework to set the direction of tourism in Queensland for the next 10 years. The vision is for Queensland to be Australia's destination of choice for domestic and global visitors seeking the world's best experiences by 2032. By providing a key attraction in the Sunshine Coast hinterland which consolidates the region's ecotourism / nature-based tourism credentials, the Sunshine Coast Ecological Park, will provide a nature-based visitor experience of regional significance, attracting both domestic and international visitors to spend more time in the region.



3. Ecological Park Options Analysis

3.1 Context for the SCEP Options Analysis

The options analysis is a key component of the Strategic Business Case. It considers what will happen when the Sunshine Coast Ecological Park (SCEP) is operational, complementing the Mary Cairncross Scenic Reserve (MCSR), with key elements as follows:

- SCEP Master Plan initiatives will take 30 years+ to be fully effective.
- The SCEP will more than double the size of the existing MCSR.
- MCSR is said to be at 'environmental capacity' this will be addressed with the development of the SCEP.
- The total package will become a major attraction.
- Market share of locals and externals will increase.

The method applied to evaluate the options was **cost-benefit analysis (CBA)**. As noted in the introduction to this report, Queensland Government's Business Case Development Framework requires, as a central tenet of project evaluation, a robust and transparent **societal cost-benefit analysis** to inform investment decision-making. Steps required in the evaluation process include the preparation of an early strategic assessment, an options analysis using CBA evaluation techniques, a draft business case and finally, a detailed strategic business case.

In order to evaluate the social, economic and environmental benefits of the three spatial options put forward by Hassell, a CBA has been prepared, which involves a situation review and change analysis to identify the base case or business-as-usual scenario.

The base case identifies the outcomes, objectively measured, if the SCEP proposal does not proceed. It then considers how the data sets might change in the event that the project proceeds. The benefits are quantified on the assumption that the project is constructed and operational and where data is available, express benefit uplifts.

The CBA takes a long-term approach (30 years) and incorporates consideration of the 'time value' of costs and benefits by applying discount rates. By utilising financial cash-flow modelling, costs and benefits are described in present value (today's) terms with the **Net Present Value (NPV)** showing the total discounted stream of benefits compared to costs over time. In CBA, the fundamental measure of 'net benefit' is the **Benefit-Cost Ratio (BCR)** with a BCR > 1.0 indicating the project is 'worth doing'.

The benefits of the SCEP are driven by **population growth** (the primary driver) and **visitation uplift** (by both Sunshine Coast residents and externals). Visitation uplift is a measure of demand (not actual visitors) because it is assumed that, in the current situation, Mary Cairncross Scenic Reserve is at capacity.

The CBA calculates the direct user benefits of the park, that is, the value people place on their time travelling to and experiencing the proposed SCEP (under different scenarios). The value per visit (and therefore total value of the ecological park) is a function of the concept of 'willingness to pay' as measured by the value of travel time (to the park); and time spent in the SCEP (the more attractive the park, the more people will visit and spend more time in the park and the greater the benefits).

This 'travel cost method' of assessment is a widely accepted technique in CBA for measuring user benefits of a community asset like the proposed SCEP. As the ecological park will have no access / entry prices (no market), the value of benefits to visitors will always be above what they have to / are willing to pay. This non-market benefit is what is referred to as a 'consumer surplus', and its application for measuring benefits is required practice in costbenefit analysis as per the Queensland Government guidelines. The detailed method and the results of the CBA are provided in Section 6 of this report.



3.2 The Three Options

Spatial Framework

The Master Plan process produced a 'spatial framework' for development of the SCEP. Figure 5 shows the scope of ecological park development as a 'draft concept'. The spatial framework was accompanied by a number of 'indicative ideas' for public comment and input (see Figure 6).

Within this framework the Master Plan development process has produced three options, or scenarios, for development of the SCEP. The three options are differentiated by the level of enhancement and capital expenditure (CAPEX). These may be termed:

- Basic Scenario Lowest level of CAPEX and fewest number of facilities and attractions.
- Medium Scenario Middle level of CAPEX and increased number of facilities and attractions.
- High Scenario Highest level of CAPEX and highest number of facilities and attractions.

The 'key items' included in the three scenarios are listed in Table 2.

Figure 5. SCEP Spatial Framework – Draft Concept

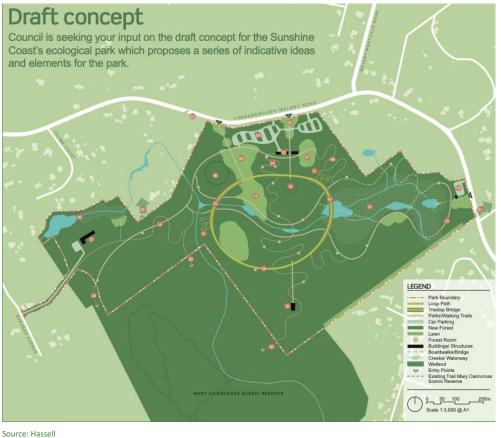


Figure 6. Spatial Framework – Indicative Ideas

Community Hub A flexible community meeting space to house events, amenities and classes - potential for small cafe.	Playforest A collection of unique nature play spaces and elements for all ages and abilities.	 Tree Houses Elevated pavilions providing a sheltered space to experience the growing forest. 	Forest Lookout A lookout tower nested in the forest offering views to the Glass House Mountains and coast.	Indicative Boardwalk Connection Potential investigation for boardwalk to connect existing Mary Cairncross traits with the ecological park - allowing
Main Entry Including drop off and bus stop.	Events Lawn A flexible and level space for community use which can be utilised for boutique events.	Forest Plaza A heavily shaded and open outdoor room for groups to dwell or host local markets.	Operations Area Home for maintenance and stewardship activities.	sections of existing trails to be temporarily closed for restoration Potential 'Land for Wildlife' Fauna Connectio
Car Park A green carpark including generous tree canopy and stormwater filtration gardens.	Sensory Garden A quiet and immersive collection of curated native forest vegetation including public artworks.	3 Amphitheatre A natural lawn amphitheatre flowing down to the creek for everyday relaxing in the sun or small performances.	Dam & Wetland Constructed wetland and part dam conversion with water quality treatment for exiting site water.	WILDITE' FAUNA CONNECTIO Indicative fauna connections to surrounding areas such as Obi Obi Creek and Upper Mooloolah Nature Refuge. Exact location ye to be defined, potentially through 'Land for Wildlife' corridors.
The Grove A pocket of existing rainforest with opportunities for sitting, play and informat traits below the mature tree canopy. BBQ Lawn An open area for picnics or to throw a ball - supported by BBQ	 Loop Path A contral level and accessible pathway to connect key spaces in the park. Treetop Bridge A unique experience of the growing forest incorporated into 	 Walking Trails Educational trails to learn and reconnect with nature. The Wetland A rainforest wetland incorporating a series of boardwalks and shelters. 	Indicative Discovery Centre Connection Indicative connection between Camoros Scenic Resove - requires future investigation in utilising the existing five trail to utilising the existing five trails t	Maleny Connection Potential to improve pedestrian connections to Malery town centre and Malery community precinct.

Source: Hassell

Table 2. Key Items in the SCEP Options

Basic	Medium	High
Community Hub – Open Pavilion	Increase to 250 sqm	Increase to 500 sqm
Retail 40sqm	Increase to 200 sqm	Same as Medium
Amenities	Same	Same
Main Carpark – 300 Spaces	Same	Same
Playground – Focused Area Only	Add Playforest	Add Additional Small Spaces
BBQ Lawn	Same	Same
10 X Shelters	Increase to 14	Increase to 19
Amphitheatre	Same	Same
Events Lawn	Same	Same
Loop and Treetop Bridges – Base Level	High Quality Level	Same as Medium
Sensory Garden	Same	Same
10% Planting Area / 90% Revegetation /	15% Planting Area / 85% Revegetation /	20% Planting Area / 80%
Tubestock	Tubestock	Revegetation / Tubestock
Paths (50% Concrete 50% Bitumen / Gravel)	Paths (80% Concrete 20% Bitumen /	Paths 100% Concrete
	Gravel)	
10 X Forest Rooms	Increase to 16	Increase to 20
Dam – Minor Maintenance Only	Convert 50% to Wetland	Same as Medium
Creek and Wetland Rehabilitation	Same	Same as Medium
Maintenance facility	Add Nursery	Same as Medium
Boardwalk 400m	Increase to 1,000m	Increase to 1,500m
	3 X Tree Houses	Increase to 6
	Forest Tower – Base Level	Forest Tower – High Quality
	Eastern Carpark (50 Spaces) and Amenities	Same as Medium
		Forest Plaza Pavilion

Source: Hassell

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3.3 Options Evaluation

Estimates were made of visitation uplifts associated with the options as shown in Table 3.

Table 3. Estimates of Visitation Uplifts

Scenario	2023	Uplift %	2053
Low Scenario - Cater for Demand	264,590	102%	533,212
Medium Scenario - 13.5% Enhancement from low scenario	264,590	129%	605,196
High Scenario - 11.0% Enhancement from medium scenario	264,590	154%	672,372

Source: SC Lennon and Associates

Estimates were also made of average time spent in the SCEP under each option. Consistent with the findings of the Major Parks Survey, under the low scenario it is expected that people would spend about 2 hours in the SCEP and that this would increase by 45 minutes under the medium scenario and a further 45 minutes under the high scenario:

- Low Scenario 2 hours.
- Medium Scenario 2.75 hours.
- High Scenario 3.5 hours.

This enables an estimate of 'value per visit' to be made for each of the three scenarios. In summary, the estimates of value per visit were:

- Low Scenario \$106.69.
- Medium Scenario \$119.77.
- High Scenario \$132.85.

<u>Costs</u>

The costs of the project, summarised in Table 4, are:

- The cost of acquiring the land while this is a sunk cost it is recoverable, therefore there is an opportunity cost on the capital deployed (it could be put to an alternative use). The land cost as advised by Council is \$4,210,000.
- Capital Expenditure (CAPEX) the cost of all works. Cost estimates have been provided by Rider Levett Bucknall (RLB) Quantity Surveyors (4 May 2023). Adjustments to RLB's costings were made as follows:
 - $\circ~$ Escalations were excluded on the basis that a CBA must be based on present day dollars.
 - $\circ~$ An allowance was made for 'exclusions'.
 - \circ $\,$ The timing of expenditure was advised by the Quantity Surveyors.
- Operational costs (OPEX) includes maintenance and administration. An allowance of 5% of CAPEX was made.



Table 4. Summary of CAPEX Estimates

	Construction	Margins and Adjustments	Construction Contingency	Qleave	Exclusions	Total with Exclusions
Low	\$43,199,244	\$18,791,671	\$6,199,092	\$518,139	\$6,870,815	\$75,578,960
Medium	\$61,327,404	\$26,677,421	\$8,800,482	\$748,810	\$9,755,412	\$107,309,529
High	\$81,665,075	\$35,524,308	\$11,718,938	\$997,051	\$12,990,537	\$142,895,909

Source: RLB and SC Lennon and Associates

Evaluation

The CBA results are summarised in Table 5.

	Scenario		
	Low	Medium	High
CAPEX	\$75,578,960	\$107,309,529	\$142,895,909
NPV 4%	\$72,224,381	\$113,004,010	\$152,050,876
NPV 7%	\$27,908,119	\$50,034,474	\$68,223,814
NPV 10%	\$4,558,094	\$16,699,741	\$23,826,177
BCR 4%	1.60	1.70	1.72
BCR 7%	1.29	1.40	1.41
BCR 10%	1.06	1.16	1.18

Table 5. Summary of CBA Results – Direct user Benefits

Source: SC Lennon and Associates

The results show that based on direct user benefits only, the project has a positive BCR at all discount rates. Moving from the low to medium to high scenarios improves the BCR. The NPV's are similarly positive. At the Queensland Government recommended discount rate of 7% the project is positive, however, there is an argument that a discount rate of 4% (or even lower) should be applied to a project of this nature with a 'public good' element. At a 4% discount rate the high scenario returns \$1.72 for every dollar spent.

Accounting for Indirect Benefits

For reasons explained in Section 6, an estimate was made of indirect benefits (environmental, health, etc.) based on increasing the BCRs by 50%. Based on this analysis, the BCRs for the Sunshine Coast Ecological Park, under the low, medium and high scenarios, were estimated to be higher than the situation where these external benefits are not counted, as shown in Table 6.



Table 6. Summary of Cost benefit Analysis Results with Indicative Non-direct Benefits Included Included

	Scenario		
	Low	Medium	High
BCR 4%	2.40	2.56	2.58
BCR 7%	1.94	2.09	2.12
BCR 10%	1.59	1.74	1.76

Source: SC Lennon and Associates

3.4 The Preferred Option

Based on the foregoing analysis the preferred option is the High Scenario. This is on the basis that it:

- Attracts the highest number of visits; and
- Has the highest Benefit-Cost Ratio (BCR).

While the High Scenario is the most expensive, the additional cost is justified by the social and economic returns delivered.

As articulated in the introduction to this Strategic Business Case, the Sunshine Coast Ecological Park, as per the preferred option, will create a distinct open space that balances people, wildlife, resources and vegetation equally. It will be a place that establishes a genuine balance of recreation and ecological restoration. The concept for the park explores the idea of co-habitation, which fosters a relationship within living systems and a sharing of the same place.

The project provides an opportunity to create a unique park in tune with the natural environment. The new Ecological Park will service the entire Sunshine Coast, providing a significant green space for people to enjoy, while celebrating the amazing biodiversity of the region's natural environment.

Key features of the SCEP include:

- The creation of a release-valve for busy coastal parks and Mary Cairncross Scenic Reserve.
- Unique nature-based recreation including treetop walks, forest rooms, lookout structures and nature play.
- A flexible community hub with a café and amenities, as well as a series of outdoor event spaces.
- Significant increases in restoration and revegetation.
- Over 1km of waterway restoration including reinstating on-site wetlands.
- Increased habitat and biodiversity.
- A cultural destination for local First Nation knowledge.

The environmental and sustainability initiatives for the SCEP align with Sunshine Coast Council's vision to be Australia's most sustainable region, as demonstrated in the following section of this report.



4. Environmental and Sustainability Assessment

4.1 The Sustainability Vision

Environmental and sustainability initiatives for the Sunshine Coast Ecological Park Master Plan closely align with Sunshine Coast Council's vision to be Australia's most sustainable region. The Environment and Liveability Strategy Annual Report 2021/22 recognises the importance of social and economic development to the Sunshine Coast region complemented by a healthy environment with rich biodiversity. It looks to strengthen the balance of social, economic and ecological enhancement through creative innovation and environmental stewardship. Key environmental and sustainability initiatives for the Master Plan are outlined below.

4.2 Key Sustainability Initiatives

Key sustainability initiatives include:

- Repair and Restoration;
- Waterway Rehabilitation;
- Sustainable Water;
- Sustainable Energy; and
- Sustainable Construction.

Each is addressed in turn as follows.

Repair and Restoration

The SCEP site will be significantly revegetated and restored providing a mosaic of rehabilitated ecosystems that improves existing in-situ biodiversity and reflects the historical landscape of the area. Through revegetation of the cleared lands the Sunshine Coast Ecological Park will also provide the opportunity to sequester carbon together with localised carbon capture.

Once established, the expanded forest system will also increase resilience to disturbances tolerating periods of drought and high rainfall, and provide a potential refuge during extreme events such as bushfires, offering security for fauna populations in the wider landscape.

Waterway Rehabilitation

The SCEP Master Plan looks to restore the ecological function and resilience of the ephemeral wetlands and creek systems on the site. A diversity of creek environments will be re-established to support native plants and animals.

The reconstruction of floodplain inundation conditions and the creation of healthy open water bodies will significantly improve waterway health and biodiversity

Sustainable Water

Under the Master Plan, an integrated water management strategy targets the utilisation of all water across the site in a purposeful manner. Rainwater will be harvested for drinking water as the site has no mains connection. In addition, wastewater and stormwater will be captured and treated to a quality suitable for reuse in toilet flushing and irrigation and maintenance needs.



Sustainable Energy

Net zero emissions will be targeted by maximising opportunities for efficiency and minimising energy consumption through solar systems. On site strategies will also include passive design through shading, solar, thermal and ventilation controls.

Sustainable Construction

The Sunshine Coast Ecological Park will implement best practice sustainable construction through material selections within the park to reduce overall embodied carbon. The park will demonstrate a preference for locally sourced, ethically produced, and low embodied carbon materials.

There will be a focus on material efficiency; using structural and design techniques to use less material and use detailing techniques that will preserve the value of materials for as long as possible.

The preceding overview demonstrates the strong environmental and sustainability merits of the project. The significant environmental benefits of the SCEP are captured in the project social impact assessment and the costbenefit analysis, which are the subjects of the following chapters of this report.

Figure 7. SCEP Tree Top Bridge Concept



Source: Hassell



5. Social Impact Assessment

5.1 Scope and Baseline Analysis

The location of the proposed Sunshine Coast Ecological Park (SCEP) is within the rural town of Maleny, which is located in the Sunshine Coast hinterland.

Figure 8. The Sunshine Coast Ecological Park's Location in Context



Source: Google Maps with interpretations by SC Lennon & Associates

For this Social Impact Evaluation (SIE), community members living or staying in Maleny are classified as close neighbours that are likely to be impacted more directly (both positively and negatively) by the park's development due to its proximity. This is especially the case during the construction phase due to associated noise, dust, and potentially changed traffic conditions. Other stakeholders include people living or staying in the Sunshine Coast Council area. This SIE also considers community subgroups, where appropriate, including First Nations community members.

Information about the regional and community profile is presented below.

	Maleny	Sunshine Coast	Queensland
Population:	3,959	351,023	5,156,138
Female:	54.4%	51.9%	50.7%
Median Age:	59	44	38 (same as Australia)
Aboriginal and/or Torres Strait Islander:	1.8%	2.3%	4.6%
Couple/ family with children:	29.5%	38.1%	41.2%
Average number of children per Family:	1.7	1.8	1.8
For all households:	0.4	0.7	0.7
Average number of people per household:	2.1	2.5	2.5
Median weekly household income:	\$1,144	\$1,574	\$1,675
Median weekly personal income:	\$618	\$750	\$787
Median weekly rent	\$390	(b)\$440	(b)\$365
Country of birth being Australia:	73.5%	73.9%	71.4%
Both parents born overseas:	24.8%	24.4%	27.9%

Table 7. Maleny, Sunshine Coast and Queensland Demographic Profiles in Summary

Source: Australian Bureau of Statistics

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The Sunshine Coast population is on average older than that of Queensland as a whole, with slightly fewer families/ couples who have children, although the number of children per family (1.8) is on a par with Queensland. Living expenses are relatively higher on the Sunshine Coast with a higher weekly median rent despite the median weekly household and personal incomes being lower than the Queensland average.

The proportion of First Nations community members is 2.3%, which is lower than that for Queensland (4.6%). Compared to Queensland as a whole, the Sunshine Coast has more people who were born in Australia and fewer people reporting that both parents were born overseas.

The demographic profile of Maleny is again quite different to the Sunshine Coast as a whole. The village is a popular lifestyle choice for retirees; the median age, which is higher than in the rest of the Sunshine Coast and there are fewer families and children per household (0.4 compared to 0.7 in the Sunshine Coast/Queensland).

Maleny's median weekly income is \$1,144, much lower than the regional average, which is not surprising considering the high median age that suggests that many residents are retired/ not working full-time. There are fewer community members in Maleny who identify as Aboriginal or Torres Strait Islander (1.8% compared to 2.3% for the Sunshine Coast, and 4.6% for Queensland as a whole).

5.2 Impact Assessment and Mitigation and Benefit Enhancement

Impact Summary

Impacts are not equally weighted due to the size of the impact experienced by people. Figure 9 portrays a visual representation of how each impact can be weighted. Each bubble represents a social impact – some of the impacts are mainly experienced by a specific subgroup of the community, e.g. close neighbours or First Nations community members while others apply to the broader community.

The higher the bubble is on the vertical axis of the graph, the greater the magnitude of the impact.

If the bubble is on the left-hand side of the graph, it means the overall experience of the impact is negative, while those on the right side are positive.

The graph represents impacts during the construction and operational phase of the proposed SCEP. Overall, the potential positive social impacts outweigh by far the potential negative impacts of the SCEP for all assessed stakeholder groups.



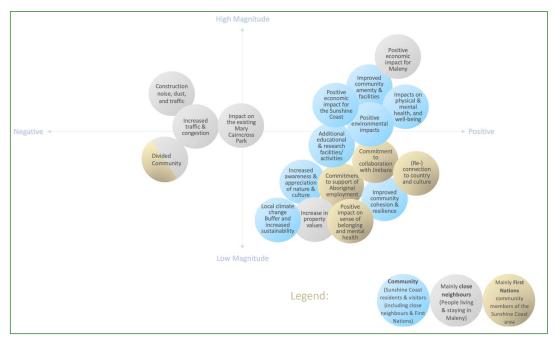


Figure 9. Overview of Social Impacts, Sunshine Coast Ecological Park

Source: SC Lennon & Associates

Impact of the Project During Planning and Construction

Provided in tabular form below is a list of the likely social impacts during the planning and construction phase, including the potential change, together with identified opportunities to mitigate adverse impacts and enhance benefits. Impacts considered, both positive and negative, include a divided community; construction noise, dust, and traffic; and positive economic impacts. Each is addressed in turn as follows.

Table 8. Summary of Planning and Construction Impacts

Social impact	Description of potential change	Opportunity for mitigation or benefit enhancement
	Stakeholders: Close neighbours and First	Having extensive community engagement
	Nations community members	and consultation processes in place,
	Differences in community preference can	especially during the planning phase, but
	create tensions:	also during the construction and
	The proposed SCEP, like any other major	operational phase is an important tool to
Divided	infrastructure project and change in an	raise any concerns and potential divisions
community	existing community, might create tensions in the community if there are different	in the community. Attention should be paid to vulnerable residents and making
Negative	opinions regarding the proposed project. In extreme cases, this can create a division	sure that their voice is heard.
	within the community.	Facilitate discussions between different groups trying to increase understanding
	This risk is greatest during the planning and construction phase.	and find solutions, where possible.

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Social impact	Description of potential change	Opportunity for mitigation or benefit enhancement
Construction noise, dust, and traffic	Stakeholder: Close neighboursReduced quality of life and liveability:It is likely that there will be constructionnoise and increased dust during certainconstruction phases that will adverselyimpact the quality of life of directneighbours.Increased traffic due to constructionvehicles, transportation of machinery andbuilding materials and/or changed trafficconditions may impact Maleny residents	Transparency can create planning security and clarity about what will happen and for how long. Communicate the different construction phases and anticipated impacts for close neighbours and people living/ staying in Maleny via multiple channels. Provide a complaint/ grievance platform that allows people to raise concerns regarding the construction or the project overall.
Negative	negatively. Stakeholder: Community Reduction of MCSR attractiveness: Depending on the magnitude of the construction noise, dust and vibrations, the attractiveness of the existing MCSR might be reduced during the construction phase as visitors might not find the tranquility they are looking for when visiting a green space.	overall. Transparency about the different construction phases and their potential impacts on the MCSR can help MCSR visitors to plan their visit. Avoid intense construction impacts during peak visiting hours (weekend) whenever possible.
Positive economic impacts - Positive	Stakeholder: Community Direct and indirect economic impacts: The construction phase creates direct and indirect positive economic impacts due to the economic output, supporting employment and the respective flow-on effects to local businesses.	Transparent procurement processes and invitation to local businesses to tender for opportunities.

Impact of the Project During Operation

Provided in tabular form below is a list of the likely social impacts during the operational phase, including the potential change, together with identified opportunities to mitigate adverse impacts and enhance benefits. Impacts considered, both positive and negative, include:

- Increased traffic and congestion;
- Improved community amenity and facilities;
- Provision of additional educational and research facilities/ activities;
- Environmental impacts;
- Commitment to partnership/ collaboration with local Aboriginal and support of Aboriginal employment;
- Impacts on communities' physical and mental health, and well-being;
- Support of local economy and employment;
- Additional cultural facilities and events; and
- Impact on the existing Mary Cairncross Scenic Reserve.

Each is addressed in turn below.

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Social impact	Description of potential change	Opportunity for mitigation or benefit enhancement
Increased traffic and congestion: - Negative	Stakeholder: Close neighbours Reduced quality of life and liveability: The proposed location of SCEP inevitably means that private travel is likely to be the main form of transportation for park visitors. This is likely to increase local traffic and parking congestion due to the increased number of visitors to the area. This would have the potential to detract from quality of life, especially for Maleny residents.	The SCEP concept includes designated parking areas for park visitors that have the potential to decrease the pressure on parking congestion in the adjacent areas of the SCEP. Planning for an appropriate number of parking spaces and clear signage for finding the designated carpark(s) will be important to mitigate congestion. Most visitors from outside the Sunshine Coast will likely come during the weekend. Providing an inexpensive shuttle bus from major visitor hubs (e.g. Noosa, Coolum Beach, Mooloolaba, and Caloundra) can further help to decrease the impacts of traffic and parking congestion.
Social impact	Description of potential change	Opportunity for mitigation or benefit enhancement
Improved community amenity and facilities - Positive	 Stakeholder: Community Improved liveability: The improved range of amenities and facilities improve overall liveability of the region: Directly when community members use the park facilities Indirectly due to economic benefits of the region Indirectly due to environmental benefits, e.g. improved air quality In a consultation process for <i>The Sunshine Coast Recreational Parks Plan</i> (2021) the community requested additional parklands and infrastructure, especially in the hinterland, that provide play offerings, free events and passive and active recreation activities.² 	Promote the park in the region to increase uptake of local community members. Advertise the park to attract tourists and increase tourism expenditure in the region.
	Stakeholder: CommunityIncreased community cohesion:Research suggests that visiting parksincreases the feeling of communityattachment and promotes pro-socialbehaviour. ³ The SCEP provides moreinteraction opportunities on a day-to-daybasis as community members are using it forphysical, social, or cultural activities.	Promote the park in the region to increase uptake of local community members. Provide one-off and ongoing volunteering opportunities for a diversity of roles and activities to facilitate participation and meeting opportunities.

² Sunshine Coast Council (2021): Sunshine Coast Recreation Parks Plan. 2021 – 2031. https://www.sunshinecoast.qld.gov.au/Council/Planningand-Projects/Council-Plans/Sunshine-Coast-Recreation-Parks-Plan

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Social impact	Description of potential change	Opportunity for mitigation or benefit enhancement
	Stakeholder: Close neighbours	
	Increase in property values: Properties in Maleny might increase in value due to the new facilities and increase in the attractiveness of the area. Research has found that property prices are about 16% higher if there is greater access to green spaces available. ⁴	
Provision of	Stakeholder: Community	Develop best practice educational tools
additional educational and research facilities/ activities - Positive	Increased awareness and appreciation of nature and local culture: Improved access, amenity and interpretation for all ages and abilities has the potential to grow awareness and understanding of history, and a greater appreciation of nature.	that create enjoyable learning experiences for different ages; including activation of all 5 senses, gamification, storytelling, etc. Have a changing schedule of workshops and tours to attract return visitation.
	Stakeholder: Community	Actively seek partnerships with Sunshine
	Research facilities and findings: Providing research opportunities in the SCEP can help to further scientific knowledge and support research findings.	Coast University – including the Forest Research Institute (forestry research) and the Thompson Institute (mental health research), Innovation Centre Sunshine Coast (entrepreneurship and innovation), other universities and research and selected development bodies.
	Stakeholder: First Nations community	A genuine partnership with Jinibara to
	members (Re-)connection to country and culture: The community consultation process suggests that the Jinibara would like to activate the SCEP as a place to reconnect and relearn about country and culture. They would also like to have designated cultural meeting places and be involved in the park planning and design to incorporate Indigenous knowledge.	develop Indigenous interpretation and educational activities. Provide employment and volunteering opportunities for Jinibara community members, if possible. Joint partnership for the park management and continuous involvement in the park concept and design ensures that their voice is being heard and respected.
Positive	Stakeholder: Close neighbours	Consider including a measuring station
environmental impacts - Positive	Improvement in liveability and physical health: The SCEP can have positive impacts on the air and water quality of the region as well as improve the microclimate. This in turn can improve liveability and the physical health of close neighbours.	for air and water quality in the park. Having visible evidence can further enhance the positive effects on health and wellbeing.

^{1, 4} CRC for Water Sensitive Cities, 2017, How Much do we Value Green Spaces?

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Social impact	Description of potential change	Opportunity for mitigation or benefit enhancement
	Stakeholder: CommunityEnvironmental enhancement and decreasethe impact of climate change:The SCEP will improve the generalenvironment in the area via CO2 abatement,maintenance of habitats for native species,nursery populations and genetic diversity ⁵ .Moreover, it can provide a climate changerefugia that buffers the local impact ofclimate change ⁶ .Stakeholder: CommunityImproved community resilience:According to the South East QueenslandRegional Plan 2017, natural assets increasethe resilience of regions because theyimprove the health and wellbeing ofcommunity members, and function as aclimate change buffer for people,infrastructure and biodiversity by protectingthem from the impacts of extreme weatherevents. ⁷ Showcasing best practicebiodiversity and conservation initiativesalongside educational opportunities aboutsustainability can foster a sustainable future.	 Have an environmental management plan in place that provides clear targets and measures to achieve the envisaged outcomes. Balance the needs of regeneration/conservation and social enjoyment of the park appropriately. Include educational activities on how households can increase their sustainability. Consider the climate change buffer and how to best enhance it (e.g. via zoning) when designing the park.
Social impact	Description of potential change	Opportunity for mitigation or benefit enhancement
Commitment to partnership/ collaboration with local Aboriginal and support of Aboriginal employment - Positive	Stakeholder:FirstNationscommunitymembersCollaborationwithJinibara:There is a commitment to collaborate withJinibarathroughout the different projectphases.The consultation process withJinibarasuggests that they would appreciateagenuinepartnershipwithcollaborationaswell.There are alsoopportunitiesfor Aboriginal employmentdirectly in the SCEP, or in related activities.	 Investigate whether the following options are feasible: Include Jinibara representation in the SCEP management structure Apply for funding for the Indigenous Ranger Program if SCEP complies with the guidelines Ongoing consultation with Jinibara throughout the project phases, such as involvement in park naming

 $^{\rm 5}\,$ Tempesta, T., 2014, Benefits and Costs of Urban Parks, Council of Europe

⁶ Morelli, T.L.; Daly, C.; Dobrowski, S.Z.; Dulen, D.M.; Ebersole, J.L.; et al; (2016) Managing Climate Change Refugia for Climate Adaptation

⁷ Queensland Government, Department of Infrastructure, Local Government and Planning (2017), ShapingSEQ



Social impact D	Description of potential change	Opportunity for mitigation or benefit enhancement
Impacts on communities' physical and mental health, and well-being - Positive	Stakeholder: Community mproved health and long-term decrease in health care costs ⁸ : Access to an improved diversity of ecreational opportunities can play an mportant role in improving communities' obysical and mental wellbeing. ⁹ Long-term, his could reduce healthcare costs. Consultation revealed that the majority of community members support the development of a new park in the ninterlands and that there is strong demand or the provision of additional green spaces where people can follow passive or active ecreation activities. ¹⁰ Stakeholder: First Nations community members Gense of belonging and caring for country mproves mental health: The SCEP might help to increase mental health and overall wellbeing for First Nations community members. The meeting with inibara community members during the takeholder consultation process suggests hat they would appreciate ongoing nvolvement in the development and operation of the park which would provide a sense of ownership and empowerment. inibara request opportunities to care for country, (re-)learning about country and ocal Indigenous history and culture, and designated places for cultural meetings.	 The SCEP Master Plan proposes incorporating different sections in the park (BBQ lawn, Sensory Garden, Play Forest), that facilitate different types of activities, e.g. walking, socialising, meditation, playing, etc. Implement a physical and mental wellbeing plan with regular social activities for different ages and abilities that people can join for free/ a small fee to promote physical and mental health. As an additional benefit, these programs can help community members to connect with each other. Investigate whether the following options are feasible: Include Jinibara representation in the SCEP management structure Apply for funding for the Indigenous Ranger Program if SCEP complies with the guidelines Include designated meeting places for Jinibara in the park design Ongoing consultation with Jinibara throughout the project phases, e.g. involvement in park naming Provide opportunities for on-site learning about Country and involvement in restoring Country

⁸ Cohen et al, 2022, The Health Benefits of Parks and their Economic Impacts

- $^{\rm 9}$ Tempesta, T., 2014, Benefits and Costs of Urban Parks, Council of Europe
- ¹⁰ Sunshine Coast Council (2021), Mary Cairncross Ecological Park Feasibility Study
- ¹¹ Sunshine Coast Council (2021), Mary Cairncross Ecological Park Feasibility Study



Social impact	Description of potential change	Opportunity for mitigation or benefit enhancement
Support of local	Stakeholder: Community	- Reduce economic leakage via
economy and	Improved livelihoods due to positive	appointment of local contractors and
employment	economic impact and an increase in	local employment during the
-	employment:	construction and operational phase,
Positive	Project construction related activities would	whenever feasible. Provide
	provide supply contracts for local and	transparency about selection criteria
	regional contractors and businesses as well	and decisions.
	as increased employment opportunities for	- Advertise employment opportunities
	Sunshine Coast residents. Once in operation,	also via local communication
	the SCEP will generate an uplift in visitation	channels (e.g. newspapers,
	to the region that will inject additional	community websites, radio)
	money into the local economy through	- Continue to be transparent and
	expenditure on goods and services (sales)	communicate with the local and
	while they are in the region to visit the SCEP.	regional community about the
	This expenditure will also support local jobs	different project phases and
	on an ongoing basis.	potential (future) contract and job
		opportunities.
	The positive impact on the economy and	- Consider collaborations with local
	employment (direct, indirect, and flow-on) is	TAFE operators and the University of
	likely to lead to enhanced wellbeing for the	the Sunshine Coast for work
	local and regional communities.	placements, or work-integrated
		learning.
	Stakeholder: First Nations community	Investigate whether the following options
	members	are feasible:
	Employment opportunities direct and	- Include Jinibara representation in the
	indirect:	SCEP management structure
	There will be various employment options in	- Apply for funding for the Indigenous
	the SCEP that require different skill and	Ranger Program if SCEP complies
	experience levels. Some of these jobs can	with the guidelines
	provide an opportunity for Indigenous	- Consult with Jinibara on how to best
	employment or training.	foster Indigenous employment in the
	No. 5 to all and a second successful to an a state of the second s	park, e.g. via an Indigenous Training
	Next to direct employment, there will be job	Program similar to <i>Voyages.</i> ¹²
	opportunities due to the increase in visitors	- Investigate options for independent
	to the region. There might also be	Indigenous tour operators for the
	opportunities for Indigenous	park, e.g. bush tucker tours, painting
	entrepreneurship using the park for tours or	workshops etc.
	workshops, if appropriate.	

12 https://www.voyages.com.au/national-indigenous-training-academy

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Social impact	Description of potential change	Opportunity for mitigation or benefit enhancement
Additional cultural facilities and events - Positive	Stakeholder: CommunityIncreased sense of belonging, mental health, and liveability:The possibility to visit and/or participate in cultural events and spaces has a positive impact on mental health, can increase social stability of individuals and the sense of belonging, and generally, overall liveability.There is a demand in the Sunshine Coast community for free events and (outdoor) event facilities ¹³ and the majority of the community supports the integration of First Nations storytelling, culture and education into the SCEP as well as exhibitions, interactive installations and artwork that represent the story of the region. ¹⁴	 The concept of the SCEP includes various cultural aspects, including Events lawn that can be used for boutique events Amphitheatre for small performances Art sculptures Space for a dance circle Places to sit, paint, cultivate Indigenous interpretation and activities to learn about their history and culture. Develop a cultural strategy and annual plan that provides a coherent cultural experience all year round including ongoing cultural displays as well as changing events that foster return visitation. Develop state-of-the-art cultural displays and events that implement innovative storytelling techniques.
Impact on the existing Mary Cairncross Scenic Reserve - Neutral	Stakeholder: Community Mixed sentiment about what SCEP means for the existing Mary Cairncross Scenic Reserve: In the stakeholder consultation process, some stakeholders voiced concerns regarding a potential negative impact of the SCEP on the existing Mary Cairncross Scenic Reserve due to an increase in visitation and a general increase in human impact. Others encourage connecting the two parks to 'share the load' and increase the benefits of the wildlife corridors.	Research and model potential impacts on the Mary Cairncross Scenic Reserve in relation to the flora and fauna and the visitor experience. Incorporate measures in the design of the SCEP to minimise potential negative impacts. Continue to consult stakeholders about the different options and how they would impact the existing park. Collaborate with the workers and volunteers of Mary Cairncross (next to the relevant government departments) to identify solutions to potential issues.

¹³ Sunshine Coast Council (2021): Sunshine Coast Recreation Parks Plan. 2021 – 2031. https://www.sunshinecoast.qld.gov.au/Council/Planningand-Projects/Council-Plans/Sunshine-Coast-Recreation-Parks-Plan

¹⁴ Sunshine Coast Council (2021): Mary Cairncross Ecological Park Feasibility Study & Sunshine Coast Council (2022) Stage 2 Engagement Summary on SCEP.



5.3 Social Impact Management Plan: Guiding Principles

Social impact management planning will be essential to the successful delivery of the SCEP, during the planning, development and operational phases. The following provides some guiding principles for a SCEP Social Management Plan (SSMP):

• Unique Visitor Experiences

- o Provide state-of-the-art visitor experiences for interpretation, cultural and educational facilities/ activities.
- Facilitate repeat visitation via an annual events calendar that provides intriguing changing events, e.g. enchanted park, night tours, concerts, etc. Also include repeating events for locals, such as movie nights, community picnics, tree planting days, etc.
- Provide weekly social physical and mental exercise programs and cultural workshops to draw local community members to the park and increase their physical and mental health.
- \circ $\,$ Collaborate with local artists (including First Nations artists) and scientists.
- o Provide hands-on visitor experiences (one-off volunteering opportunities).

• Employment and Workforce Development Plan

- Prepare an Indigenous employment and training policy and strategy to increase employment and training for Jinibara and other First Nations people. Consider a collaboration with an Indigenous training program and, if the SCEP complies with the guidelines, apply for the Indigenous Ranger Program.
- $\circ~$ Advertise jobs in the local network.
- \circ $\;$ Provide extended volunteering opportunities for a variety of roles.
- o Establish work health and safety plans as well as a code of conduct for employees and volunteers.
- Provide work experience for students and consider a collaboration with TAFE and University of the Sunshine Coast for work integrated learning opportunities.
- Engage with Innovation Centre Sunshine Coast to explore opportunities for local start-ups and emerging businesses to contribute to the SCEP's development.

• Local Business and Industry Participation Plan

- o Consider establishing a local procurement policy that will give priority to local businesses whenever feasible.
- Consider establishing a local procurement target and report against it.
- Ensure advanced communication of contract opportunities and transparent selection process and decision making.
- Engage with Innovation Centre Sunshine Coast to identify opportunities for the SCEP to connect with the Sunshine Coast's innovation ecosystem including local start-ups and emerging businesses who might offer innovative solutions to the SCEP's planning, construction and delivery objectives.
- Engage and collaborate with Buy Local Sunshine Coast, Maleny Commerce, Sunshine Coast Chamber Alliance and Sunshine Coast Creative Alliance to identify and maximise opportunities for local businesses, during the construction and operational phases of the project.

• Indigenous Partnership/ Collaboration

- Initiate ongoing consultation with Jinibara throughout all project phases and also continue regular consultation when the SCEP is in operation.
- Ensure that Jinibara is feeling heard and respected by demonstrating procedural fairness (listen, respond, stay in contact and keep them updated, work together on solutions to issues and to implement ideas).
- Explore Indigenous economic development opportunities as part of the Employment and Workforce Development Plan and the Local Business and Industry Participation Plan referred to above.
- \circ $\,$ Investigate options to Include Jinibara representation in the SCEP management structure.
- $_{\odot}\,$ Include designated spaces for Jinibara in the SCEP including for meetings, caring for country and (re)-learning about culture.



• Environmental, Cultural and Heritage Management Plan

- As the SCEP is an ecological park, there will naturally be an emphasis on the environment and conservation.
 An environmental management plan provides clear targets and measures to achieve those targets. It should also provide guidance on the balance between regeneration/ conservation and places for social enjoyment.
- There is rich culture and heritage at the proposed location of the SCEP, especially when it comes to the local Indigenous culture and heritage. It is important to ensure that culture is showcased in a sensitive way through consultation with and agreement from Jinibara.

• Ongoing Stakeholder Consultation

- $\circ~$ Ensure ongoing stakeholder consultation with key stakeholder groups.
- Establish a complaint/grievance platform where it is easy for community members to raise issues of concern.
 Ensure that there are procedures in place so the community can be confident that their issues are taken seriously and will be responded to. This is most important during the planning and construction phase but should be continued during the operation of the SCEP.
- \circ $\,$ Consider establishing a SCEP community reference group.

5.4 Monitoring, Review and Update

After implementing the Social Impact Management Plan, ongoing monitoring and review of the impacts and measures for mitigation or benefit enhancement is required. This is to ensure that any significant changes in social conditions and trends are accounted for and that the implemented measures are and continue to be appropriate, effective and efficient. If needed, an adaption of the measures should be undertaken, and the Social Impact Management Plan updated accordingly.



Figure 10. Social Impact Management Monitoring and Review Process

Source: SC Lennon and Associates, adapted from the Queensland Social Impact Assessment Guide (March 2018)

The following should be considered as key components for the continuous monitoring, reviewing, and updating of the social impact management plan:

- Documentation: There needs to be appropriate documentation of measures, costs, and outcomes for social impacts; define clear roles and responsibilities for reporting and monitoring and ensure that there are clear processes in place.
- Key performance indicators: Define key performance indicators (KPIs) to measure and benchmark performance.



- Stakeholder consultation and data: Continue to stay connected to relevant stakeholders not only in the planning and construction phase but also during the operational phase. Multiple stakeholder engagement activities are recommended to collect data that is essential to effectively monitor the social impact:
 - **Community Reference Group:** Consider establishing a community reference group representing the close neighbours of the SCEP. Meet more regularly during the planning and construction phase of the park and then annually to discuss issues related to the park and how benefits could be further enhanced.
 - **Annual visitor survey (once the park is operating):** Conduct an annual visitor survey to measure overall satisfaction, satisfaction with different areas/activities in the park, time spent in the park, activities conducted in the park, frequency of visit, expenditure inside and outside the park, demographic information of visitors, ideas to further improve the park, etc.
 - Complaint/grievance platform and ideas hub: Provide a platform for the community to raise any concerns they may have related to the park at any time. Be transparent about the complaint-handling process and ensure that the community is feeling heard and respected. Establish an 'ideas hub' where community members can submit ideas for park improvement, future workshops and events. This will ensure that the complaint/idea raising process is as easy as possible and to communicate where and how this is possible (e.g. via a website or email). Collect complaints and ideas data as the frequency distribution of the topics raised will provide important insights and input to future planning.



Figure 11. SCEP Community Hub

Source: Hassell



6. Cost-Benefit Analysis

6.1 A Societal Cost-Benefit Analysis

As explained in earlier sections of this report, the project cost-benefit analysis (CBA) involves a situation review and change analysis to identify the base case or business-as-usual scenario. The technique considers aggregate **societal costs and benefits**, which includes an assessment of environmental, social and economic costs and benefits and therefore, does not consider the financial position of individuals or entities. All costs and benefits are expressed in dollar terms over an extended period, and they are 'discounted' to present values (PVs) for comparison purposes.

The CBA takes a long-term approach (30 years) and incorporates consideration of the 'time value' of costs and benefits by applying discount rates. By utilising financial cash-flow modelling, costs and benefits are described in present value (today's) terms with the **Net Present Value (NPV)** showing the total discounted stream of benefits compared to costs over time. In CBA, the fundamental measure of 'net benefit' is the **Benefit-Cost Ratio (BCR)** with a BCR > 1.0 indicating the project is 'worth doing'.

The magnitude of the benefits of the SCEP are driven by population growth (the primary driver) and visitation uplift (by both Sunshine Coast residents and externals). Visitation uplift is a measure of demand (not actual visitors) because it is assumed that, in the current situation, Mary Cairncross Scenic Reserve is at capacity.

The CBA calculates the **direct** user benefits of the park, that is, the value people place on their time travelling to and experiencing the proposed SCEP (under different scenarios). The value per visit (and therefore total value of the ecological park) is a function of the concept of 'willingness to pay' as measured by the value of travel time (to the park); and time spent in the SCEP (the more attractive the park, the more people will visit and spend more time in the park and the greater the benefits).

This 'travel cost method' of assessment is a widely accepted technique in CBA for measuring user benefits of a community asset like the proposed SCEP. As the ecological park will have no access / entry prices (no market), the value of benefits to visitors will always be above what they have to / are willing to pay. This non-market benefit is what is referred to as a 'consumer surplus', and its application for measuring benefits is required practice in cost-benefit analysis as per the Queensland Government guidelines.

6.2 Visitation Projections

The first step in the CBA was to undertake visitation projections to estimate future demand for a regional park in the proposed location. This is explained below.

The Evidence Base

According to the results from the *Sunshine Cost Major Parks Survey*¹⁵ from 2021, the top ten attributes Sunshine Coast residents are looking for within a new major park are enjoyment of nature, walking, nature walks, picnic facilities, family gathering spaces, passive recreation, open grass areas, environmental education, treetop walks and conservation activities.

The Major Parks Survey provided information on how much time Sunshine Coast residents currently spend when visiting one of the major parks in the area and how much longer they think they will spend when there is a new park/ new facilities. Park visitors reported that they currently spend about 2 hours in a park (2 hours and 9 minutes) and estimated that they would spend approximately 30 minutes longer in an upgraded park.

¹⁵ Sunshine Coast Council (2021), Mary Cairncross Ecological Park Feasibility Study - Final Report, pages 87 and 93.



The Major Parks Survey results also suggest that park visitors spend significant time in major parks when they gather with their families and friends and when visiting events. Hence, it can be assumed that the more the SCEP is delivering on these attributes and is facilitating activities that are in demand and where visitors tend to spend significant time (events and with family and friends), the more visitors will be drawn to the new park and the longer visitors will spend in the park.

This reported demand in activities and facilities aligns with other research undertaken for major parks and open spaces. In South Australia, the most popular activities when visiting a park included experiencing nature and scenery (89%) and walking (89%), followed by socialising with friends (66%), connecting with family (63%) and learning about nature (60%)¹⁶. In a park survey that was undertaken in Western Australia in 2021, highest demand was for beach and water activities (as the park was at a river), followed by walking, walking a dog, relaxing, supervising children/ play, and picnic/ BBQ.¹⁷

A commonly used and cited model to estimate park visitation makes a case that the services and the service standard that a park offers is a significant driver of visitation to the park – the more services that are available and the higher the standard, the more visitors will be attracted to the park¹⁸. It can be assumed that attractiveness extends beyond park visitation and impacts also on the time spent in the park – the higher the attractiveness, the longer visitors will stay in the park to experience what it has to offer.

Using the evidence base summarised above, estimates have been made of the expected visitation uplifts and increases in average time spent in the Sunshine Coast Ecological Park.

In line with the research findings summarised above and considering all the proposed enhancements to SCEP facilities and experiences it is conservatively estimated that further to the future population driven uplift in demand there will be an increase in market share in the order of 26.1%.

The Baseline Demand Projection

The projection of future demand for open space in the subject area drew in part from the report "2020/21 Mary Cairncross Ecological Park (now MCSR) Feasibility Study". In summary, the following observations were made:

- A shortfall in the provision of ecological parks was documented, particularly away from the coast.
- There is an established and growing demand for destination play spaces.
- The existing Mary Cairncross Scenic Reserve does not have capacity to adequately accommodate more intense usage (it has reached 'environmental capacity').
- The demand for more nature-based outdoor recreation activities and experiences is supported by the Sunshine Coast Major Parks Survey (2020), with responses indicating a desire for more parks and natural areas to support these experiences.
- Survey responses indicate the demand and desire for more opportunities to learn about the local environment flora and fauna, water quality, habitat, biodiversity, and cultural heritage values.

¹⁶ Government of South Australia, Department for Environment and Water (2020), South Australian Parks Visitation Survey 2020, page 8.

¹⁷ Yardstick (2021), Visitor Satisfaction Survey, Swan Canning Riverpark, pages 20-22.

¹⁸ Zanon, Dino (1998), A model for estimating urban park visitation, Parks Victoria Business Management and Performances occasional paper series.



- There is a strong demand for nature appreciation opportunities in a high-quality natural setting, with 65% of survey respondents having identified nature appreciation opportunities, including photography, birdwatching etc. as an attribute they value highly.
- Nature-based tourism is leisure travel undertaken largely or solely for the purpose of enjoying natural attractions and engaging in a variety of nature-based activities. There is continued demand for ecoaccommodation and wedding venues.

The method employed to arrive at a baseline demand projection was:

- Forecast the Sunshine Coast population to 2053 by applying Queensland Government Statistician Office's projections to 2042 and then extrapolate to 2053.
- Estimate the population's proportion of 15 year-olds and over from Australian Bureau of Statistics Census data.
- Apply an estimate of the rate of participation in sport / recreation from the Feasibility Study survey and the Queensland Sport Exercise and Recreation Survey of Adults (Colmar Bunton, 2018).
- Apply an estimate of Sunshine Coast 'locals' visiting the park from the Feasibility Study.
- Estimate the market share of the MCSR.
- A similar method was applied to estimate externally generated visitation using Tourism Research Australia data.

In recognition of the enhanced attractiveness of a regional park with the masterplan implemented estimates were made of an increase in market share from the baseline demand projection. The increase was conservatively estimated to be 26.1% (see above). The results are displayed in Table 9 overleaf.



Adjust to 202	3-2053	2023	2053
Locals:			
Sunshine Coast Population		351,023	694,034
Over 15 years old		291,349	585,956
Participation in Recreation / Sport (80%)		233,080	468,765
Visits per annum (104.4)		24,333,509	48,939,073
Market Share		0.92%	0.92%
Visits to MCSR per annum		264,590	
Locals (85% in 2018/19)		224,901	452,317
Externals:			
Visitors per annum (SEQ nature-based and recreation-education activity	ties)	11,393,356	23,222,609
Market Share		0.35%	0.35%
External Visitors (15% in 2018/19)		39,688	80,895
Total Population Driven D	emand	264,590	533,212

Table 9. Visitation Projections

Increase in Mar	ket Shares (x 26.1%)	2023	2053
Locals:			
Sunshine Coast Population		351,023	694,034
Over 15 years old		291,349	585,956
Participation in Recreation / Sport (80%)		233,080	468,765
Visits per annum (104.4)		24,333,509	48,939,073
Market Share		1.17%	1.17%
Visits to MCSR per annum		264,590	
Locals (85% in 2018/19)		224,901	570,371
Externals:			
Visitors per annum (SEQ nature-based and recreation-ed	lucation activities)	11,393,356	23,222,609
Market Share		0.44%	0.44%
External Visitors (15% in 2018/19)		39,688	102,009
	Total Demand	264,590	672,380
	Uplift		407,791

Source: SC Lennon and Associates

It can be seen from the table that the demand for visits is estimated to increase from 264,590 visits to the MCSR in 2023 to 672,380 in 2053.



6.3 Cost Benefit Analysis Method

The technique employed to evaluate the options was Cost Benefit Analysis (CBA). CBA is a technique used to identify the net benefits of a proposal relative to a 'base case' or 'business-as-usual'. The technique considers aggregate societal costs and benefits and therefore, does not consider the financial position of individuals or entities. All costs and benefits are expressed in dollar terms over an extended period, and they are 'discounted' to present values (PVs) for comparison purposes. In cost-benefit analysis, the principal test is:

• Benefit/Cost Ratio (BCR) = PV Benefits / PV Costs (where PV = Present Value).

Another test is the Net Present value (NPV). A BCR greater than one (> 1.0) is deemed a project 'worth doing'.

Calculation of the present values requires application of a discount rate to recognise the 'time value of money', that is, a dollar (or benefit) received today is worth more than a dollar received in the future. The higher the discount rate, the lower the PV of a benefit or cost stream. The choice of a discount rate is a critical factor as adoption of commercial rates can disadvantage a project where the benefits flow in the future. A case can be made for the application of a lower discount rate (referred to as the 'social time preference rate') to projects with a strong public good component, such as regional parks.

Monetising economic, environmental and social costs and benefits requires application of a range of techniques, from 'market price equivalents' to 'shadow pricing'. Micro-economic theory must be brought to bear, for example to account for 'consumer surplus' – the price a consumer may have been willing to pay but is not being asked to pay (applicable when using 'willingness to pay' to value benefits). A CBA always measures costs and benefits relative to the base case, which is 'business-as-usual' (not necessarily 'do nothing'). Benefits and costs that would have occurred in any event are not counted.

6.4 The CBA Method Applied

Benefits

With a focus on direct user benefits, these are monetised by reference to the uplift in visitation occasioned by complementing the SCEP with the MCSR and enhancing it to provide an attractive destination for those seeking a quality park experience. The process of monetising these benefits, as discussed above, is based on estimating:

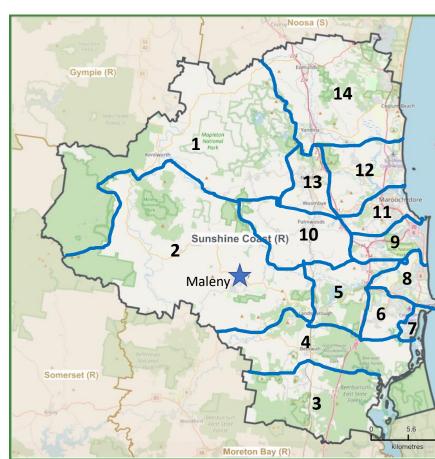
- The value of travel time taken in accessing the park.
- The out-of-pocket cost of travel (vehicle operating costs).
- The value of time taken experiencing the park.

The method employed the following steps:

- The Sunshine Coast Local Government Area (LGA) was divided into discrete geographical areas based on 'clusters' of statistical areas as per Figure 12.
- External visitation was assumed to originate primarily from Southeast Queensland (this includes domestic and international visitors that visit the Southeast Queensland Tourism Region).
- A centroid location was selected for each geographical area (Brisbane for Southeast Queensland).



• The population of each geographical area (15 yo+) was established from the Australian Bureau of Statistics (ABS) Census.





Source: SC Lennon and Associates

- An estimate was made of the number of visits to the park from each geographic area by applying a formula derived from research by Griffith University (source: Rossi et al, 2015, The role of distance in peri-urban national park use: Who visits them and how far do they travel?).
- The total drive time is the product of the number of visits and drive time.
- The total persons travel time is the car drive time at 1.7 the occupancy rate of vehicles (source: Aminmansour, S, Investigating Household Level Trip Sharing, The University of Queensland).
- The total park time is the product of the number of visits and 2 hours the average time spent in the park (source: Feasibility Study Major Parks Survey).



- The total trip time is the sum of the total travel time and the total park time.
- The value of time is the total trip time by \$11.68 per hour (source: Austroads (2005) Guide to Project Evaluation Part 4: Project Evaluation Data adjusted by Consumer Price Index (CPI)).
- The cost of travel is the product of the number of vehicle trips by distance travelled by \$0.33 per km (source: Austroads (2005) Guide to Project Evaluation Part 4: Project Evaluation Data adjusted by CPI).
- The total value of visits is the sum of total park time plus total travel time.
- To this is added 'consumer surplus' the amount of willingness to pay that is not paid. The 'rule of half' is applied (i.e. add 50%) on the basis that this is an approximation typically applied in cost-benefit analysis.

Application of this method provides an estimate of the 'value per visit' as shown in Table 10. The estimated value (on average) is \$132.85 per visit.

As discussed above, this reflects:

- The value of travel time taken in accessing the park.
- The out-of-pocket cost of travel (vehicle operating costs).

This estimate is consistent with that arrived at in the report previously cited (*Drimi, S. et al, 2020, Estimating the Value of National Parks to the Queensland Economy*) where it was estimated that per visitor-day, rainforest national parks returned the highest value of \$150 per day, with Carnarvon and Outback at around \$45 per day. A Noosa estimate of \$7.70 per day was very conservative as only day trips were included.

		Centroid			Two Way		Total Visitor							Total Value
		Distance From	Population	Park Visits	Drive Time		Drive Time @			Value of Time		Vehicle Km		Visits wi
	Statistical Area (e.g. SA2, or	Maleny (From	15 y.o.+ in	Uplift by	(From	Total Drive	1.7 Persons	Total Park		@ \$11.68 per	Vehicle Km	Cost at \$0.33	Total Value	Consum
High Scenario	SA2 cluster)	SatNav)	2050/51	Origin	SatNav)	Time	per Vehicle	Time @ 3.5hrs	Total Trip Time	Hour	Travelled	per km	of Visits	Surplus @ 150
	Note 1	Note 2	Note 3	Note 4	Note 5	Note 6	Note 7	Note 8	Note 9	Note 10	Note 11	Note 12	Note 13	Note
	Maroochy Hinterland	38 km	10,699	5,720	1.25 hrs	7,150 hrs	12,154 hrs	20,019 hrs	32,173 hrs	\$374,175	255,704 km	\$89,496	\$463,671	\$695,50
	Caloundra Hinterland	25 km	14,627	11,423	0.83 hrs	9,481 hrs	16,117 hrs	39,980 hrs	56,097 hrs	\$652,409	335,963 km	\$117,587	\$769,996	\$1,154,99
	Glass House Mountains	22 km	9,456	8,290	0.80 hrs	6,632 hrs	11,275 hrs	29,016 hrs	40,290 hrs	\$468,577	214,570 km	\$75,099	\$543,676	\$815,5
	Beerwah	16 km	13,022	15,230	0.50 hrs	7,615 hrs	12,945 hrs	53,305 hrs	66,250 hrs	\$770,492	286,682 km	\$100,339	\$870,830	\$1,306,24
	Landsborough	19 km	16,165	16,182	0.66 hrs	10,680 hrs	18,157 hrs	56,639 hrs	74,795 hrs	\$869,869	361,725 km	\$126,604	\$996,473	\$1,494,70
	Caloundra West - Baringa	28 km	31,308	22,066	1.00 hrs	22,066 hrs	37,513 hrs	77,232 hrs	114,745 hrs	\$1,334,483	726,891 km	\$254,412	\$1,588,894	\$2,383,34
Sunshine Coast	Golden Beach - Pelican Waters	33 km	20,121	12,222	1.10 hrs	13,444 hrs	22,856 hrs	42,778 hrs	65,634 hrs	\$763,319	474,512 km	\$166,079	\$929,398	\$1,394,09
Residents	Cluster 8	29 km	66,759	45,582	1.00 hrs	45,582 hrs	77,489 hrs	159,536 hrs	237,026 hrs	\$2,756,608	1,555,145 km	\$544,301	\$3,300,909	\$4,951,36
	Cluster 9	33 km	85,913	52,186	1.00 hrs	52,186 hrs	88,717 hrs	182,652 hrs	271,369 hrs	\$3,156,016	2,026,054 km	\$709,119	\$3,865,135	\$5,797,70
	Palmwoods	21 km	16,957	15,506	0.73 hrs	11,320 hrs	19,243 hrs	54,272 hrs	73,515 hrs	\$854,981	383,095 km	\$134,083	\$989,064	\$1,483,59
	Cluster 11	40 km	81,935	41,817	1.13 hrs	47,254 hrs	80,331 hrs	146,361 hrs	226,692 hrs	\$2,636,425	1,967,875 km	\$688,756	\$3,325,181	\$4,987,77
	Cluster 12	36 km	37,388	20,991	1.25 hrs	26,239 hrs	44,605 hrs	73,468 hrs	118,073 hrs	\$1,373,193	889,023 km	\$311,158	\$1,684,351	\$2,526,52
	Nambour	30 km	31,935	21,146	1.06 hrs	22,415 hrs	38,105 hrs	74,011 hrs	112,116 hrs	\$1,303,908	746,328 km	\$261,215	\$1,565,122	\$2,347,68
	Cluster 14	61 km	51,143	17,816	1.60 hrs	28,506 hrs	48,460 hrs	62,357 hrs	110,817 hrs	\$1,288,802	1,278,577 km	\$447,502	\$1,736,304	\$2,604,45
		Totals	487,426	306,178	13.91 hrs	310,569 hrs	527,968 hrs	1,071,624 hrs	1,599,592 hrs	\$18,603,255	11,502,144 km	\$4,025,750	\$22,629,005	\$ 33,943,50
SEQ Visitors	(Notes 15 to 18)													(
	Domestic Day	91 km	9,555,160	45,612	2.76 hrs	125,889 hrs	214,011 hrs	159,641 hrs	373,652 hrs	\$4,345,571	4,883,145 km	\$1,709,101	\$6,054,671	\$9,082,00
residents) nature-based and/or	Dom Overnight	91 km	6,130,153	29,262	2.76 hrs	80,764 hrs	137,299 hrs	102,419 hrs	239,718 hrs	\$2,787,919	3,132,802 km	\$1,096,481	\$3,884,400	\$5,826,59
recreation-education														
recreation-education	International	91 km		26,738	2.76 hrs	73,797 hrs	125,455 hrs		219,039 hrs	\$2,547,422	2,862,554 km	\$1,001,894	1.7	1 - 7 7 -
		Totals	21,286,655	101,612	2.76 hrs	280,450 hrs	476,765 hrs	355,643 hrs	832,409 hrs	\$9,680,911	10,878,501 km	\$3,807,475	\$13,488,387	\$ 20,232,58
		Grand Total	21,774,081	407,791	16.67 hrs	591,019 hrs	1,004,733 hrs	1,427,267 hrs	2,432,001 hrs	\$28,284,166	22,380,645 km	\$7,833,226	\$36,117,392	\$ 54,176,088
												1	Value per Visit	\$132.8

Table 10. Estimate of Value per Visit

Source: SC Lennon and Associates

The empirical evidence presented above has also been used to inform estimates of average time spent in the SCEP. Consistent with the findings of the Major Parks Survey, an estimate was also made of the average time spent in the SCEP. It was estimated that the average time spent will be 3.5 hours.

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The costs of the project, summarised in Table 11, are:

- The cost of acquiring the land while this is a sunk cost it is recoverable, therefore there is an opportunity cost on the capital deployed (it could be put to an alternative use). The land cost as advised by Council is \$4,210,000.
- Capital Expenditure (CAPEX) the cost of all works. Cost estimates have been provided by RLB Quantity Surveyors. Adjustments were made as follows:
 - $\,\circ\,$ Escalations were excluded on the basis that a CBA must be based on present day dollars.
 - $\,\circ\,$ An allowance was made for 'exclusions'.
 - $\,\circ\,$ The timing of expenditure was advised by the Quantity Surveyors (Figure 13 Staging Plan).
- Whole of Life (WOL) costs (Capital Replacement, Planned Maintenance and Reactive Maintenance) are included from RLB Quantity Surveyor estimates.



Figure 13. Staging Plan

Source: Hassell

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Table 11. Cost Estimate

				Land and	Margins and Adjustments	Construction Contingency		Exclusions	Total with	RLB	
Year	RLB Estimate	Escalation	Escalated	Construction	(9.7%)	(10%)	Total	(10%)	Exclusions	WOL* Costs	Total Overall
2023				\$4,210,000							\$4,210,000
2024											
2025	Stage 1			\$10,530,404	\$1,645,719	\$1,217,612	\$13,393,735	\$1,339,374	\$14,733,109		\$14,733,109
2026				\$10,530,404	\$1,645,719	\$1,217,612	\$13,393,735	\$1,339,374	\$14,733,109		\$14,733,109
2027				\$10,530,404	\$1,645,719	\$1,217,612	\$13,393,735	\$1,339,374	\$14,733,109		\$14,733,109
2028	\$42,121,616	0%	\$42,121,616	\$10,530,404	\$1,645,719	\$1,217,612	\$13,393,735	\$1,339,374	\$14,733,109	\$12,868,849	\$27,601,958
2029	Stage 2			\$9,705,320	\$1,516,773	\$1,122,209	\$12,344,301	\$1,234,430	\$13,578,732		\$13,578,732
2030	\$19,410,639	0%	\$19,410,639	\$9,705,320	\$1,516,773	\$1,122,209	\$12,344,301	\$1,234,430	\$13,578,732	\$6,140,899	\$19,719,631
2031	Stage 3			\$2,086,618	\$326,102	\$241,272	\$2,653,992	\$265,399	\$2,919,391		\$2,919,391
2032	\$4,173,236	0%	\$4,173,236	\$2,086,618	\$326,102	\$241,272	\$2,653,992	\$265,399	\$2,919,391	\$1,037,760	\$3,957,151
2033	\$1,249,777	0%	\$1,249,777	\$1,249,777	\$195,318	\$144,510	\$1,589,605	\$158,960	\$1,748,565	\$9,235,437	\$10,984,002
2034	Stage 5			\$9,383,217	\$1,466,434	\$1,084,965	\$11,934,616	\$1,193,462	\$13,128,077		\$13,128,077
2035	\$18,766,434	0%	\$18,766,434	\$9,383,217	\$1,466,434	\$1,084,965	\$11,934,616	\$1,193,462	\$13,128,077	\$145,147	\$13,273,224
Totals	\$85,721,702		\$85,721,702	\$89,931,702	\$13,396,812	\$9,911,851	\$109,030,365	\$10,903,037	\$119,933,402	\$29,428,092	\$153,571,494

Note: WOL = Whole of Life Costs (Capital Replacement, Planned Maintenance and Reactive Maintenance)

Source: RLB and SC Lennon and Associates

6.5 CBA Results

The CBA results are shown in Table 12. The columns in the table are:

- Year from 2023 to 2053.
- Visitor uplift Derived from Table 9 and assuming equal increments over the period.
- Value per visit Derived from Table 10.
- Value Product of visitor uplift and value per visit.
- Land and Capital Costs and Ongoing WOL Costs From cost estimate; land acquisition cost is added in year 2023.
- Precinct management costs.
- All costs Sum of the above costs.
- Net benefits Value plus all costs (the latter are expressed as negatives).

Table 12 shows application of the method. The results are summarised in Table 13 in terms of the Net Present Values (NPVs) of the scenarios at 4%, 7% and 10% discount rates. Also shown are the benefit cost ratios (BCRs) calculated from NPV benefits / NPV of costs.



	Visitor	Value per		Land and Capital Costs and Ongoing	Precinct Management		
Year	Uplift	Value per Visit	Value	WOL	Unit	All Costs	Net Benefits
2023	13,155	\$133	\$1,747,616	-\$4,210,000	-\$550,000	-\$4,760,000	-\$3,012,384
2023	26,309	\$133	\$3,495,231	\$4,210,000 \$0	-\$700,000	-\$700,000	\$2,795,231
2024	39,464	\$133	\$5,242,847	1 -	-\$850,000	-\$15,583,109	-\$10,340,262
2025	52,618	\$133	\$6,990,463	-\$14,733,109	-\$850,000	-\$15,583,109	-\$10,540,202
2020	65,773	\$133	\$8,738,079		-\$850,000	-\$15,583,109	-\$6,845,030
2027	78,927	\$133	\$10,485,694		-\$850,000	-\$28,451,958	-\$17,966,263
2028	92,082	\$133	\$12,233,310		-\$850,000	-\$14,428,732	-\$2,195,421
2025	105,236	\$133	\$13,980,926		-\$850,000	-\$20,569,631	-\$6,588,705
2030	118,391	\$133	\$15,728,542	-\$2,919,391	-\$850,000	-\$3,769,391	\$11,959,150
2031	131,545	\$133	\$17,476,157	-\$3,957,151	-\$850,000	-\$4,807,151	\$12,669,006
2032	144,700	\$133	\$19,223,773		-\$850,000	-\$11,834,002	\$7,389,771
2033	157,854	\$133	\$10,223,773	-\$13,128,077	-\$850,000	-\$13,978,077	\$6,993,312
2035	171,009	\$133	\$22,719,005	-\$13,273,224	-\$850,000	-\$14,123,224	\$8,595,780
2035	184,164	\$133	\$24,466,620	-\$3,000,000	-\$850,000	-\$3,850,000	\$20,616,620
2030	197,318	\$133	\$26,214,236	-\$3,000,000	-\$850,000	-\$3,850,000	\$22,364,236
2038	210,473	\$133	\$27,961,852	-\$3,000,000	-\$850,000	-\$3,850,000	\$24,111,852
2039	223,627	\$133	\$29,709,468	-\$3,000,000	-\$850,000	-\$3,850,000	\$25,859,468
2035	236,782	\$133	\$31,457,083	-\$3,000,000	-\$850,000	-\$3,850,000	\$27,607,083
2041	249,936	\$133	\$33,204,699	-\$3,000,000	-\$850,000	-\$3,850,000	\$29,354,699
2042	263,091	\$133	\$34,952,315	-\$3,000,000	-\$850,000	-\$3,850,000	\$31,102,315
2043	276,245	\$133	\$36,699,931	-\$3,000,000	-\$850,000	-\$3,850,000	\$32,849,931
2044	289,400	\$133	\$38,447,546	-\$3,000,000	-\$850,000	-\$3,850,000	\$34,597,546
2045	302,554	\$133	\$40,195,162	-\$3,000,000	-\$850,000	-\$3,850,000	\$36,345,162
2046	315,709	\$133	\$41,942,778	-\$3,000,000	-\$850,000	-\$3,850,000	\$38,092,778
2047	328,863	\$133	\$43,690,394	-\$3,000,000	-\$850,000	-\$3,850,000	\$39,840,394
2048	342,018	\$133	\$45,438,009	-\$3,000,000	-\$850,000	-\$3,850,000	\$41,588,009
2049	355,173	\$133	\$47,185,625	-\$3,000,000	-\$850,000	-\$3,850,000	\$43,335,625
2050	368,327	\$133	\$48,933,241	-\$3,000,000	-\$850,000	-\$3,850,000	\$45,083,241
2051	381,482	\$133	\$50,680,857	-\$3,000,000	-\$850,000	-\$3,850,000	\$46,830,857
2052	394,636	\$133	\$52,428,472	-\$3,000,000	-\$850,000	-\$3,850,000	\$48,578,472
2053	407,791	\$133	\$54,176,088	-\$3,000,000	-\$850,000	-\$3,850,000	\$50,326,088
		Totals	\$866,817,411			-\$233,471,494	\$633,345,917
	PV 4% D		\$413,566,099			-\$159,903,609	\$253,662,490
		iscount Rate				-\$127,275,522	\$129,256,830
	PV 10% D	iscount Rate	\$169,397,107			-\$104,812,706	\$64,584,401
					Benefit	t Cost Ratio 4%	1.77
						t Cost Ratio 7%	1.60
					Benefit	Cost Ratio 10%	1.33
						NPV 4%	\$253,662,490
						NPV 7%	\$129,256,830
						NPV 10%	\$64,584,401

Table 12. Application of Method

Source: SC Lennon and Associates

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Benefit Cost Ratio 4%	1.77
Benefit Cost Ratio 7%	1.60
Benefit Cost Ratio 10%	1.33
NPV 4%	\$253,662,490
NPV 7%	\$129,256,830
NPV 10%	\$64,584,401

Table 13. Summary of CBA Results – Direct User Benefits

Source: SC Lennon and Associates

The results show that based on direct user benefits only, the project has a positive BCR at all discount rates. At the Queensland Government recommended discount rate of 7% the project is positive, however, there is an argument that a discount rate of 4% (or even lower) should be applied to a project of this nature with a 'public good' element. At a 4% discount rate the high scenario returns \$1.77 of value for every dollar spent.

6.6 Accounting for Indirect Benefits

A report (*Drimi, S. et al, 2020, Estimating the Value of National Parks to the Queensland Economy, The University of Queensland*) the 'travel cost / value of time' method addresses primarily the cultural services such as recreation, amenity, cultural heritage connection and health. The intrinsic value of environmental enhancement is not fully captured in this (some people value the existence of the park without even visiting), therefore the method tends to under-value the total package of benefits and is therefore, a conservative approach.

A report by Parks Victoria (Valuing Victoria's Parks, Undated) identifies three types of 'ecosystem services':

- Delivery of natural resource products used in economic activities (provisioning services), such as clean water and honey.
- Sustaining public benefits from natural regulating processes, such as water purification, air filtration, climate regulation, pollination, coastal protection, along with maintenance of habitats for native species, nursery populations and genetic diversity.
- Conserving intrinsic non-material ecosystem features that people appreciate such as recreation, amenity, cultural heritage connection and health.

Another report (Tempesta, T., 2014, *Benefits and Costs of Urban Parks*, Council of Europe) cites a study where CBAs carried out for five US cities estimated that the BCRs for parks where externalities such as energy conservation, CO2 abatement, air quality improvement and stormwater quality improvement were included averaged 2.22:1. This indicates that the value of externalities is approximately 50% of the value attributed to direct user benefits (in this study).

In the same report, another study was cited where the value of stormwater management, air pollution mitigation, community cohesion and health benefits attributed to the Denver park and recreation system was 15% of direct user value.

Another report (Lockwood, M, and Tracy, K, 1995, *Nonmarket Economic Valuation of an Urban Recreation Park*, Journal of Leisure Research) estimated that the annual user benefits of Centennial Park in Sydney were in the order of \$23 million to \$33 million where the non-user benefits were at least \$2.6 million. This is 11.3% and 7.9% respectively.

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SC Lennon & Associates economics + planning + policy + strategy

Specifically on health benefits, it is argued (source: Cohen et al, 2022, The Health Benefits of Parks and their Economic Impacts):

"....there is moderate to strong evidence, qualitative and quantitative, showing that parks have a substantial contribution to health. The strongest evidence establishes parks' benefits on physical health. Several studies highlight the link between time spent in parks and physical activity and the correlation between that activity and positive health outcomes, such as a reduced risk of cardiovascular disease, diabetes, cancer, and heart disease. Research suggests that park usage also positively affects mental health by reducing stress levels and improving mood, with onward benefits from those outcomes to decreased use of mental health services and increased job productivity.

With regards to social health, research suggests an association between parks and social cohesion and belonging whereby users experience greater community attachment with exposure to, and activities or programs in, local green spaces. Studies also suggest that time in the natural environment promotes pro-social behaviour and builds social capital.

Finally, parks and green spaces strengthen environmental health as measured by air quality and climate adaptations, such as temperature (including urban heat island effect) and the impact of adverse weatherrelated events on communities. As natural infrastructure, they encourage disaster planning and social resilience by fostering neighbourhood connections and community ties, particularly following a disaster. These environmental health benefits can in turn generate other health benefits (e.g., improved air quality leading to reduced incidence and severity of juvenile asthma)".

Research has shown (*source: CRC for Water Sensitive Cities, 2017, How Much do we Value Green Spaces?*) that people are willing to pay up to 16% more for a house with greater access to green spaces, demonstrating the high value placed on green infrastructure in Australia.

There are many reports that list and discuss the indirect or 'external' benefits of parks but assigning dollar values remains problematic. However, the indications are from the reports reviewed above that the external benefits are of a magnitude to indicate that the BCRs estimated in this report can be increased by (an indicative) 50%.

Based on this conclusion, the BCRs for the Sunshine Coast Ecological Park are estimated to be as shown in Table 14.

Table 14. CBA Results – Including Indirect Benefits

Benefit Cost Ratio 4%	2.66
Benefit Cost Ratio 7%	2.41
Benefit Cost Ratio 10%	2.00

Source: SC Lennon and Associates

These results indicate a very robust conclusion that the project is well worth doing.

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7. Regional Economic and Employment Impact Assessment

The regional economic impact analysis considers the total direct and indirect (flow-on) economic impacts of the SCEP project proposal's construction and operation, in the form of economic output (or total sales in the economy), employment and industry value-added impacts, that is, the marginal economic value that is added by each industry sector in the Sunshine Coast region.

Economic impact modelling enables an exploration of how changes in employment, output and value-added due to a new business, policy or in this case, project will impact on all other sectors of the local economy. It does this by using an input-output model derived from the local economy microsimulation model by National Economics (NIEIR) to model the flow-on effects across different industries. The findings of the regional economic impact analysis of the proposed Sunshine Coast Ecological Park are presented below.

7.1 Construction Phase

Project construction costs, as described in Section 6 of this report, total \$149.4 million. The assumed construction period is 10 years. During this time, construction related activities would provide supply contracts for local and regional contractors and businesses as well as increased employment opportunities for Sunshine Coast residents during construction.

Economic modelling, using the economy.id / NIEIR model of the Sunshine Coast economy, reveals that the direct addition of \$149.4 million in annual output in the construction sector, through the development of the Sunshine Coast Ecological Park, would lead to an uplift of \$43.15 million in direct value added and support 42 direct local jobs per annum during the construction phase of the project.

From this direct expansion in the economy, it is anticipated that there would be flow-on (indirect) effects into other related intermediate industries as well as increased new employee consumption expenditure. These combined flow-on effects are estimated to generate an additional \$84.85 million in output, \$37.42 million in value-added and support another 31 local jobs per year during the construction phase of the project.

The project's total estimated construction phase local impact is \$234.25 million in output, \$80.57 million in industry value-added and 73 local (Sunshine Coast) jobs per annum over 10 years.

7.2 **Operational Phase**

The Sunshine Coast Ecological Park, once constructed, will generate an uplift in visitation to the region as described in Section 6.2 of this report. This visitation uplift will include an additional 62,320 external visitors, that is, visitors from outside the Sunshine Coast region.

Collectively, these visitors will inject an additional estimated \$7.18 million per annum into the Sunshine Coast economy through expenditure on goods and services (sales) while they are in the region to visit the Sunshine Coast Ecological Park. This expenditure by visitors to the region would directly generate \$3.29 million in industry value-added per year and support an estimated 51 direct local jobs per annum on an ongoing basis.

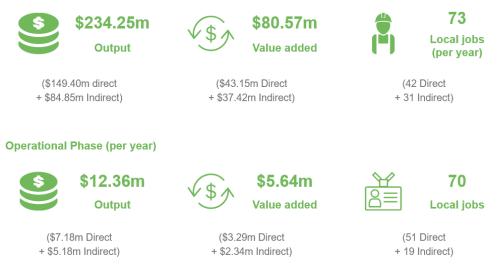
From this direct expansion in the Sunshine Coast economy, it is anticipated that there would be flow-on effects into other related intermediate industries as well as increased new employee consumption expenditure. These combined flow-on effects are estimated to support another 19 indirect local jobs per year and generate \$2.34 million in indirect industry value-added per year off the back of \$5.18 million in output.



The project's total estimated annual impact is 70 local jobs, \$12.36 million in output and \$5.64 million in valueadded. The SCEP construction and operational phase economic impacts are illustrated in Figure 14.

Figure 14. SCEP Construction-related and Operational Economic Impacts

Construction Phase (over a 10 year period)



Source: SC Lennon & Associates applying the economy.id / NIEIR model of the Sunshine Coast economy (December 2022)

The SCEP's construction-related and operational impacts are summarised below.

Table 15. Summary of SCEP Regional Economic Impacts

Phase	Total (Direct and Indirect) Economic Impacts							
	Output	Value-Added	Employment					
Construction Phase (over 10 years)	\$34.25 million	\$80.57 million	73					
Operational Phase (per year)	\$12.36 million	\$5.64 million	70					

Source: SC Lennon & Associates applying the economy.id / NIEIR model of the Sunshine Coast economy (December 2022)

The regional economic impact analysis demonstrates the significant contribution the construction and operation of the Sunshine Coast Ecological Park will make to economic activity and employment in the Sunshine Coast region. Employment creation is a priority objective of Sunshine Coast Council, and the planned investment in a new regional park will help boost the regional economy by attracting visitors and supporting a wide variety of industries that provide job opportunities for residents of the immediate area and the wider Sunshine Coast region.

The SCEP project's regional economic and employment impacts, together with the positive and strong benefit-cost ratios under each scenario, and positive social outcomes as articulated in this report, demonstrate a strong and robust economic case for supporting investment in the Sunshine Coast Ecological Park.



8. Risk Analysis

As with any project involving substantial capital expenditure the are some inherent risks to be considered. A summary of these appears in Table 16 along with an assessment of their likelihood, potential impact and mitigation measures that may be adopted.

Risk	Likelihood	Impact	Mitigation		
Capital Cost Blow-out	Possible	High	Value management measures. Detailed design briefs to stipulate budgets. Implement Design Review Committee.		
Recurrent Cost Blow-out	Possible	High	Value management measures.		
Revenue Shortfall	Possible	Low	Monitoring and rent reviews. Revenue is not expected to be substantial.		
Visitation Shortfall	Possible	Medium	Communications strategy.		
Visitor Dissatisfaction	Possible	Medium	Engagement strategy with monitoring.		
Neighbour Dissatisfaction	eighbour Dissatisfaction Unlikely post construction		Engagement strategy with monitoring. Implement Social Impact Management Plan		
issatisfaction of Maleny ommunity and local ommunity groups ivested in MCSR		Medium during construction	Engagement strategy with monitoring. Implement Social Impact Management Plan		
Dissatisfaction of Jinibara Traditional Owners			Engagement strategy with monitoring. Implement Social Impact Management Plan		
Funding Shortfall	Possible	High	Advocacy strategy.		

Source: Hassell and SC Lennon and Associates

The suggested mitigation measures will require a high level of project management and operations management expertise therefore attention must be paid to the governance framework to be adopted.

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9. Financial and Affordability Analysis

9.1 Cash Flows

A preliminary cash flow projection has been prepared based upon:

- Capital Expenditure estimates (escalated) by RLB Quantity Surveyors;
- Whole of Life (WOL) capital replacement, planned maintenance and reactive maintenance estimates (escalated) by RLB Quantity Surveyors;
- Precinct Management Unit costs (salaries, on-costs and consumables all escalated); and
- An allowance for modest revenue.

The cash flow projection is provided in Table 17.

Table 17. Estimated Cash Flows

	Capital	Precinct			Total Precinct				
	Expenditure	Mangement	Staff		Mangement	Escalate		Allowance for	
Year	(Escalated)	Unit - Salaries	On-costs 25%	Consumables	Unit	@ 2.5% pa	All Costs	Revenue	Net Cash Flow
2023		\$400,000	\$100,000	\$50,000	\$550,000	\$550,000	\$1,100,000	\$0	\$1,100,000
2024		\$500,000	\$125,000	\$75,000	\$700,000	\$717,500	\$1,417,500	\$0	\$1,417,500
2025	\$17,385,069	\$600,000	\$150,000	\$100,000	\$850,000	\$893,031	\$19,128,100	\$10,000	\$19,118,100
2026	\$17,385,069	\$600,000	\$150,000	\$100,000	\$850,000	\$915,357	\$19,150,426	\$15,000	\$19,135,426
2027	\$17,385,069	\$600,000	\$150,000	\$100,000	\$850,000	\$938,241	\$19,173,310	\$20,000	\$19,153,310
2028	\$32,570,310	\$600,000	\$150,000	\$100,000	\$850,000	\$961,697	\$34,382,007	\$25,000	\$34,357,007
2029	\$18,195,500	\$600,000	\$150,000	\$100,000	\$850,000	\$985,739	\$20,031,240	\$30,000	\$20,001,240
2030	\$26,424,305	\$600,000	\$150,000	\$100,000	\$850,000	\$1,010,383	\$28,284,688	\$35,000	\$28,249,688
2031	\$4,087,148	\$600,000	\$150,000	\$100,000	\$850,000	\$1,035,642	\$5,972,790	\$40,000	\$5,932,790
2032	\$5,540,012	\$600,000	\$150,000	\$100,000	\$850,000	\$1,061,534	\$7,451,545	\$45,000	\$7,406,545
2033	\$15,707,124	\$600,000	\$150,000	\$100,000	\$850,000	\$1,088,072	\$17,645,195	\$50,000	\$17,595,195
2034	\$19,560,835	\$600,000	\$150,000	\$100,000	\$850,000	\$1,115,274	\$21,526,109	\$55,000	\$21,471,109
2035	\$19,777,104	\$600,000	\$150,000	\$100,000	\$850,000	\$1,143,156	\$21,770,260	\$60,000	\$21,710,260
Totals	\$194,017,544	\$6,600,000	\$1,650,000	\$1,100,000	\$9,350,000	\$11,148,126	\$214,515,670	\$385,000	\$214,130,670

Source: SC Lennon & Associates using cost data provided by RLB Quantity Surveyors

Note that the cash flows shown above are in nominal dollars (inflated) and there will be ongoing WOL costs and Precinct Management Costs post-2035.

9.2 Some Potential External Funding Sources

While Sunshine Coast Council will allocate funding to implement the SCEP Master Plan in its forward estimates, this does not preclude the opportunity to seek project funding contributions from external sources, namely Federal Government community and infrastructure grant funding programs. A brief summary of potential grant funding sources is provided as follows.

• **Growing Regions Program** - The Australian Government has committed to establish the new Growing Regions Program to deliver investment in regional infrastructure and community projects. This program is designed to help drive regional economic prosperity by providing access to funding for capital works for community and economic infrastructure across rural and regional areas. The program will be open and competitive with grants awarded on a merit basis. Administered funding for the program will be provided over three years.



The Growing Regions Program will be open to local government entities and not-for-profit organisations. According to the Australian Government Department of Infrastructure, Transport, Regional Development, Communications and the Arts (https://www.infrastructure.gov.au/territories-regions-cities/regional-australia/growing-regions-program), at the time of writing (February 2023), information on program guidelines, eligibility criteria and the application process will be provided in due course.

• **Community Infrastructure Grant Programs** – The Australian Government has announced it will deliver a oneoff funding round of the new *Priority Community Infrastructure Program* and the *Investing in Our Communities Program*. Up to \$5 million will be delivered through the *Investing in Our Communities Program* over \$5 million will be delivered through the *Priority Community Infrastructure Program*.

The two programs, which are funded from 2022-23 to 2026-27, will be closed and non-competitive. Applicants invited to apply will be required to provide a well-evidenced plan for the viable delivery of their projects, and guidelines will include robust assessment criteria to ensure projects are ready and able to be delivered on the ground.

Information on program guidelines, eligibility criteria and the application process is available at https://www.infrastructure.gov.au/territories-regions-cities/regional-australia/regional-and-community-programs/investing-our-communities-program-and-priority-community-infrastructure-program.

• **Regional Precincts and Partnerships Program** – According to the Department of Infrastructure, Transport, Regional Development, Communications and the Arts, this program will provide a strategic, nationally consistent mechanism for funding and coordinating projects that transform a place, to benefit communities in regions, regional cities and rural Australia.

The program will also be the mechanism for delivering all future regional partnerships to help regions move towards net-zero emissions, a decarbonised economy and sustained regional growth. The program will invite proposals nationally from State, Territory and Local Governments, as well as not-for-profit organisations, to come together in genuine collaboration to apply for a Precinct Partnership. In this context, precincts are 'places with a purpose' – defined geographic areas or community clusters – like shires, districts or regions – with initiatives shaped around a specific shared need or theme.

At the time of writing (February 2023), information on program guidelines, eligibility criteria and the application process will be provided in due course.

The above offers are starting point for further investigation and consideration.



10. Delivery Model and Management Options

10.1 Scope of Advice

The Business Case includes a strategic assessment of the Master Plan that justifies the potential for success from a social, environmental and economic perspective, and identifies key partners and stakeholders for the successful delivery of the Master Plan.

To this end, successful delivery of the SCEP Master Plan requires the Business Case to include the identification of park management model options and a recommendation on a suitable model to adopt for implementation. Informing a recommendation for a suitable management model going forward requires, as a first step, a clear articulation of the current management model as applied to the existing Mary Cairncross Scenic Reserve.

<u>NOTE</u>: On the advice of Sunshine Coast Council, the SCEP Master Plan Business Case is not required to finally resolve the issue of the preferred management model. The task is to canvass the options to provide a basis for Council discussions and consultations on the issue in the near future, after adoption of a masterplan.

10.2 Example of Current Management Arrangements

Mary Cairncross Scenic Reserve (MCSR) was gifted to the former Landsborough Shire Council in 1941 by three Thynne sisters. The reserve was created to protect the flora and fauna of the Maleny region. The Thynne sisters named the reserve after their mother, Mary Thynne (née Cairncross, born in 1848). Sunshine Coast Council now manages and maintains the reserve supported by the volunteers that staff the Thynne Natural History Education Centre daily.

A voluntary management committee coordinates the efforts of a range of stakeholders including volunteer community guides, university research groups, local Indigenous groups and regional tourism bodies. A management plan has been prepared to support the work of the reserve's multiple stakeholders.

Sunshine Coast Council provides resources through its four operational branches:

- Parks and Gardens (maintaining the grassed areas).
- Environmental Operations (planting and maintaining the environmental values).
- Property Services (buildings, toilets, asphalt car parks, etc).
- Civil Assessment Management (pathways, bridges, pergolas).

Budgets and staff are managed independently, and contractors perform the majority of works. Council's respective Departments work collaboratively, however there are no formal coordination systems. Annual budgets are generated for each branch and managed separately by each branch manager. Hence, the MCSR is not treated as a 'cost centre' within the system and there is no financial reporting on the MCSR as a separate entity. Council staff dedicated to the MCSR are employed by its Environmental Operations Branch and approximately 1.6 Full Time Equivalent is dedicated to the MCSR.

On the revenue side the café generates \$8,000 in rent which is returned to the MCSR. Council advises that donations in the order of \$4,000 per month are received and these are retained by the MCSR.



10.3 Informing SCEP Management Options: Sunshine Coast Council Operational Plan 2022/23

In the preamble to Council's Operational Plan, it is stated:

The Operational Plan 2022/23 advances the strategic goals and pathways from the Sunshine Coast Council Corporate Plan 2022-2026 which was adopted in May 2022. The operational plan establishes our priority activities for our organisation and assigns accountability to deliver on these across the next 12 months.

In dealing with the issue of 'Corporate Governance Framework' (p22) it is stated:

Accountability Framework

Functions, systems and activities that provide assurance of transparency, ethical behaviour and sustainable financial management of community assets and infrastructure.

Organisational Framework

Structural elements set in place that provide good governance, democratic representation, ethical decision making, social inclusion and meaningful community engagement.

Hence the Operational Plan clearly sets out the criteria against which governance options for the Sunshine Coast Ecological Park (SCEP) may be evaluated. In summary, these are:

- Efficiency Maximising community benefit returns on resources consumed land, labour and capital.
- Inclusion Meaningful and effective inclusion of all stakeholder groups including First Nations groups.
- Accountability Assurance efficiency and inclusion including though transparency.

These criteria are considered in assessing potential alternative management models for the Sunshine Coast Ecological Park.

10.4 Sunshine Coast Ecological Park Management Options

A preliminary list of four management options appears below along with comments in relation to the abovementioned evaluation criteria of: (1) efficiency; (2) inclusion; and (3) accountability.

Option 1 – Current Practice

This is an option currently applied to management of Mary Cairncross Scenic Reserve (MCSR). This management model may be replicated for the SCEP or management of the SCEP may be integrated with management of the MCSR. The key elements of this approach include involvement of the four Council Departments (with separate budgets), the voluntary management committee and the various stakeholder groups. An assessment of the current management model is provided as follows:

Efficiency – While the Mary Cairncross Reserve Feasibility Study conducted a survey of Sunshine Coast park
users, there is no survey specific to the MCSR itself. However, limited interviews with volunteer staff and
inspections indicate a very high level of satisfaction with the situation that exists. The quality of the
environmental values and the infrastructure improvements appears to be appreciated by users and stakeholder
groups. The main concern is the potential for the environmental capacity of the MCSR to be exceeded with
anticipated growth in demand.



There is no evidence that MCSR is being managed inefficiently but equally, there is no confirmation that it is being managed efficiently. The aggregate costs are not documented, therefore there can be no benchmarking against the various measures that might be applied. These might include, for example, Council staff costs per visitor or asset management measures such as visitor numbers per unit of value of assets. Benchmarking against other Sunshine Coast Council parks or parks elsewhere is not possible.

- Inclusion Current Practice appears to rate very well on this criterion due to the history of the place. The land having come to the Council as bequest has seen community involvement and commitment being a part of its management right from the start. The degree to which there is volunteerism is testimony that a large section of the community feels included.
- Accountability Given the fact that costs are not monitored on a 'cost centre' basis, this option falls short in relation to assuring efficiency and inclusion including though transparency. Inability to apply benchmarking is also a deficiency in relation to this criterion.

Option 2 – Separate Cost Centre

In this option a 'cost centre' is set up within Council's administration against which all capital and recurrent costs and revenues are documented. The structural arrangements where there are four council departments, volunteers, stakeholder groups and a voluntary management committee would stay the same. This is essentially an accountancy exercise. An annual budget would be allocated to the dedicated 'SCEP cost centre'.

An assessment of this separate cost centre model against the three criteria described above is provided as follows:

- Efficiency This option would allow effective benchmarking which provides a check on relative efficiency of operations to maximise community benefit returns on resources consumed land, labour and capital.
- Inclusion There is a potential for inclusion to be enhanced relative to Option 1 Current Practice, by virtue of sharing meaningful financial information and benchmarking results and therefore, facilitating feedback and suggestions for management improvements.
- Accountability This option would be a significant improvement over Option 1 in relation to assuring efficiency and inclusion, including though transparency.

Option 3 – Precinct Management Unit

This option builds on the cost centre approach by creating a group of Council staff dedicated to the task, that is, extricated from the 'four departments' model. The separate precinct management unit would have an annual budget and revenues would be allocated to the unit. The unit would be located on-site at the SCEP.

There is an option to set the unit up in a similar fashion to a corporate structure with a Steering Committee to oversee the management processes. A sub-option is to include an Indigenous partnership model via representation on the Steering Committee.

An assessment of this model against the three criteria described above is provided as follows:

• Efficiency – This option would build on Option 2, which allows effective benchmarking to provide a check on relative efficiency of operations to maximise community benefit returns on resources consumed – land, labour and capital. By mustering appropriate skills and human resources, the unit can take an entrepreneurial



approach seeking out opportunities for improvements to service delivery and asset procurement and management.

- Inclusion There is potential for inclusion to be enhanced relative to Option 2 by working more closely with stakeholders. Direct lines of communication would be established, and an on-site presence at the Sunshine Coast Ecological Park would enhance this capability.
- Accountability This option would be a significant improvement over Option 2 in relation to assuring efficiency and inclusion, including though transparency and through direct communication with stakeholders.

Option 4 – Business Entity

In Queensland, pursuant to Local Government Regulation 2012 under the *Local Government Act 2009*, a Council may create a business entity in one of three ways:

- Full Cost Pricing The entity charges for goods and services at full cost without any competitive advantage (including, for example, with regards to taxes and interest rates). The Council may make up revenue shortfalls with 'community service obligation payments'. The structure of the entity would include a board for oversight.
- 2. Commercialisation The entity conducts business in accordance with the key principles of commercialisation. The entity has a clear mandate and is subject to specific financial and non-financial performance targets. It operates at arm's length from the Council and is divorced from Local Government policy and regulatory functions. It has specified community service obligations and payments relating thereto. It operates without any competitive advantage. A local government authority must make the decision to create a commercial business unit by resolution. The Council may delegate powers in accordance with the Act. The structure of the entity would include a board for oversight.
- 3. **Corporatisation** There are no longer any powers to create a corporate entity under the Local Government Act. Therefore, to address these issues and remove unnecessary regulatory duplication, a local government wishing to corporatise an entity may now do so under the ordinary corporatisation provisions in the *Corporations Act* 2001. The structure of the entity would include a board for oversight.

An assessment of the Business Entity model against the three criteria described above is provided as follows:

- Efficiency This option in any of its three forms would arguably be financially efficient but, by being at arm's length from the Council, may be very inefficient in delivering on community objectives. To resolve this, a memorandum of understanding (MOU) could be struck between the business entity and Council to ensure that community service obligations are addressed. There is also scope for Council representation on the Board.
- Inclusion There is a potential for inclusion to be compromised given the commercial ethos of the business entity. This option may be inferior in terms of achieving First Nations group inclusion. Again, this could be resolved via a MOU including a requirement that there be First Nations representation at Board level.
- Accountability This option would be a significant improvement in relation to assuring efficiency though transparency of financial matters but may fall short in relation to inclusion as described above.



10.5 Summary

A preliminary scoring by the consultants (1=poor and 5=good) is shown in the table below (for discussion purposes).

Table 18.	Preliminary	Scoring o	f Park	Management	Options
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Opt	tion	Efficiency	Inclusion	Accountability	Overall
1.	Current Practice	2 to 4	4	1	7 to 9
2.	Separate Cost Centre	4	4	3	11
3.	Precinct Management Unit	5	4	5	14
4.	Business Entity	4	2	4	10

Source: SC Lennon & Associates

On this basis Option 3 is recommended.

<u>NOTE</u>: This recommendation made by the consultant is purely for the consideration of Sunshine Coast Council. It is recognised that different views on the scores given above are legitimate and it is entirely appropriate that a different option presented herein, or an entirely different option altogether is adopted.

The structure diagrams that follow show a proposal for setting up the precinct management unit for illustrative purposes. The structure changes from the construction phase to the operational phase. A proposal for a unit structure is shown in Figure 15 overleaf and is presented for further consideration and discussion within Council.



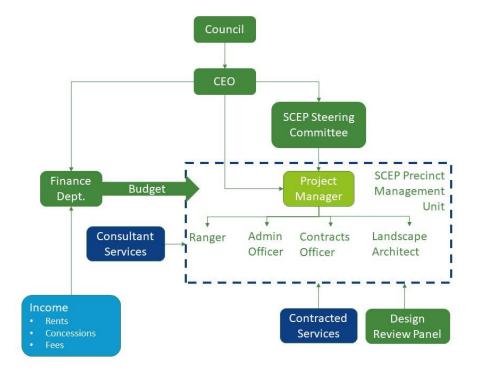


Figure 15. SCEP Construction Phase – Option 3 Precinct Management Unit Structure

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Source: SC Lennon & Associates
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The main features of this structure are:

- The precinct management unit would be guided in its operations and objectives by a formal charter, which would address:
 - The precinct management unit's name, objects (purpose), powers and responsibilities.
 - Structure / membership of the unit's Steering Committee, roles and responsibilities of members and procedures for the appointment (and removal or resignation) of members.
 - Requirements and procedures for management of meetings.
 - Rules and procedures concerning the appointment of sub-committees and working groups as required.
 - Rules and procedures for hiring and paying staff and for hiring consultants and contractors.
 - Rules and procedures governing the unit's annual reporting requirements.
 - Rules governing the management of the unit's funds and accounts as well as assets and liabilities held.
- The Steering Committee would be composed of Councillors, Council's Chief Financial Officer (CFO), stakeholders and First Nations group representatives. The oversight body has a monitoring role set out in a charter.
- The line of command would flow through Council to the CEO to the Project Manager and through to the oversight body.
- The oversight body makes strategic decisions (in line with a business plan and supporting annual operational plan).
- The Project Manager would head a team of project implementation experts.

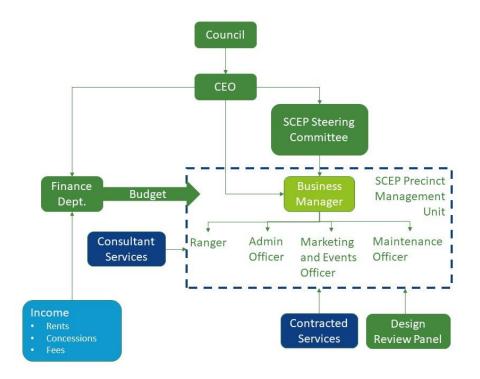
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SC Lennon & Associates economics - planning - policy - stretegy

- The finance department (accountable to Council's CEO) would be responsible for the unit's annual (block) budget and is in receipt of all income.
- The precinct management unit engages consultant and contracted services as required.
- A design review panel is set up to advise on design matters.
- The precinct management unit produces an annual report reporting on all KPIs and finances.

A proposal for a precinct management unit structure during the operational phase is shown in Figure 16 and is presented for further consideration and discussion.

Figure 16. SCEP Operational Phase – Option 3 Precinct Management Unit Structure



Source: SC Lennon & Associates



10.6 Implementation Plan

It is understood that the Sunshine Coast Ecological Park Master Plan has been prepared in the context of Sunshine Coast Council's broader program of work and strategic objectives and its implementation must be cognisant of available resources, including potential external funding sources.

With this understanding, Table 19 presents a recommended sequencing of tasks to achieve implementation of the Sunshine Coast Ecological Park Master Plan.

Table 19. Implementation Plan

Year		20	23			20)24			20	25	
Tasks	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Adopt Draft Masterplan												
Consultation on Draft												
Adopt Final Masterplan												
Detailed Design Stage 1 (with Consultation)												
Evaluate Governance Options												
Governance in Place - Construction Phase												
Develop and Implement Funding Strategy												
Establish Design Review Panel												
Resolve Planning and Environmental Approvals												
Resolve Social Impact Management Plan												
Implement Social Impact Management Plan												
Finalise Detailed Designs												
Let Tenders												
Engage Contractors - Works Commence												
First Expenditures												
Project Ongoing - Monitor and Review												

Source: SC Lennon & Associates

The tasks shown in the table are expanded upon below:

- Adopt Draft Master Plan this will require consideration of the Master Plan and the Strategic Business Case.
- Consultation on Draft Master Plan a consultation strategy to be formulated.
- Adopt Final Master Plan to be prepared following consideration of feedback received on the Draft.
- Evaluate Governance Options to set up the oversight body (board or steering committee); project manager appointed.
- Governance in place construction phase; staff brought online.
- Establish Design Review Panel essential for detailed design process.
- Detailed Design Stage 1 (with consultation).
- Develop and implement a funding strategy both Council and external sources.
- Resolve planning and environmental approvals will require further consultation.
- Resolve Social Impact Management Plan see aspects in Strategic Business Case.
- Implement Social Impact Management Plan.
- Finalise detailed designs.
- Let tenders.
- Engage contractors works commence.
- First expenditures.
- Project ongoing monitor and review.



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8.5 PROPOSED PLANNING SCHEME AMENDMENT - SITE SPECIFIC AND EDITORIAL MATTERS

File No:	Council meetings
Author:	Interim Coordinator Planning Scheme Amendments Customer & Planning Services Group
Appendices:	App A - Explanatory Memorandum (Under Separate Cover) 🖀 App B - Amendment Instrument (Under Separate Cover)
Attachments:	Att 1 - Consultation Report (Under Separate Cover)

PURPOSE

The purpose of this report is to:

- present to Council the outcomes from public consultation on the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) – Site Specific and Editorial Matters and
- seek Council's endorsement to:
 - o proceed with the proposed planning scheme amendment, without changes; and
 - forward the proposed planning scheme amendment to the Planning Minister for approval to adopt the proposed amendment and thereby incorporate it into the planning scheme.

EXECUTIVE SUMMARY

At the Ordinary Meeting of Council, held on 28 April 2022, Council decided to amend the *Sunshine Coast Planning Scheme 2014*, relating to Specific Sites and Editorial Matters.

The proposed planning scheme amendment seeks to amend the zoning, maximum building height, local plan precincts/elements and/or planning scheme provisions for specific sites located in the Buderim, Maroochydore/Kuluin, Mooloolaba/Alexandra Headland, Peregian South, Sippy Downs, Woombye and Yandina Local plan areas, and to address minor editorial matters.

The proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) – Site Specific and Editorial Matters was subject to public consultation from 21 November to 19 December 2022.

During the public consultation period, Council received a total of 107 submissions, with the majority of submissions (74%) outlining provisional or full support for the proposed planning scheme amendment and the remaining 26% of submissions either partially or completely objecting to the proposed amendment.

Of the total number of submissions received, 37 submissions (35%) were in support of the proposed amendment relating to 6 and 8-10 Wharf Street, Maroochydore.

Submissions (for and against) were also received in relation to the other sites within the proposed amendment package, including Jorl Court/Roms Court (15 submissions (14%)) and Lavarack Crescent, Buderim (11 submissions (10%)) and 13 and 21 Smith Street, Mooloolaba (8 submissions (7%)) and 58/114 and 59/114 Peregian Springs Drive, Peregian Springs (7 submissions (6.5%)).

The key issues/concerns raised in submissions were generally in relation to development potential and economic benefits, impact on local character and amenity, impact on environmental values, building heights, traffic and parking, infrastructure, property

maintenance, flooding and drainage, and appropriate use of Council land. Some submissions also raised concerns in relation to the planning scheme amendment process and superseded planning scheme approval process.

Attachment 1 – Consultation Report provides a summary of the key issues/concerns raised in submission and Council's proposed response.

It is considered that the majority of issues/concerns raised in submissions are appropriately addressed either by existing planning scheme provisions or by the content of the proposed planning scheme amendment.

Having considered all submissions received, it is recommended that Council proceed with the proposed planning scheme amendment, without changes, and seek the Planning Minister's approval for Council to adopt the proposed planning scheme amendment.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Proposed Planning Scheme Amendment Site Specific and Editorial Matters"
- (b) having considered all submissions received about the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) – Site Specific and Editorial Matters, decide to proceed with the proposed planning scheme amendment, without changes (Appendix A and Appendix B)
- (c) delegate authority to the Chief Executive Officer to progress and finalise the proposed planning scheme amendment in accordance with the *Planning Act 2016* and the *Minister's Guidelines and Rules* and
- (d) adopt the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment)
 Site Specific and Editorial Matters, subject to receiving advice from the Planning Minister, that Council may proceed to adopt the amendment.

FINANCE AND RESOURCING

Sufficient funds are allocated in the Strategic Planning Branch 2022/23 and 2023/24 budget to finalise the proposed amendment to the *Sunshine Coast Planning Scheme 2014*.

CORPORATE PLAN

Corporate Plan Goal:Our environment and liveabilityOutcome:We serve our community by providing this great serviceOperational Activity:S14 Sustainable growth and network planning – providing land use
planning, social policy, infrastructure planning and charges, flood
mapping, transportation planning and environmental initiatives.

CONSULTATION

Councillor Consultation

Council officers provided one-on-one briefings to relevant Divisional Councillors, in June 2023, in relation to this report.

Internal Consultation

To help inform submission responses, consultation has occurred with relevant internal officers from the following Groups and Branches:

• Business Performance Group - Strategic Property Branch and Property Branch, and

 Customer and Planning Services Group – Development Services Branch and Strategic Infrastructure Planning and Policy Branch.

External Consultation

External engagement activities were conducted during the formal consultation period and the submissions received from external parties have been reviewed as part of the preparation of this report (see Community Engagement Section below for further details).

Community Engagement

The proposed planning scheme amendment was subject to formal public consultation from 21 November to 19 December 2022.

The consultation and communication strategy implemented during the public consultation period included:

- public notice published in the Courier Mail (including online in the Courier Mail and the Sunshine Coast Daily) on 19 November 2022
- written notice (letters and/or emails) sent prior to the commencement of the public consultation period to all affected and adjoining landowners (including an information sheet applicable to the relevant site) with details of the proposed amendment
- the release of an industry newsflash issued to all regular planning scheme users and community members that have previously expressed an interest in receiving information about planning scheme and development matters
- copy of the public notice and amendment documentation made available at all Council offices and on Council's website
- dedicated webpage on Council's 'Have Your Say' website, which included a copy of the public notice, amendment documentation, information sheets and online submission form
- briefings to key community stakeholder groups, including Organisation Sunshine Coast Association of Residents (OSCAR) and affiliates (e.g. Development Watch, Sunshine Coast Environment Council (SCEC) and the Yandina and District Community Association (YADCA)) and
- telephone, email and counter enquiries.

During the public consultation period, Council received a total of 107 submissions in relation to the proposed planning scheme amendment. 10 submissions raised matters that were outside the scope of the proposed amendment.

PROPOSAL

This report presents to Council the outcomes from the public consultation on the proposed planning scheme amendment.

Background

At the Ordinary Meeting of Council, held on 28 April 2022, Council decided to amend the *Sunshine Coast Planning Scheme 2014*, relating to Specific Sites and Editorial Matters.

The proposed planning scheme amendment seeks to amend the zoning, maximum building height, local plan precincts/elements and/or planning scheme provisions for specific sites located in the Buderim, Maroochydore/Kuluin, Mooloolaba/Alexandra Headland, Peregian South, Sippy Downs, Woombye and Yandina Local plan areas, and to address minor editorial matters.

In accordance with the *Planning Act 2016* and the *Minister's Guidelines and Rules 2020*, the proposed planning scheme amendment was sent to the Planning Minister on 24 June 2022, for formal consideration of State interests and to seek approval for Council to proceed to

ORDINARY MEETING AGENDA

public consultation. Council received approval from the Planning Minister, by letter dated 25 October 2022, that Council may commence public consultation, subject to a Ministerial condition. The Minister's condition required the Council to remove all parts of the proposed planning scheme amendment relating to the Buddina Urban Village from the proposed amendment prior to the Council proceeding to public consultation.

The proposed planning scheme amendment, as amended to reflect the Minister's condition, was subsequently placed on formal public consultation for a period of 21 business days, from 21 November to 19 December 2022.

Outcomes of public consultation and consideration of issues

In response to public consultation on the proposed planning scheme amendment, Council received a total of 107 submissions (79 submissions (74%) offering provisional or full support for the proposed amendment or specific aspects of the proposed amendment, and 28 submissions (26%) either partially or completely objecting to the proposed amendment package or specific sites.

Of the total number of submissions received, 37 submissions (35%), were in relation to and in support of the removal of land at 6 and 8-10 Wharf Street, Maroochydore (comprising the Duporth Riverside Apartments and the Pier Ten Apartments) from the Ocean Street Food and Music Sub-precinct.

Submissions were also received in relation to the other sites within the proposed amendment package. The number of submissions received, and key issues raised for each site are summarised as follows and further considered in **Attachment 1 – Consultation Report**, which provides details of the key issues/concerns raised and Council's proposed response:

Site description and proposed amendment	No of submissions	Key issues/concerns raised
Power Road and Starling Street (Goshawk Boulevard extension), Buderim Proposed to remove the zoning over the planned Goshawk Boulevard road reserve and amend the zoning of Lot 30 on SP293861 to be included wholly in the Limited development (landscape residential) zone and Lot 31 on SP293861 wholly in the Medium density residential zone.	 Total – 5 submissions 4 submissions outlined either provisional or full support 1 submission objected 	 Support for the proposed amendment, including a request for an increase in environmental buffers Concern about impact on environmental values Concern about impact on amenity of neighbouring properties Request for a further change in zoning
Jorl Court and Roms Court, Buderim Proposed to amend the zoning from the Rural residential zone to the Low density residential zone and Environmental management and conservation zone.	 Total – 15 submissions 5 submissions outlined either provisional or full support 10 submissions objected 	 Support for the proposed amendment, as it provides new development opportunities consistent with surrounding development Concern about the maintenance requirements for the proposed Environmental management and conservations zone

Site description and proposed amendment	No of submissions	Key issues/concerns raised
		 Concern about an increase in traffic and parking and other infrastructure requirements
		 Concern about impact on environmental values, flooding and stormwater
		 Concern about impact on local character and amenity
		Limited development potential
		 Request for a further change in zoning
8 Lavarack Crescent and 3 and 31 Lavarack Lane,	 Total – 11 submissions, 	 Support for the proposed amendment
Buderim Proposed to amend the zoning from the Low density	 10 submissions outlined either provisional or 	 Concern about impact of increased traffic congestion on King Street
residential zone - Precinct LDR1 (Protected Housing Area) to the Local centre zone and include service station as a potentially consistent use in the Local centre zone code, where replacing an existing service station and located in a local (not full service) activity centre.	full support 1 submission objected 	 Request for services stations to be included as an Environmentally relevant activity (ERA)
33 Quorn Close, Buderim Proposed to amend the	 Total – 2 submissions 	 Support for the proposed amendment
zoning from the Open space zone to the Low density residential zone - Precinct	1 submission in support	 Land should be retained as greenspace and provide the opportunity for connectivity
LDR1 (Protected Housing Area).	 1 submission objected 	with Buderim Forest Park
		Land not suitable for affordable housing
22 Dixon Road, Buderim Proposed to amend the zoning from the Limited development (landscape residential) zone to the Low	 Total – 2 submissions 1 submission outlined 	 Support for the proposed amendment, subject to the removal of the limit on the number of lots that can be created
density residential zone – Precinct LDR1 (Protected Housing Area)	provisional support1 submission objected	 Concern about further subdivision of the site due to constraints Alignment with the South-East
		Queensland Regional Plan

Site description and proposed amendment	No of submissions	Key issues/concerns raised
6 and 8-10 Wharf Street (Duporth Riverside and Pier Ten Apartments), Maroochydore	 Total – 37 submissions in support 	 Support for the proposed amendment
Proposed to realign the boundary to exclude the subject land from the Ocean Street Food and Music Sub- precinct under the Maroochydore/Kuluin Local Plan Precincts.		
13 and 21 Smith Street, Mooloolaba	 Total – 8 submissions 	 Support for the proposed amendment
Proposed to increase the maximum building height of the subject land from 18	 3 submission outlined provisional 	 Concern about an increase in traffic and parking issues for Mooloolaba
metres to 25 metres.	support5 submissions objected	 Need for long term traffic management, access and parking at Mooloolaba Beach/Spit
		 Concern about an increase in building heights in the region
		 Impact of height increase on environmental amenity of adjoining residents
		 Protection of beaches and turtle nesting areas
		 Request for height of 13 Smith Street to be increased to 37.5 metres
52 Amarina Avenue, Mooloolaba	 Total – 2 submissions 	 Support for the proposed amendment
Proposed to amend the zoning from the Community facilities zone to the Low	1 submission in support	Land not suitable for affordable housing and limited
density residential zone – Precinct LDR1 (Protected Housing Area).	 1 submission objected 	useable spaceDisputes that the land is surplus to Council's needs
58/114 and 59/114 Peregian Springs Drive, Peregian	 Total – 7 submissions 	 Support for the proposed amendment as it reflects
Springs Proposed to amend the	3 submissions in support	current useConcern about the loss of
zoning from the Sport and recreation zone to the Low density residential zone.	4 submissions objected	greenspace for development

Site description and proposed amendment	No of submissions	Key issues/concerns raised
Reo Place, Yandina Proposed to amend the zoning from the Limited development (landscape	 Total – 5 submissions in support 	 Support for the proposed amendment as it reflects current use and protects bushland
residential) zone to include existing residential lots in the Low density residential zone and the balance of land in the Environmental management and conservation zone.		 Some submissions recommended a number of actions to be considered in the drafting of the new planning scheme in relation to future subdivisions
Honeysuckle Place and Appleberry Place, Yandina Proposed to amend the zoning from the Limited	 Total – 3 submissions in support 	 Support for the proposed amendment as it reflects current use and protects bushland
development (landscape residential) zone to include existing residential lots in the Low density residential zone and the balance of land in the Environmental management and conservation zone.		• Some submissions recommended a number of actions to be considered in the drafting of the new planning scheme in relation to future subdivisions

It is considered that the majority of issues/concerns raised in submissions are appropriately addressed either by existing planning scheme provisions or by the content of the proposed planning scheme amendment.

In addition to the above, 10 submissions raised matters that are outside the scope of the proposed amendment and generally sought a change in the zoning or building height for a specific site or raised matters relating to visitor accommodation and bikeways. Of the 10 submissions received, 7 submissions were in relation to the removal of the Buddina Urban Village from the original proposed amendment, which was undertaken in accordance with the Minister's condition. It is proposed that these submissions be referred for consideration as part of the preparation of the new Sunshine Coast Planning Scheme project.

A copy of the Consultation Report will be provided to each person who made a submission and also made available to view and download on Council's website.

Conclusion

Having considered all submission received in relation to the proposed planning scheme amendment, it is recommended that Council proceed with the proposed planning scheme amendment, without changes, as outlined in **Appendix A – Amendment Instrument** and **Appendix B – Explanatory Memorandum**.

Legal

The *Planning Act 2016* and the *Minister's Guidelines and Rules 2020* sets out the process that a local government must follow when amending a planning scheme. The proposed planning scheme amendment has been prepared in accordance with the *Planning Act 2016* and the *Minister's Guidelines and Rules 2020*.

Policy

The proposed planning scheme amendment has been prepared in accordance with the *Planning Act 2016* and the *Minister's Guidelines and Rules 2020*. The proposed planning

scheme amendment also complies with the relevant aspects of the *ShapingSEQ South East Queensland Regional Plan 2017* and the *State Planning Policy 2017*.

The proposed planning scheme amendment also aligns with Council's *Corporate Plan 2023-2027*.

Risk

The proposed planning scheme amendment includes items that are aimed at improving the operation and efficiency of the planning scheme. Failure to progress the proposed planning scheme amendment will mean that these improvements are not implemented.

The proposed planning scheme amendment will also be subject to further consideration by the Planning Minister as part of the final State interest review process, which could result in changes to the content of the proposed planning scheme amendment in response to submissions received.

Previous Council Resolution

There are a number of Council resolutions that are relevant to this report and also relate to land included within the proposed planning scheme amendment. The following Council resolutions are the most pertinent:

At the Ordinary Meeting held on 28 April 2022, in relation to Item 8.3 – Proposed Planning Scheme Amendments, Council decided to amend the Sunshine Coast Planning Scheme in relation to the proposed Site Specific and Editorial Matters amendment (refer to Council Resolution OM22/24, below).

Ordinary Meeting 28 April 2022 (OM22/24)

That Council:

- (a) receive and note the report titled "Proposed Planning Scheme Amendments"
- (b) decide to amend the Sunshine Coast Planning Scheme 2014 (including Planning Scheme Policies) under Section 20 (Amending planning scheme under Minister's rules) of the Planning Act 2016
- (c) delegate authority to the Chief Executive Officer to carry out the statutory process to prepare and progress the following amendments, in accordance with the Planning Act 2016 and the Minister's Guidelines and Rules 2020:
 - (i) the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) and (Planning Scheme Policy Amendment) – Airport Environs Overlay
 - (ii) the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) Site Specific and Editorial Matters subject to also proposing to amend the planning scheme provisions applicable to that area included in the north eastern section of Sub-precinct KAW LPSP-4a of the Buddina Urban Village to include this area in the Medium density residential zone (from the High density residential zone) and to specify a maximum building height of 12 metres (from 21 metres) and make any necessary consequential amendments to give proper effect to and reflect these changes
- (d) note that following public consultation on the proposed amendments and receipt of any submissions, a further report will be presented to Council for formal consideration.

At the Ordinary Meeting held on 17 October 2019, in relation to Item 8.1 – Development Application for a Material Change of Use of Premises (Extension to existing service station) as 2-6 Lavarack Crescent, Buderim, Council resolved to further consider the zoning of the land subject to the development application as part of the next planning scheme or major planning scheme review (refer to item (c) of Council Resolution OM19/157, below).

Ordinary Meeting 17 October 2019 (OM19/157)

That Council:

- (a) receive and note the report titled "Development Application for a Material Change of Use of Premises (Extension to existing Service Station) at 2-6 Lavarack Cres, Buderim"
- (b) REFUSE application No. MCU18/0216 for a Development Permit for Material Change of Use of Premises for an extension to an Existing Service Station at 2-4 and 6 Lavarack Crescent, Buderim for the following reasons:
 - (i) The development would result in the expansion of centre uses beyond the allocated zoned area. The proposed development therefore departs from the following relevant assessment benchmarks of the Sunshine Coast Planning Scheme 2014:
 - a. Strategic Framework 3.3. Settlement pattern: Element 3 Efficient and functional urban form section 3.3.4.1(d)
 - b. Strategic Framework 3.4 Economic development Element 1 Natural (competitive) advantage and key economic sectors section 3.4.2.1(b) (i)
 - c. The Buderim local plan code overall outcome (h)
 - (ii) The location of development in the Local Centre (not full service) zone inappropriately expands centre activities outside of the activity centre and proposes a higher order and larger scale use than intended for the particular activity centre, and therefore undermines the Sunshine Coast Activity Centre Network. The proposed development therefore departs from the following relevant assessment benchmarks of the Sunshine Coast Planning Scheme 2014:
 - a. The Purpose of the Local centre zone code (section 6.2.8.2 (1))
 - b. The following overall outcomes of the Local centre zone code; (b), (e) and (m)
 - c. Strategic Framework 3.3. Settlement pattern: Element 5 Enterprise corridor and activity centres section 3.3.6.1 (a)
 - (iii) The proposal has not demonstrated there is a latent unsatisfied demand for additional service station facilities in the catchment area that cannot be met by the Sunshine Coast Planning Scheme 2014 in its present form
 - (iv) The proposed development has not demonstrated that amenity of residential neighbourhoods will not be impacted. The amenity impacts resulting from the proposed 4.5m high acoustic barrier is unacceptable, where it is located within Low Density Residential zoned land and is located within 2 metres of an existing adjoining dwelling with no landscape buffering. The proposed development therefore departs from the following relevant assessment benchmarks of the Sunshine Coast Planning Scheme 2014:
 - a. Performance Outcomes 2, 3, 9 & 10 and the Purpose and Overall Outcomes of the Service station code
 - b. The following overall outcomes of the Low density residential zone code; (a), (e), (g), (h) and (o)
 - (v) The proposal would continue the historical creep of commercial uses into Buderim's residential areas and erodes Council's efforts to contain commercial uses in the planned zones and prevent future creep
 - (vi) The proposed development is inconsistent with reasonable community expectations for development at the premises which does not support a service station use in a low density residential zone. Such expectations are informed by, among other things, existing developments and the Sunshine Coast Planning Scheme 2014

- (vii) The departures from the assessment benchmarks above are not capable of being addressed or mitigated by conditions of approval
- (viii) The departures from the assessment benchmarks and the relevant matters discussed above support refusal of the proposed development
- (ix) Compliance with some assessment benchmarks and the submission of relevant matters advanced by the Applicant and submitters are not, on balance, material, and should be given little weight and do not otherwise sufficiently support approval of the proposed development
- (x) Refusal of the proposed development advances the purposes of the Planning Act 2016 because the development fails to maintain physical and social wellbeing of people and communities due to its negative impacts on residential amenity of adjacent residential properties, and
- (c) further consider the zoning of the land subject to the development application as part of the next planning scheme or major planning scheme review.

At the Ordinary Meeting held on 14 October 2021, in relation to Item 8.3 – Disposal of Property – Mooloolaba, Council resolved to dispose of Lot 900 SP318724 (part of 52A Amarina Avenue, Mooloolaba) to a government agency (the Northern SEQ Distributor – Retailer Authority) (refer to Council Resolution OM21/96, below).

Ordinary Meeting, 14 October 2021 (OM21/96)

That Council:

- (a) receive and note the report titled "Disposal of Property, Mooloolaba"
- (b) resolved, pursuant to section 236(2) of the Local Government Regulation 2012, than an exception to dispose of an interest in land described as proposed Lot 900 SP318724, other than by tender or auction applied, as the disposal is pursuant to section 236(1)(b)(i) to a government agency and
- (c) note that Northern SEQ Distributor-Retailer Authority is a government agency.

Related Documentation

Sunshine Coast Planning Scheme 2014

Planning Act 2016

Minister's Guidelines and Rules 2020

Critical Dates

There are no critical dates relevant to this report. However, it is considered prudent that the proposed planning scheme amendment be progressed as soon as practical to ensure that the planning scheme remains current and fit for purposes.

Implementation

If Council decides to proceed with the proposed planning scheme amendment, delegation is sought for the Chief Executive Officer to complete the following actions in accordance with the relevant statutory requirements:

- provide a copy of the Consultation Report to each person who made a properly made submission about the proposed planning scheme amendment
- upload a copy of the Consultation Report to Council's website
- write to the Planning Minister seeking approval to adopt the proposed planning scheme amendment and

• once approval is received from the Planning Minister, place an adoption notice in the Queensland Government Gazette and the Courier Mail and prepare the updated version of the planning scheme (incorporating the amendment) for commencement.

8.6 PROPOSED INTERIM LOCAL GOVERNMENT INFRASTRUCTURE PLAN AMENDMENT ADOPTION

File No:	Council Meetings
Author:	Acting Manager Strategic Infrastructure Planning and Policy Customer & Planning Services Group
Appendices:	App A - Amendment Instrument <i>(Under Separate Cover)</i> 躍 App B - Explanatory Memorandum <i>(Under Separate Cover)</i> 🛣
Attachments:	Att 1 - Consultation Report (Under Separate Cover)

PURPOSE

The purpose of this report is to:

- present to Council the outcomes from public consultation on the proposed Sunshine Coast Planning Scheme 2014 - Interim Local Government Infrastructure Plan Amendment and
- seek Council's endorsement to proceed with changes and adopt the proposed Interim Local Government Infrastructure Plan Amendment.

EXECUTIVE SUMMARY

At the June 2023 Ordinary Meeting, Council received a report on the 5-year (mandatory) review of its current Local Government Infrastructure Plan (LGIP) and resolved to prepare a new Local Government Infrastructure Plan for adoption with the new Planning Scheme.

However, until the new Planning Scheme is adopted with its accompanying new Local Government Infrastructure Plan, it is necessary to undertake amendments to the current Local Government Infrastructure Plan. These amendments can follow the faster process for minor changes to a Local Government Infrastructure Plan. This updated body of work is known as the Interim Local Government Infrastructure Plan Amendment.

At the Ordinary Meeting in May 2022, Council delegated authority to the Chief Executive Officer to progress a statutory process for an Interim Local Government Infrastructure Plan Amendment in accordance with the *Planning Act 2016* and the *Minister's Guidelines and Rules*.

The proposed Interim Local Government Infrastructure Plan seeks to update the schedule of works and associated mapping to reflect updated trunk infrastructure network planning, completed projects and reprioritisation of projects.

The proposed Interim Local Government Infrastructure Plan Amendment was subject to public consultation from 4 October 2022 to 1 November 2022.

During public consultation Council received a total of 23 submissions. The majority of the issues raised in submissions generally related to matters which were not relevant for the Local Government Infrastructure Plan, such as requests for changes to zoning and heights. Attachment 1 – Consultation Report provides a summary of the issues raised in submissions and Council's proposed response.

Having considered all submissions, minor changes are proposed to the public consultation version of the proposed Interim Local Government Infrastructure Plan Amendment to amend the road network Schedule of Works (and associated mapping). The amendments are to three projects being:

• remove road project R-26-010 (CD road, Maroochydore)

- update the description of R-26-008 Sugar Road, Maroochydore, and
- update the description of R-19-002 Ulm Street, Caloundra.

It is also proposed to remove a future non-trunk road link project (Wises Road site) that had erroneously been added to the schedule as it is non-trunk infrastructure and should not be in the Local Government Infrastructure Plan.

The proposed changes are not considered significantly different to the version of the Plan that was placed on public consultation and, therefore, does not require re-notification.

It is now proposed that Council proceed with the Interim Local Government Infrastructure Plan Amendment, with changes as outlined in Appendix A – Amendment Instrument (changes made in response to the consideration of submissions are highlighted in yellow shading) and adopt the proposed Interim Local Government Infrastructure Plan Amendment in accordance with Chapter 5, Part 2, section 5.7 of the *Ministers Guidelines and Rules*.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Proposed Interim Local Government Infrastructure Plan Amendment Adoption" and
- (b) having considered all submissions received in relation to the proposed Sunshine Coast Planning Scheme 2014 – Interim Local Government Infrastructure Plan Amendment, decide to:
 - (i) proceed with the proposed amendment, with changes
 - (ii) adopt the proposed amendment, as detailed in Appendix A and Appendix B and
 - (iii) delegate authority to the Chief Executive Officer to complete the process in accordance with the *Minister's Guidelines and Rules 2020.*

FINANCE AND RESOURCING

Finalising the proposed Interim Local Government Infrastructure Plan Amendment will be completed by Council staff under Council's operational budget.

CORPORATE PLAN

Corporate Plan Goal: Outcome: Operational Activity:	<i>Our environment and liveability</i> We serve our community by providing this great service S14 - Sustainable growth and network planning – providing land use planning, social policy, infrastructure planning and charges, flood mapping, transportation planning and environmental initiatives.

CONSULTATION

Councillor Consultation

At a Council workshop held in February 2022, Councillors were briefed on the purpose of the Local Government Infrastructure Plan and advised of the need for an Interim Local Government Infrastructure Plan Amendment to amend the current document under the current Sunshine Coast Planning Scheme 2014.

At the June 2023 Ordinary Meeting, Councillors were also advised on the necessary and separate, new Local Government Infrastructure Plan which will form part of the new Planning Scheme.

Internal Consultation

Consultation has occurred with relevant internal officers within the Strategic Planning Branch, Environment and Sustainability Policy Branch and Financial Services Branch.

External Consultation

Consultation with relevant State agencies (Department of Transport and Main Roads and the Department of State Development, Infrastructure, Local Government and Planning) and the distributor-retailer (Unitywater) was undertaken.

Community Engagement

The proposed Interim Local Government Infrastructure Plan Amendment was subject to public consultation from 4 October 2022 to 1 November 2022, for a period of at least 15 business days, in accordance with the *Minister's Guidelines and Rules*.

The consultation and communication strategy implemented during the public consultation period included:

- public notice published in the Courier Mail (including online in the Courier Mail) on 1 October 2022
- copy of the public notice and amendment documentation provided on Council's website and hard copies made available at each Council customer service centre at Nambour, Caloundra and Maroochydore
- newsflash issued to all regular planning scheme users and community members that have previously expressed an interest in receiving information about planning scheme and development matters
- dedicated webpage on Council's 'Have Your Say' webpage, including a copy of the public notice, amendment documentation and supporting information, and online submission form
- in addition to the minimum requirements for a notification of this type, Council directly contacted by email over a hundred local community groups to advise them of the proposed amendment and to provide them with the opportunity to comment.

During the public consultation period, Council received a total of 23 submissions in relation to the proposed Interim Local Government Infrastructure Plan Amendment and each person who made a submission will be notified in writing about how the submission was addressed. Attachment 1 – Consultation Report provides a summary of the issues raised in submissions and Council's proposed response.

PROPOSAL

A Local Government Infrastructure Plan is an integral part of a planning scheme (currently Sunshine Coast Planning Scheme 2014) that identifies plans for higher order, shared infrastructure necessary to service urban development, at the Desired Standards of Service, in a coordinated, efficient and financially sustainable manner. Having a Local Government Infrastructure Plan enables Council to levy infrastructure charges and to apply conditions for trunk infrastructure on development approvals.

The current version of the Local Government Infrastructure Plan was adopted into the Sunshine Coast Planning Scheme 2014 in June 2018 and includes projects listed for delivery over the period 2016-2031, split into three cohorts of five years each. With the first five year cohort having passed, it is appropriate to update the currency and relevance of projects,

removing projects which were constructed during the 2016-2021 period and updating the timing and costings of projects planned for 2021-2031.

In summary, the proposed amendment includes:

- 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, construction costs 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.

The *Minister's Guidelines and Rules* set out the process for an Interim Local Government Infrastructure Plan Amendment, which includes a requirement for public consultation for a period of at least 15 days.

At the Ordinary Meeting on 26 May 2022, Council resolved to:

"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 (as amended)"

The proposed Interim Local Government Infrastructure Plan Amendment underwent a period of public consultation from 4 October 2022 to 1 November 2022, being 21 business days. Over this period a total of 23 submissions were received, with the majority of submissions outlining provisional or full support for the proposed Interim Local Government Infrastructure Plan Amendment.

Many of the issues raised in the submissions are not relevant to the Local Government Infrastructure Plan but are related to other areas of the planning scheme, such as requests to maintain existing zoning and building heights in particular areas. Several issues, although infrastructure related, deal with sections of the Local Government Infrastructure Plan that are outside the scope of the proposed Interim Local Government Infrastructure Plan Amendment and will be more appropriately addressed in a future Local Government Infrastructure Plan amendment, such as consideration of the function of parks. Equally, some submissions referenced infrastructure managed by the State or Federal Governments, such as railway line duplication.

Only two submissions identified issues that require changes to the proposed Interim Local Government Infrastructure Plan Amendment. These issues are limited to the road transport network, being:

- to amend the road network Schedule of Works (and associated mapping) to remove road project R-26-010 (CD road, Maroochydore), update the description of road projects R-26-008 Sugar Road, Maroochydore and R-19-002 Ulm Street, Caloundra in the Schedule of Works, and
- a request for an establishment cost to be included for a new road link on a Wises Road site which had been added as a new project, but on review, was identified as non-trunk infrastructure, therefore, should not be in the Local Government Infrastructure Plan. Accordingly, this project has been removed from the Schedule of Works (and associated mapping).

As a result of these submissions, changes are proposed to Table SC3.2.2 Transport network – roads schedule of works in Appendix A - Amendment Instrument (changes made in response to the consideration of submissions are highlighted in yellow shading) and relevant Transport (Roads) maps, as well as the Schedule of Works model. Additionally, mapping changes are presented graphically in Appendix A - Amendment Instrument as a before and after extract of the section of the map (with changes highlighted in yellow shading).

Details of the submissions received, issues identified, and Council's proposed responses are summarised in Attachment A – Consultation Report. The proposed changes are not considered to make the proposed Interim Local Government Infrastructure Plan Amendment significantly different to the version that was placed on public consultation and, therefore, does not require re-notification.

Having undergone a period of public consultation and considered all submissions received, Council must decide, in accordance with Chapter 5 of the *Minister's Guidelines and Rules*, to either:

- adopt the proposed amendment or
- not adopt the proposed amendment.

It is proposed that Council proceed with the proposed amendment with the minor changes (listed above) and adopt the proposed Interim Local Government Infrastructure Plan Amendment, as identified in Appendix A – Amendment Instrument and Appendix B – Explanatory Memorandum.

If adopted, officers will complete the statutory process outlined in Chapter 5, Part 2 of the *Minister's Guidelines and Rules,* which includes advising the State of the amendment, advise each person who made a submission in writing about how the submission was addressed, and upload the amended Local Government Infrastructure Plan to Council's website.

Legal

The proposed Interim Local Government Infrastructure Plan Amendment has been prepared in accordance with the *Planning Act 2016* and the *Minister's Guidelines and Rules 2020*.

An updated Local Government Infrastructure Plan will form part of the new Sunshine Coast Planning Scheme.

Policy

The proposed Interim Local Government Infrastructure Plan Amendment, once adopted, will form part of the Sunshine Coast Planning Scheme 2014, and will update the existing Local Government Infrastructure Plan and Schedule 3 (Local Government Infrastructure Plan mapping and tables) to ensure the Local Government Infrastructure Plan remains relevant, current and accurate, until such time as the New Sunshine Coast Planning Scheme and new Local Government Infrastructure Plan is adopted.

Risk

The infrastructure planning within the Local Government Infrastructure Plan informs trunk capital investment across the region which is why it is important to keep the planning current.

Under the *Planning Act 2016* a local government's ability to levy charges for trunk infrastructure is contingent on the planning scheme including a Local Government Infrastructure Plan. To ensure that Council maintains the capacity to levy infrastructure charges, it is essential that the planning scheme includes a compliant and up-to-date Local Government Infrastructure Plan.

Previous Council Resolution

Ordinary Meeting 22 June 2023 (OM23/63)

That Council:

- (a) receive and note the report titled "Review of the Local Government Infrastructure Plan" and
- (b) decide to make a Local Government Infrastructure Plan in accordance with the Planning Act 2016 and the Minister's Guidelines and Rules.

Ordinary Meeting 26 May 2022 (OM22/38)

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 (as amended), 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.

Related Documentation

Planning Act 2016 Minister's Guidelines and Rules 2020 Sunshine Coast Planning Scheme 2014

Critical Dates

The proposed Interim Local Government Infrastructure Plan Amendment will take effect once the statutory process is completed. The update will ensure the Local Government Infrastructure Plan remains the Local Government Infrastructure Plan remains current and relevant up until the adoption of the new Local Government Infrastructure Plan with the New Sunshine Coast Planning Scheme.

Implementation

Should the recommendation be accepted by Council, it is noted that the Chief Executive Officer will undertake the following actions:

- a) Advise each person who made a submission about the proposed Interim Local Government Infrastructure Plan Amendment in writing of how their submission has been dealt with and provide them with a copy of the Consultation Report.
- b) Publish a public notice advising of Council's decision and stating details about the Interim Local Government Infrastructure Plan Amendment be published:
 - i. in the gazette
 - ii. in a newspaper circulating in the Sunshine Coast area and
 - iii. on Council's website.

- c) Prepare an updated version of the Sunshine Coast Planning Scheme 2014 (incorporating the Interim Local Government Infrastructure Plan Amendment) for commencement.
- d) Ensure Council's website is updated with:
 - i. a copy of the Interim Local Government Infrastructure Plan Amendment, including the Schedule of Works model (the content, function and calculations of the Schedule of Works model must remain visible and accessible to all stakeholders)
 - ii. the Review checklist
 - iii. extrinsic material and
 - iv. the consultation report.
- e) Ensure that the Chief Executive be given:
 - i. a copy of the public notice and
 - ii. a certified copy of the Interim Local Government Infrastructure Plan Amendment.

8.7 JUNE 2023 FINANCIAL PERFORMANCE REPORT

File No:	Council Meetings
Author:	Coordinator Financial Services Business Performance Group
Attachments:	Att 1 - June 2023 Financial Performance Report 289 🕹 🛣 Att 2 - Capital Grant Funded Project Report June 2023 299 🖞 🛣

PURPOSE

To meet Council's legislative obligations, a monthly report is to be presented to Council on its financial performance and investments.

EXECUTIVE SUMMARY

This monthly financial performance report provides Council with a summary of performance against budget as at 30 June 2023 in terms of the operating result and delivery of the capital program.

Operating Performance

Table 1: Operating Budget as at 30 June 2023

	Original Budget \$000	Current Budget \$000
Total Operating Revenue	535,020	546,939
Total Operating Expenses	503,237	522,939
Operating Result	31,783	24,000

Details of the monthly financial report are contained in Attachment 1.

OFFICER RECOMMENDATION

That Council receive and note the report titled "June 2023 Financial Performance Report"

FINANCE AND RESOURCING

This report sets out the details of Council's financial performance and investments for the month ending 30 June 2023 and meets Council's legislative reporting requirements.

CORPORATE PLAN

Corporate Plan Goal:	Our outstanding organisation
Outcome:	We serve our community by providing this great service
Operational Activity:	S28 Financial and procurement services – financial and
	procurement management and governance, ensuring effective business management and legislative compliance, coordination and development of Council's budget process, administration of financial systems, sundry debtors, accounts payable, financial and asset accounting, treasury, procurement, contract and supply functions.

CONSULTATION

Councillor Consultation

Consultation has been undertaken with the Portfolio Councillor, E Hungerford

Internal Consultation

This report has been written in conjunction with advice from:

- Acting Group Executive Business Performance
- Chief Financial Officer

External Consultation

No external consultation is required for this report.

Community Engagement

No community engagement is required for this report.

Legal

This report ensures that Council complies with its legislative obligations with respect to financial reporting in accordance with Section 204 of the *Local Government Regulation 2012*.

Investment of funds is in accordance with the provisions of the *Statutory Bodies Financial Arrangements Act 1982* and the associated Regulations and the *Local Government Act* 2009.

Policy

Sunshine Coast Council's 2022/23 Investment Policy and

Sunshine Coast Council's 2022/23 Debt Policy.

Risk

Failure to achieve the budgeted operating result will negatively impact Council's capacity to complete its capital expenditure program.

Previous Council Resolution

Ordinary Meeting 23 February 2023 (OM23/9)

That Council:

- (a) receive and note the report titled "Budget Review 2 2022/23"
- (b) adopt Appendix A as tabled, pursuant to sections 169 and 170 of the Local Government Regulation 2012, Council's amended budget for 2022/23 financial year incorporating:
 - (i) the statement of income and expenditure
 - (ii) the statement of financial position
 - (iii) the statements of changes in equity
 - *(iv)* the statement of cash flow
 - (v) the relevant measures of financial sustainability
 - (vi) the long-term financial forecast

- (c) note the following documentation applies as adopted 23 June 2022
 - (i) the Debt Policy
 - (ii) the Revenue Policy
 - (iii) the total value of the change, expressed as a percentage, in the rates and utility charges levied for the financial year compared with the rates and utility charges levied in the previous budget
 - (iv) the Revenue Statement and the rates and charges to be levied for the 2022/23 financial year and other matters as adopted 21 September 2022 and
- (d) endorse the Minor Capital Works Program (Appendix B).

Ordinary Meeting 21 September 2022 (OM22/76)

That Council:

- (a) receive and note the report titled "Budget Review 1 2022/23"
- (b) adopt Appendix A as tabled, pursuant to sections 169 and 170 of the Local Government Regulation 2012, Council's amended budget for 2022/23 financial year incorporating:
 - (i) the statement of income and expenditure
 - (ii) the statement of financial position
 - (iii) the statements of changes in equity
 - *(iv) the statement of cash flow*
 - (v) the relevant measures of financial sustainability
 - (vi) the long-term financial forecast
 - (vii) the Debt Policy
 - (viii) the Revenue Statement
- (c) adopt Appendix A as tabled, pursuant to section 120, 121 and 122 of the Local Government Regulation 2012, Council grants a concession by way of a part rebate of the differential general rate levied, to those ratepayers described in section 2.4.4 in the 2022/23 Revenue Statement, subject to the eligibility criteria and conditions set out in section 2.4.4 in the 2022/23 Revenue Statement
- (d) note the following documentation applies as adopted 23 June 2022
 - *(i) the Revenue Policy*
 - (ii) the total value of the change, expressed as a percentage, in the rates and utility charges levied for the financial year compared with the rates and utility charges levied in the previous budget
 - (iii) the rates and charges to be levied for the 2022/23 financial year and other matters as adopted 23 June 2022
 - (iv) the Strategic Environment Levy Policy
 - (v) the Strategic Arts and Heritage Levy Policy
 - (vi) the Strategic Transport Levy Policy and
- (e) endorse the Minor Capital Works Program (Appendix B).

Related Documentation

2022/23 Adopted Budget

Critical Dates

There are no critical dates for this report.

Implementation

There are no implementation details to include in this report.





Financial Performance Report – Interim Report

June 2023



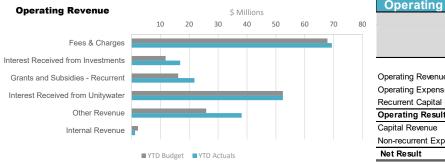


Council has a positive operating result of \$31.6 million, which is \$7.6 million above current budget as at 30 June 2023.

Interest Received from Investments Operating Grants and Subsidies Operating Contributions Unitywater Participation Other Revenue Internal Sales/Recoveries	Expens			YT	'D		Annual	
Net Rates and Utility Charges Fees and Charges Interest Received from Investments Operating Crants and Subsidies Operating Contributions Unitywater Participation Other Revenue Internal Sales/Recoveries	Original	ual Current	Current	Forecast				
Net Rates and Utility Charges Fees and Charges Interest Received from Investments Operating Crants and Subsidies Operating Contributions Unitywater Participation Other Revenue Internal Sales/Recoveries	Budget \$000	Budget \$000	Budget \$000	Actuals	Variance \$000	Variance %	Budget \$000	
Net Rates and Utility Charges Fees and Charges Interest Received from Investments Operating Crants and Subsidies Operating Contributions Unitywater Participation Other Revenue Internal Sales/Recoveries								
Operating Grants and Subsidies Operating Contributions Unitywater Participation Other Revenue Internal Sales/Recoveries	369,957	370,198	370, 198	371,183	984	0.3%	370,19	
Operating Grants and Subsidies Operating Contributions Unitywater Participation Other Revenue Internal Sales/Recoveries	70,045	67,857	67,857	69,386	1,530	2.3%	67,85	
Operating Contributions Unitywater Participation Other Revenue Internal Sales/Recoveries	3,000	11,820	11,820	16,868	5,048	42.7%	11,82	
Unitywater Participation Other Revenue Internal Sales/Recoveries	12,804	16,167	16,167	21,811	5,644	34.9%	16,16	
Other Revenue Internal Sales/Recoveries	320	320	320	243	(77)	(24.1%)	32	
Internal Sales/Recoveries	52,438	52,438	52,438	52,438	-	-	52,43	
	23,824	25,880	25,880	38,161	12,281	47.5%	25,88	
Total Operating Revenue	2,632	2,260	2,260	1,247	(1,013)	(44.8%)	2,26	
	535,020	546,939	546,939	571,337	24,397	4.5%	546,93	
0								
Operating Expenses	163.519	163.092	163.092	162.509	(500)	(0.4%)	163.09	
Employee Costs			,		(583)	· · · /	,	
Materials and Services Finance Costs	200,548	209,799	209,799	214,006	4,207	2.0% 2.5%	209,79	
	12,771	13,167	13,167	13,497	330		13,16	
Company Contributions	4,413	4,483	4,483	4,484	1	0.0%	4,48	
Depreciation Expense	95,499	101,215	101,215	104,261	3,046	3.0%	101,21	
Other Expenses	23,292	24,447	24,447	27,350	2,903	11.9%	24,44	
Recurrent Capital Expenses	3,195	6,737	6,737	13,618	6,882	102.1%	6,73	
Total Operating Expenses	503,237	522,940	522,940	539,726	16,786	3.2%	522,94	
Operating Result	31,783	24,000	24,000	31,611	7,612	31.7%	24,00	
Capital Revenue								
Capital Grants and Subsidies	18,186	35.014	35.014	44,538	9.525	27.2%	35,01	
Capital Contributions - Cash	32,000	32,000	32,000	44,030	12,073	37.7%	32,00	
Capital Contributions - Cash Capital Contributions - Fixed Assets	50,417	50,417	50,417	18,052	(32,365)	(64.2%)	50,41	
Total Capital Revenue	100,602	117,430	117,430	106,663	(10,768)	(04.2 %)	117,43	
					,			
Non-recurrent Expenses								
Profit/Loss on disposal, revaluation & impairment								
Movements in landfill and quarry provisions	-	-		7,418	7,418	-		
Assets Transferred to Third Parties	-	-	-		7,418	-	3.01	
Total Non-recurrent Expenses	- 3,010	- 3,010	3,010	3,010	-	-	3,01	
Net Result	- 3,010 - 3,010	- 3,010 - 3,010	- 3,010 - 3,010		7,418 - 37 7,455	- - - 247.6%	3,01 3,01	

Statement of Income and Expenses

Operating Result – June 2023



Operating Summary								
Operating Summary	Ann	ual	УТД					
	Original Current Budget Budget \$000s \$000s		Current Budget \$000s	Actuals \$000s	Variance \$000s	Variance %		
	\$0005	40005	\$0005	\$0005	\$0005	/0		
Operating Revenue	535,020	546,939	546,939	571,337	24,397	4.5%		
Operating Expenses	500,042	516,203	516,203	526,107	9,904	1.9%		
Recurrent Capital Expenses	3,195	6,737	6,737	13,618	6,882	102.1%		
Operating Result	31,783	24,000	24,000	31,611	7,612	31.7%		
Capital Revenue	100,602	117,430	117,430	106,663	(10,768)	(9.2%)		
Non-recurrent Expenses	3,010	3,010	3,010	10,465	7,455	247.6%		
Net Result	129,375	138,419	138,419	127,809	(10,611)	(7.7%)		

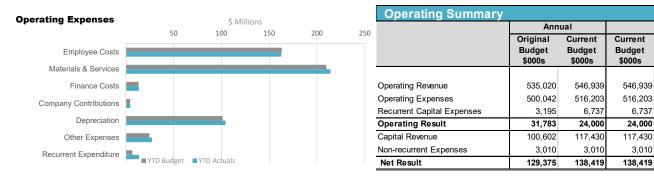
As at 30 June 2023, \$571 million operating revenue had been achieved which is \$24 million more than budget.

Significant revenue variances:

- Operating Grants and Subsidies Council has received a 100% prepayment of the 2023/24 Federal Assistance Grant totalling \$11.7 million
- Fees and Charges Revenue from Council's holiday parks has exceeded the full year budget by \$745,000, a total revenue of \$21.8 million. Fees generated from development application are below the expected budget by \$1.5 million.
- Other Revenue Council has received \$17.8 million in land sales for the Maroochydore City Centre which is \$10 million higher than budget.
- Interest Received from Investments Investment revenue received from term deposits have exceeded the expected budget, with a total return of \$12.2 million. The early repayment of loans associated with the Maroochydore City Centre land sales has resulted in a positive early repayment adjustment of \$4.7 million.

Substantial Revenue Variance for the Period Ending June 2023										
	Ann	ual	YTD				Annual			
	Original	Current	Current	Actuals	Variance	Variance	Forecast			
	Budget	Budget	Budget				Budget			
	\$000	\$000	\$000	\$000	\$000	%	\$000			
Operating Revenue										
Interest Received from Investments	3,000	11,820	11,820	16,868	5,048	42.7%	11,820			
Operating Grants and Subsidies	12,804	16,167	16,167	21,811	5,644	34.9%	16,167			
Other Revenue	23,824	25,880	25,880	38,161	12,281	47.5%	25,880			

Operating Result – June 2023 (continued)



As at 30 June 2023, \$540 million had been expended resulting	ina
variance of \$16.8 million (3.2%) higher than budget.	

YTD

Variance Variance

%

4.5%

1.9%

102.1%

31.7%

(9.2%)

247.6%

(7.7%)

\$000s

24,397

9,904

6,882

7,612

7,455

(10,768)

(10,611)

Actuals

\$000s

571,337

526,107

13,618

31,611

106,663

10,465

127,809

•	Employee costs are below budget for the current financial year due to ongoing vacancies

•	Sunshine Coast Stadium has incurred \$820,000 additional	
	expenses above the current budget due to additional events	
	being held. Increased ticket sales revenue as well as food and	
	beverage sales have also been received	

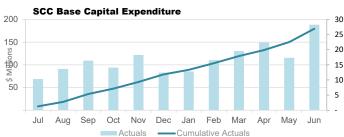
Recurrent capital expenses relates to works undertaken through Council's Capital Works Program that do not meet the definition of an asset under Accounting Standard AASB 116 Property Plant and Equipment. This predominately relates to the following programs –

- Sunshine Coast Airport Runway Expansion
- Information Technology
- Transportation

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Substantial Expenditure Variance for the Period Ending June 2023											
	Ann	ual		Annual							
	Original Budget	Current Budget	Current Budget	Actuals	Variance	Variance	Forecast Budget				
	\$000	\$000	\$000	\$000	\$000	%	\$000				
Operating Expenses											
Materials and Services	200,548	209,799	209,799	214,006	4,207	2.0%	209,799				
Depreciation Expense	95,499	101,215	101,215	104,261	3,046	3.0%	101,215				
Recurrent Capital Expenses	3,195	6,737	6,737	13,618	6,882	102.1%	6,737				

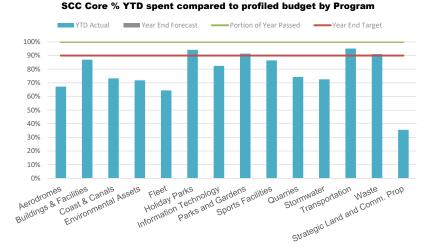
Capital Expenditure - June 2023



- As at 30 June 2023, \$235.8 million (80.5%) of Council's \$292.9 million Capital Works Program was financially expended.
- The Core Capital Program has progressed 89.3% of budget, an actual spend of \$187.8 million.
- Corporate Major Projects progressed 76% consisting of
 - Sunshine Coast City Hall 94%
 - Maroochydore PDA Multi Deck 50%

	Ann	ual	YTD		Year	End
	Original Budget \$000s	Current Budget \$000s	Actuals \$000s	% of FY Budget Spent	Forecast Year End Actual	Forecast Year End Variance to Budget
Core Capital Works Program						
Aerodromes	530	1,327	893	67.3%	893	(43-
Buildings and Facilities	21,764	20,116	17,499	87.0%	17,499	(2,61
Coast and Canals	4,440	5,403	3,962	73.3%	3,962	(1,441
Environmental Assets	3,840	2,697	1,938	71.9%	1,938	(759
Minor Works	4,850	4,874	4,168	85.5%	4,168	(705
Fleet	4,000	5,559	3,583	64.5%	3,583	(1,976
Holiday Parks	4,095	2,112	1,990	94.2%	1,990	(12)
Information Technology	7,059	9,238	7,616	82.4%	7,616	(1,622
Parks and Gardens	9,805	11,243	10,279	91.4%	10,279	(964
Sports Facilities	8,575	9,452	8,173	86.5%	8,173	(1,280
Quarries	610	242	180	74.4%	180	(62
Stormwater	9,141	8,204	5,955	72.6%	5,955	(2,250
Transportation	75,526	78,184	74,403	95.2%	74,403	(3,781
Waste	52,546	51,683	47,112	91.2%	47,112	(4,571
Total SCC Core Capital Program	206,781	210,334	187,751	89.3%	187,751	(22,583
Corporate Major Projects	44,731	39,950	30,309	75.9%	30,309	(9,64
Strategic Land and Commercial Properties	21,697	37,358	13,285	35.6%	13,285	(24,07
Maroochydore City Centre	-	464	139	30.0%	139	(32
Sunshine Coast Airport Runway	-	4,842	4,370	90.2%	4,370	(47
Total Other Capital Program	66,428	82,614	48,103	58.2%	48,103	(34,51
TOTAL	273.210	292,948	235.854	80.5%	235.854	(57,09

Capital Expenditure - June 2023 (continued)



Buildings and Facilities

 Construction continues on stage 1 of the Kawana Waters regional aquatic centre upgrade project.

Fleet

 \$3.6 million of orders have been received in this financial year with orders placed for delivery in the 2023-24 financial year.

Holiday Parks

 Construction for the replacement of amenities at the Coolum Beach and Mudjimba holiday park are both finalised

Stormwater

 Council's \$2.1 million stormwater pipe relining program has progressed with \$2.2 million in expenditure

Strategic Land and Commercial Properties

- Council made no purchases for Environment Levy land in the 2022/23 financial year
- Negotiations for land acquisitions associated with Council's trunk road infrastructure and open space requirements will continue through the new financial year

Transportation

- Council's \$23 million road resurfacing and rehabilitation program has completed with full budget expensed.
- Council's bus stop program has completed with a total expenditure of \$2.6 million.
- Construction continues for Council's major transport corridor upgrade at Brisbane Road Mooloolaba

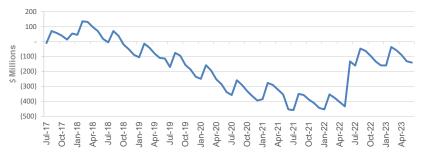
Waste

Design and construction is progressing for the new material resource facility at the Nambour resource recovery centre.

Cash Flows and Balance Sheet







Cash and Balance Sheet - June 2023		
	Original Budget \$000s	Year End Forecast \$000s
CASH FLOWS		
Opening Cash	289,721	332,292
Net Cash Inflow/(Outflows) from:		
Operating Activities	78,211	114,801
Investing Activities	(177,162)	(120,900)
Financing Activities	19,509	(43,108)
Net Increase/(decrease) in Cash Held	(79,442)	(49,207)
Cash at year end	210,279	283,085
BALANCE SHEET		
Current Assets	269,810	332,753
Non Current Assets	6,319,144	6,864,157
Total Assets	6,588,954	7,196,910
Current Liabilities	136,038	182,664
Non Current Liabilities	541,261	521,793
Total Liabilities	677,299	704,456
Net Community Assets/Total Community Equity	5,911,655	6,492,454

Council's cash at 30 June 2023 is \$283 million

Council's debt at 30 June 2023 is \$442 million

Debt

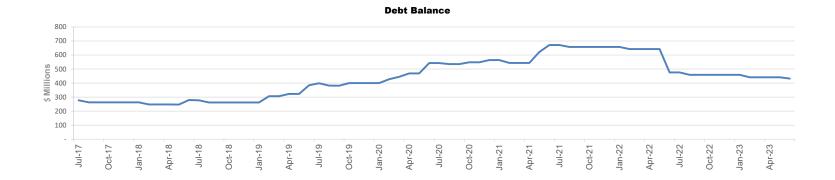
Council's final borrowings for the 2022/23 were \$6.2 million. Total loans were drawn down in June 2023 at an interest rate of 4.385%. All new loans for 2022/23 are associated with construction of the 303 space multideck in the Maroochydore City Centre.

Council's closing debt as at 30 June 2023 is \$442 million.

Council has initiated additional debt repayments in June 2023 for loans associated with the Maroochydore City Centre project. Utilising \$20.7 million of land sales and developer contributions revenues generated in 2022/23, the additional repayments provide an immediate early repayment adjustment benefit of \$4.7 million due to the change in interest rates on Council's loans. A reduction of future interest expense of \$5.6 million has also been realised.

Debt - 2022/23				
	Opening Balance	Debt Redemption	New Borrowings	Closing Balance
	\$000	\$000	\$000	\$000
Sunshine Coast Council Core	345,766	16,680	34,200	363,286
Deferred Waste Borrowings			(26,000)	(26,000)
City Hall borrowings not required			(2,000)	(2,000)
Sunshine Coast Council Core - Amended	345,766	16,680	6,200	335,286
Maroochydore City Centre	138,717	6,879		131,837
Early repayment of principal		20,727		(20,727)
Early repayment market value adjustment		4,630		(4,630)
Maroochydore City Centre - Amended	138,717	32,236	-	106,481
Amended Total	484,483	48,916	6,200	441,767

Table 1: 2022/23 Final Debt Balance



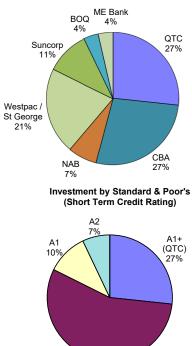
Sunshine Coast Regional Council

Int

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Investment Performance





A1+ (Other) 56%

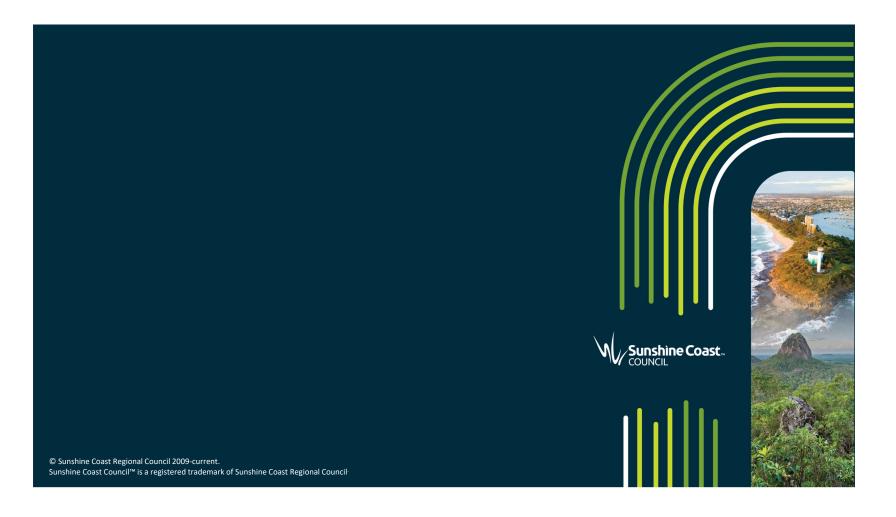
Investment Performar	nce - June :	2023			
Liquidity as at:		30/06/2023	Term deposits matur	ing:	
	\$'000's			\$'000's	Cou
At-call accounts			within 30 days	40,000	
QTC + CBA (excl. trust)	121,971	43.05%	30-59 days	40,000	
			60-89 days	30,000	
Maturities within 7 days	-	0.00%	90-179 days	10,000	
Total at-call	121,971	43.05%	180-364 days	30,000	
Investment Policy Target		10.00%	1 year - 3 years	-	
			Total	150,000	

INVESTMENT SUMMARY (including Trust) as at:								Investment Policy	
	30/06/202	30/06/2023		30/03/2023		30/06/2022		Group Limits	
A1+ (QTC)	75,591	27%	124,460	32.3%	293,067	85.2%	100%	100%	
A1+ (Other)	157,707	56%	210,914	54.7%	40,796	11.9%	40%	100%	
A1	30,000	11%	30,000	7.8%	-	0.0%	30%	50%	
A2	20,000	7%	20,000	5.2%	10,000	2.9%	30%	45%	
A3	-	0%	-	0.0%	-	0.0%	5%	10%	
Total Funds	283,298		385,374		343,863				
FUND SUMMARY									
General Funds	271,971		373,366		331,951				
Trust Funds	11,327		12,008		11,911				
Total Funds	283,298		385,374		343,863				

All investment parameters remain within the guidelines established by the Investment Policy.

• For the month ending 30 June 2023 Council had \$272 million cash (excluding Trust Fund), with an average interest rate of 4.67%, being 1.12% above benchmark. This is compared to the same period last year with \$344 million cash (excluding Trust Fund) with an average interest rate of 0.74%, being 0.16% above benchmark.

• The benchmark used to measure performance of cash funds is Bloomberg AusBond Bank Bill index (BAUBIL).



	Description	Divisio	on	Suburb	Estimated Construction Start Month	Construction Completed Month	TOTAL Grant Revenue \$'000	Project Expenditure to date \$'000
ede	eral Government						(\$24,117)	\$22,458
1	Roads to Recovery Program						(\$3,600)	
	Local Road and Community Infrastructure Grant Funding - Round 2 - Agr	eement end date 30) June 20	022			(\$1,107)	\$2,067
2	H3790 - LRCIP2 - Citrus Road Gravel Road Upgrade	Division	05	Palmwoods	August 2021	February 2022	(\$220)	\$3
3	H3799 - LRCIP2 - Zgrajewski Road Gravel Road Upgrade	Division	09	Yandina Creek	January 2022	November 2022	(\$400)	\$1,925
4	H3941 - LRCIP2 - Crosby Hill Road Pathway	Division	07	Buderim	July 2021	January 2022	(\$81)	\$16
5	H4223 - LRCIP2 - Scholars Drive to Columbia Street - Road Link	Division	06	Sippy Downs	May 2022	July 2022	(\$289)	\$122
6	K1484 - LRCIP2 - Meridan Way Lighting	Division	03	Meridan Plains	September 2021	November 2021	(\$35)	\$0
7	K1492 - LRCIP2 Spray Seal - Old Gympie Road Resurfacing	Division	01	Glass House Mountains	October 2021	October 2021	(\$17)	\$0
8	K1493 - LRCIP2 Spray Seal - Bald Knob Road	Division	05	Peachester	October 2021	October 2021	(\$19)	\$0
9	K1495 - LRCIP2 Asphalt - Mountain View Road	Division	05	Maleny	October 2021	October 2021	(\$46)	\$0
	Local Road and Community Infrastructure Grant Funding - Round 3 - Agr	eement end date 30) June 20	023			(\$7,308)	\$7,308
10	K1622 - LRCIP3 North Shore Football Club - Sports Field Lighting	Division	08	Marcoola	April 2023	July 2023	(\$400)	\$610
11	H2095 - LRCIP3 Buderim Lions Park Public Amenity Rehab	Division	06	Buderim	June 2023	August 2023	(\$245)	\$88
12	H5465 - LRCIP3 Lake Weyba Foreshore Trail Upgrade	Division	09	Weyba Downs			(\$300)	\$297
13	K3000 - LRCIP3 Eumundi Tennis court replacement	Division	10	Eumundi			(\$600)	\$897
14	K3488 - LRCIP3 Palmwoods Cricket AFL - LED Lighting	Division	05	Palmwoods	October 2022	March 2023	(\$450)	\$511
15	H9256 - LRCIP3 Outrigger Boat Ramp Carparking	Division	04	Minyama			(\$400)	\$27
16	H8037 - LRCIP3 Lindsay Road Buderim - Pathway	Division	07	Buderim	May 2023	July 2023	(\$78)	\$111
17	K1397 - LRCIP3 Katherine Street Beerwah Pathway	Division	01	Beerwah	July 2022	January 2023	(\$125)	\$94
18	H5978 - LRCIP3 Brandenburg Road Seal Widening	Division	05	Mooloolah Valley	February 2023	May 2023	(\$385)	\$702
19	K1030 - LRCIP3 Claymore Road Pathway Lighting	Division	06	Sippy Downs	March 2023	July 2023	(\$325)	\$335
20	K2732 - LRCIP3 WOR LED Streetlighting Upgrades	Whole of C	Council				(\$4,000)	\$3,638
	Urban Congestion Fund						(\$12,000)	\$13,066
21	H3747 - Mooloolaba Transport Corridor - D and C	Division	04	Mooloolaba		November 2023	(\$12,000)	\$13,066
	Black Summer Bushfire Recover Grants Program						(\$102)	\$17
33	K3402 - Nambour Showgrounds PA System	Division	10	Nambour			(\$102)	\$17

	Description	Divisi	on	Suburb	Estimated Construction Start Month	Construction Completed Month	TOTAL Grant Revenue \$'000	Project Expenditu to date \$'000
tat	e Government						(\$13,590)	\$13,071
	Walking Local Government Grant						(\$54)	\$73
22	K3037 - Walking Network Plans	Whole of	Council				(\$54)	\$73
	2022-24 Local Government Grants and Subsidies Program						(\$180)	\$215
23	H5637 - Caloundra Headland Coastal Pathway	Division	02	Kings Beach	May 2023	December 2023	(\$180)	\$215
	Queensland Transport Cycle Network Program						(\$2,897)	\$1,882
24	H9547 - BA238 Bokarina-Warana Coastal Pathway	Division	03	Warana			(\$270)	\$122
25	H3732 - Oval Avenue and Gosling St Upgrade	Division	02	Caloundra	May 2024	November 2025	(\$237)	\$1,282
26		Division	07	Sippy Downs	September 2023	December 2023	(\$2,100)	\$87
27	H4851 - LGIP Ballinger Rd Cycle Lanes	Division	07	Buderim			(\$56)	\$92
28	B4344 - Sixth Avenue Road Cycle Treatments	Division	04	Maroochydore	September 2022	March 2023	(\$234)	\$298
	Blackspot Funding						(\$1,551)	\$52
29		Division	01	Beerwah			(\$133)	\$0
30	K3444 - Blackspot Ilkley Road Ilkley - Hazard	Division	05	likely			(\$515)	\$19
31	K3445 - Blackspot Brisbane Road Mooloolaba	Division	04	Mooloolaba			(\$153)	\$1
32	K2085 - Blackspot Edmund St and William St Intersection	Division	02	Shelley Beach			(\$750)	\$1
_								
34	Local Government Subsidy - SES						(\$54)	
35	Bus Stop Shelter Program						(\$380)	
36	Passenger Transport Accessible Infrastructure Program						(\$321)	
_	Passenger Transport Infrastructure Investment Program						(\$273)	
37								-
	Transport Infrastructure Development Scheme						(\$1,355)	\$3,165
38	H1251 - North Arm Yandina Creek Road Stage 3 Gravel Road	Division	09	Yandina Creek			(\$164)	\$38
39	H3802 - North Arm Yandina Creek Road Stage 2 Gravel Road	Division	09	Yandina Creek			(\$104)	\$859
40	H4615 - Sippy Downs School Precinct	Division	06	Sippy Downs			(\$200)	\$20
41	K3738 - TIDS Jacana St Raised Priority Crossing	Division	03	Currimundi	May 2023	May 2023	(\$45)	\$167
42	K3739 - TIDS Beerburrum St Raised Zebra Crossing	Division	03	Aroona			(\$100)	\$42
43	K3740 - TIDS Bellara Dr Raised Priority Crossing	Division	03	Currimundi	April 2023	April 2023	(\$45)	\$225
44	K3741 - TIDS Kalana Road Zebra Crossing	Division	03	Currimundi			(\$10)	\$10
	K2723 - Camp Flat Road Upgrade Stage 4	Division	09	Bli Bli	December 2023		(\$170)	\$280
45			05	Chevallum	December 2022	February 2023	(\$206)	\$725
46	•	Division						\$798
46 47	H9439 - Glenview Road Upgrade Stage 5	Division	05	Glenview	November 2022	March 2023	(\$300)	φ. σ.
46 47	•	_	05			March 2023	(\$300) (\$11)	\$0
46	H9439 - Glenview Road Upgrade Stage 5 B1514 - TMR Local Government Alliance	Division Whole of	05			March 2023	(\$11)	\$0
46 47	H9439 - Glenview Road Upgrade Stage 5 B1514 - TMR Local Government Alliance South East Queensland Community Stimulus Program - Agreement end date	Division Whole of	05		November 2022	March 2023	(\$11) (\$6,525)	\$0 \$7,684
46 47 48 49	H9439 - Glenview Road Upgrade Stage 5 B1514 - TMR Local Government Alliance South East Queensland Community Stimulus Program - Agreement end date H1670 - SEQCSP First Avenue Streetscape	Division Whole of 30 June 2024 Division	05 Council 04	Glenview Maroochydore		November 2023	(\$11) (\$6,525) (\$910)	\$0 \$7,684 \$135
46 47 48 49 50	H9439 - Glenview Road Upgrade Stage 5 B1514 - TMR Local Government Alliance South East Queensland Community Stimulus Program - Agreement end date H1670 - SEQCSP First Avenue Streetscape H9957 - SEQCSP Buderim Village Park Buderim Stage 9	30 June 2024 Division Division	05 Council 04 07	Glenview Maroochydore Buderim	November 2022 Cotober 2022	November 2023 December 2022	(\$11) (\$6,525) (\$910) (\$550)	\$0 \$7,684 \$138 \$430
46 47 48 49 50 51	H9439 - Glenview Road Upgrade Stage 5 B1514 - TMR Local Government Alliance South East Queensland Community Stimulus Program - Agreement end date H1670 - SEQCSP First Avenue Streetscape H9957 - SEQCSP Buderim Village Park Buderim Stage 9 K1618 - SEQCSP Caloundra Indoor Sports Stadium - Roof Replacement	Division Whole of the second secon	05 Council 04 07 02	Glenview Maroochydore Buderim Caloundra	November 2022 Control	November 2023 December 2022 September 2023	(\$11) (\$6,525) (\$910) (\$550) (\$700)	\$0 \$7,684 \$135 \$436 \$1,028
46 47 48 49 50 51 52	H9439 - Glenview Road Upgrade Stage 5 B1514 - TMR Local Government Alliance South East Queensland Community Stimulus Program - Agreement end date H1670 - SEQCSP First Avenue Streetscape H9957 - SEQCSP Buderim Village Park Buderim Stage 9 K1618 - SEQCSP Caloundra Indoor Sports Stadium - Roof Replacement K1898 - SEQCS Parkyn Parade Pedestrian Facilities	Division Whole of SUJURE 2024 Division Division Division Division Division	05 Council 04 07 02 04	Glenview Maroochydore Buderim Caloundra Mooloolaba	November 2022 Colober 2022 Colober 2022 June 2023 March 2022	November 2023 December 2022 September 2023 September 2022	(\$11) (\$6,525) (\$910) (\$550) (\$700) \$0	\$1 \$7,684 \$133 \$430 \$1,020 \$143
46 47 48 49 50 51	H9439 - Glenview Road Upgrade Stage 5 B1514 - TMR Local Government Alliance South East Queensland Community Stimulus Program - Agreement end date H1670 - SEQCSP First Avenue Streetscape H9957 - SEQCSP Calbudra Indoor Sports Stadium - Roof Replacement K1618 - SEQCSP Calbudra Indoor Sports Stadium - Roof Replacement K1898 - SEQCSP Albany Lakes Park Play Upgrade Stage 2	Division Whole of I 30 June 2024 Division Division Division Division Division Division Division Division	05 Council 04 07 02 04 06	Glenview Maroochydore Buderim Caloundra Mooloolaba Sippy Downs	November 2022 Colober 2022 Colober 2022 June 2023 March 2022 August 2022	November 2023 December 2022 September 2023 September 2022 November 2022	(\$11) (\$6,525) (\$910) (\$550) (\$700) \$0 (\$400)	\$1 \$7,684 \$133 \$434 \$1,020 \$144 \$425
46 47 48 49 50 51 52 53	H9439 - Glenview Road Upgrade Stage 5 B1514 - TMR Local Government Alliance South East Queensland Community Stimulus Program - Agreement end date H1670 - SEQCSP First Avenue Streetscape H9957 - SEQCSP Buderim Village Park Buderim Stage 9 K1618 - SEQCSP Caloundra Indoor Sports Stadium - Roof Replacement K1898 - SEQCSP Caloundra Indoor Sports Stadium - Roof Replacement K1898 - SEQCSP Parkyn Parade Pedestrian Facilities K2259 - SEQCSP Albany Lakes Park Play Upgrade Stage 2 K2406 - SEQCSP Tumer Park Beerwah Activation Stage 2	Division Whole of SUJURE 2024 Division Division Division Division Division	05 Council 04 07 02 04	Glenview Maroochydore Buderim Caloundra Mooloolaba Sippy Downs Beerwah	November 2022 Cotober 2022 Cotober 2022 Cotober 2022 Cotober 2023 March 2022 August 2022 August 2022 Cotober 2022	November 2023 December 2022 September 2023 September 2022 November 2022 November 2022	(\$11) (\$6,525) (\$910) (\$550) (\$700) \$0 (\$400) (\$100)	\$(\$7,684 \$135 \$430 \$1,026 \$1,026 \$145 \$420 \$122
46 47 48 49 50 51 52 53 54 55	H9439 - Glenview Road Upgrade Stage 5 B1514 - TMR Local Government Alliance South East Queensland Community Stimulus Program - Agreement end date H1670 - SEQCSP First Avenue Streetscape H9957 - SEQCSP Buderim Village Park Buderim Stage 9 K1618 - SEQCSP Caloundra Indoor Sports Stadium - Roof Replacement K1898 - SEQCS Parkyn Parade Pedestrian Facilities K2259 - SEQCSP Albany Lakes Park Play Upgrade Stage 2 K2406 - SEQCSP Turner Park Beerwah Activation Stage 2 K2449 - SEQCSP North Shore Multi-Sports Complex	Division Whole of I U U U U U U U U U U U U U U U U U U	05 Council 04 07 02 04 06 04 06 01 08	Glenview Maroochydore Buderim Caloundra Mooloolaba Sippy Downs Beerwah Mudjimba	November 2022 Colober 2022 Colober 2022 June 2023 March 2022 August 2022	November 2023 December 2022 September 2023 September 2022 November 2022 September 2023	(\$11) (\$6,525) (\$910) (\$550) (\$700) \$0 (\$400) (\$400) (\$100) (\$650)	\$(\$7,684 \$135 \$436 \$1,026 \$145 \$425 \$122 \$1,327 \$1,327
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Sunshine Coast Regional Council

8.8 MOTIONS FOR THE 2023 LOCAL GOVERNMENT ASSOCIATION OF QUEENSLAND ANNUAL CONFERENCE

File No:	Council Meetings
Author:	Coordinator Councillor Governance Civic Governance
Appendices:	App A - Motion - Improved connectivity of State delivered active transport routes to existing networks

PURPOSE

This report proposes three motions for consideration at the Local Government Association of Queensland's (LGAQ's) 2023 Annual Conference.

Draft motions are prepared for Council's review and endorsement prior to the Annual Conference to be held in October 2023.

EXECUTIVE SUMMARY

The next LGAQ Annual Conference is to be held in Gladstone from 16 to 18 October 2023.

Each year, the Conference debates motions put forward by both the LGAQ Policy Executive and member Councils. Motions that are supported and resolved at the Annual Conference guide and inform the LGAQ's Annual Advocacy Plan and the LGAQ Policy Statement.

Under the LGAQ Conference rules, all motions from a local government must be endorsed by the submitting Council at a Council meeting. For the 2023 Annual Conference, all motions must be received by the LGAQ by 9 August 2023.

The Annual Conference agenda will prioritise motions that raise new issues of state-wide relevance. Motions must be well formed and presented in a way that is most likely to garner the support of the broader membership of the LGAQ – namely the 77 local governments in Queensland.

Three motions are proposed for consideration by Council to submit to the LGAQ for consideration and debate at the 2023 LGAQ Annual Conference. These motions – should they be endorsed by Council and subsequently resolved at the LGAQ Annual Conference - would provide greater impetus for:

- improved connectivity of State delivered active transport (walking and cycling) routes to existing local active transport networks and
- the option for councils to request market valuations for rating strata / community titled property and
- implementing a more balanced approach to vegetation clearing for bushfire hazard reduction to consider biodiversity values

The details of each motion, including background information and desired outcomes, are outlined in **Attachments 1, 2 and 3**.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Motions for the 2023 Local Government Association of Queensland Annual Conference" and
- (b) endorse the following motions for forwarding to the Local Government Association of Queensland for inclusion in the 2023 Annual Conference agenda:
 - (i) That Local Government Association of Queensland advocate to the State Government to ensure that the active transport pathways provided as part of the delivery of major roads projects are connected to nearby local networks and not left stranded at the extent of the road project (Appendix A)
 - (ii) That the Local Government Association of Queensland calls on the State Government to amend the Land Valuation Act 2010 to include the option for councils to request market valuations for the purpose of rating strata titled / community titled properties (Appendix B)
 - (iii) That the Local Government Association of Queensland calls on the State Government to review, in consultation with local governments, section 20A of Schedule 6 of the *Planning Regulation 2017,* with a view to provide a more balanced approach to circumstances where vegetation clearing is allowed for bushfire hazard reduction, to minimise biodiversity impacts associated with such clearing (Appendix C).

FINANCE AND RESOURCING

There are no financial or resourcing impacts for Council arising from submitting motions for consideration at the Local Government Association of Queensland Annual Conference.

CORPORATE PLAN

Corporate Plan Goal:	Our outstanding organisation
Outcome:	We serve our community by providing this great service
Operational Activity:	S27 Elected Council – providing community leadership, democratic
	representation, advocacy and decision-making.

CONSULTATION

Councillor Consultation

All Councillors were invited to consider subject areas for potential Conference motions.

Councillor D Law requested Council consider a motion to improve the connectivity of active transport routes. Councillor R Baberowski, as joint Community portfolio holder, was invited to provide input into the motion seeking improvements to the connectivity of active transport routes associated with major road projects.

As Outstanding Organisation portfolio holders, Councillor T Hungerford and Councillor J Natoli were invited to provide input into the motion requesting the consideration of market valuations for rating purposes for strata titled properties.

Councillor M Suarez requested Council consider a motion on vegetation clearing for bushfire hazard reduction and biodiversity impacts. Councillor P Cox, as joint Environment and Liveability portfolio holder with Councillor M Suarez, was invited to provide feedback on the vegetation clearing for bushfire hazard reduction and biodiversity impacts motion.

Internal Consultation

Consultation has been undertaken with the Chief Executive Officer and members of the Executive Leadership Team in framing the proposed Conference Motions which are the subject of this report. Specific engagement has also occurred with:

- Group Executive Civic Governance
- Group Executive Customer and Planning Services
- Manager Strategic Infrastructure Planning & Policy
- Coordinator Transport Strategy & Policy
- Manager Development Services
- Coordinator Appeals Management & Compliance
- Development Audit & Response Officer
- Chief Financial Officer
- Coordinator Financial Operations

External Consultation

There has been no external consultation undertaken in relation to this report.

Community Engagement

Community engagement has not been undertaken in relation to this report.

PROPOSAL

The next Local Government Association of Queensland Annual Conference is to be held in Gladstone from 16 to 18 October 2023.

The Local Government Association of Queensland Policy Executive and member Councils submit motions to the conference for debate. Motions supported at the Conference form part of the LGAQ's Annual Advocacy Plan and the LGAQ Policy Statement.

Local governments must first endorse motions before they are submitted to the LGAQ for inclusion in the Conference Agenda. All motions for this year's conference must be received by the LGAQ by 9 August 2023.

Issues raised at the conference should be of state-wide relevance and generally will call for action by another tier of government.

On 4 April 2023, Councillors and the Executive Leadership Team were asked to commence consideration of potential motions. On 7 June 2023, the Local Government Association of Queensland formally called for motions from member Councils.

Three motions are proposed for consideration by Council and, if endorsed, the Local Government Association of Queensland Annual Conference delegates. The three motions are of state-wide relevance and request the Local Government Association of Queensland to advocate for:

- improved connectivity of state delivered active transport (walking and cycling) routes to existing active transport networks and
- the option for councils to request market valuations for rating strata / community titled property and
- implementing a more balanced approached to vegetation clearing for bushfire hazard reduction to consider biodiversity impacts.

The three proposed motions would, if endorsed, further the policy objectives of Council but are also likely to be relevant to other local governments.

Details associated with each motion are outlined in Attachments 1, 2 and 3.

Status of previous Conference Motions submitted by Council

Council has regularly submitted motions for debate at the Local Government Association of Queensland Annual Conference. In the last two years, each motion submitted by Council was carried or amended and carried at the Conference. The summary below provides an update on the status of the issues raised in Council's motions put forward in the last two years:

<u>2022 – Motion 24</u> – Review of Financial Statement Materiality Thresholds and Application of Australian Auditing Standards Relating to Delays in Recording of Contributed Assets [carried]

The Local Government Association of Queensland calls on the State Government to work with the Queensland Audit Office (QAO) to review financial statement materiality levels for contributed assets received by councils experiencing high rates of growth.

Status: In Progress.

Latest update from the Local Government Association of Queensland:

In December 2022, the LGAQ wrote to Deputy Premier Steven Miles regarding this request.

<u>2022 – Motion 36</u> – Locally Responsive and Sustainable Design Outcomes [carried]

The LGAQ calls on the State and Federal governments for changes to existing planning and building legislation and plan-making processes to remove barriers to the achievement of locally responsive and sustainable design, including by:

1. Making changes to the Queensland Development Code and National Construction Code to provide for more locally responsive and sustainable design measures to be incorporated in planning schemes or alternatively, amending these Codes to include such measures as mandatory requirements;

2. Amending State plan-making guidelines and the State interest-review process to better support the incorporation of locally responsive and sustainable design outcomes in planning schemes; and

3. Any such other actions considered necessary and appropriate to achieve the objective of the motion.

Status: In Progress.

Latest update from the Local Government Association of Queensland:

In December 2022, the LGAQ wrote to the Hon Ed Husic MP, Australian Minister for Industry and Science, the Hon Dr Steven Miles MP, Queensland Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning Minister Assisting the Premier on Olympics Infrastructure and the Hon Mick de Brenni MP, Queensland Minister for Energy, Renewables and Hydrogen and Minister for Public Works and Procurement, as well as respective Queensland Directors-General, advising of the final outcomes of the 2022 LGAQ Annual Conference, welcoming consideration of this resolution, and seeking a response.

In early 2023, the LGAQ met with officers from the submitting councils for this motion and a response to LGAQ's original correspondence was received from the Deputy Premier on 8 May 2023, stating the following:

The Queensland Government recognises the importance of facilitating locally responsive and sustainable design outcomes through local government planning

schemes. In 2018, the Queensland Government released the Design Manual, which sets out nine principles for good urban design outcomes across Queensland. QDesign can be used by all levels of government and built environment stakeholders.

As LGAQ would be aware, the Queensland Government, through the Department of Energy and Public Works (DEPW), is responsible for the Building Act 1975 and the Queensland Development Code, while the Australian Government is responsible for the National Construction Code.

The Queensland Government invites the LGAQ to submit further details regarding barriers to achieving locally responsive and sustainable design outcomes particularly through plan making guidelines and State interest review processes. This will require a collaborative approach with LGAQ, multiple state agencies and the Australian Government.

I recommend LGAQ continues to engage with DEPW on these matters."

The LGAQ has discussed this resolution with representatives of DEPW and is continuing advocacy on this matter.

<u>2022 – Motion 70</u> – Better Regulation of the Breeding and Sale of Dogs and Cats [carried]

The Local Government Association of Queensland calls on the State Government to undertake a full review of the *Animal Care and Protection Act 2001* and the *Animal Management (Cats and Dogs) Act 2008*, together with their interaction with the *Planning Act 2016*, to achieve a more effective regulatory framework for the breeding and sale of cats and dogs and the assessment of development applications relating to such uses.

Status: In Progress.

Latest update from the Local Government Association of Queensland:

The Animal Management Taskforce continues their work with support from the LGAQ. The group assists Department of Agriculture and Fisheries (DAF) in preparing a report which will form the basis for a regulatory amendment proposal. Breeder registration is part of this review process.

Jan 2023 - Correspondence received from Minister Furner responding to the resolution:

"DAF has just completed a comprehensive review of the Animal Care and Protection Act 2001 (ACPA). The review which was conducted over the last two years included a significant stakeholder consultation process which resulted in over 2 500 submissions being received from individuals and organisations. As a result of the review, amendments were made to the ACPA by the Animal Care and Protection Amendment Act 2022 which commenced on 12 December 2022.

Overall, the review of the ACPA found that the framework of the Act sets appropriate standards for the care of animals and penalties for breaches of those standards. Section 17 of the ACPA imposes a duty of care on a person that is in charge of an animal to ensure the animal is provided with appropriate food, water, shelter and treatment. The duty of care covers any animal that is in the care of a person including animals kept for breeding. The maximum penalty for a breach of duty of care is 300 penalty units or one year imprisonment.

A recent amendment to section 17 means that if the breach causes death, serious deformity, serious disability or prolonged suffering of the animal, the maximum penalty is 2000 penalty units or three years imprisonment.

Schedule 3A of the Animal Care and Protection Regulation 2012 contains the Code of Practice for breeding of dogs which imposes specific duty of care requirements on

a person in charge of a breeding dog and a relevant puppy and a premises used for breeding a dog and a relevant puppy. These requirements include the provision and accessibility of food, water, enrichment, health inspections and veterinary care.

At the request of LGAQ in late 2021, DAF commenced a limited scope, 'targeted' review of the Animal Management (Cats and Dogs) Act 2008. The review is in response to issues raised by local governments and their communities concerning restricted and dangerous dogs, public safety, animal management enforcement and related matters. The review terms of reference, agreed to by LGAQ and nominated Council representatives, doesn't provide for a review of the entire Act. The breeding and sale of cats and dogs is not within the terms of reference; however, feedback generated by stakeholder local governments may inform further considerations for a future review process. A final report on the targeted review process is scheduled to be provided to the Minister for Agricultural Industry Development and Minister for Rural Communities by mid-2023.

DAF is also currently working on enhancements to the Queensland Dog Breeders Register system. The enhancements aim to address fraudulent or incomplete data entry upon application and to raise awareness of the requirements, general knowledge and breeder Standards during the application of renewal process."

<u>2021 – Motion 16</u> – Housing Affordability and Social Policy [carried]

That the Local Government Association of Queensland calls on the State Government to develop a joint State/Local government package of measures that will enable a more timely response to housing affordability and availability in high growth areas of the State.

Status: In Progress.

Latest update from the Local Government Association of Queensland

The LGAQ included this resolution in the LGAQ Advocacy Action Plan (Items 1 and 7). In December 2021, the LGAQ wrote to the Hon. Leeanne Enoch MP, Minister for Communities and Housing, Minister for Digital Economy and Minister for the Arts about this resolution. This followed a letter to Minister Enoch and the Hon. Michael Sukkar MP, Assistant Treasurer, Minister for Housing and Minister for Homelessness, Social and Community Housing in November 2021, seeking support and commitment for a National Housing Summit (unanimously called for by Queensland councils at the 2021 LGAQ Annual Conference).

Minister Sukkar replied in December 2021 but did not express support for a National Summit. Minister Enoch replied in February 2022, supporting local government calls for a National Summit and noting the resolutions endorsed at the LGAQ Annual Conference. In March 2022, the LGAQ released a Local Government Housing Advocacy Action Plan, calling on State and Federal governments to commit to six key actions including convening a National Housing Summit and preparing a new National Housing Strategy in partnership with all levels of government, as well as industry and community groups. This also forms part of the current LGAQ Housing Campaign and is included in the LGAQ submission to the Productivity Commission on the National Housing and Homelessness Agreement Review (March 2022). To further define top local housing needs across Queensland's regions, the LGAQ distributed an online survey to councils in early 2022 and is currently analysing survey results.

<u>2021 – Motion 105</u> – Amendment of section 236 of the Local Government Regulation [amended]

That the Local Government Association of Queensland calls on the Department of State Development, Infrastructure, Local Government and Planning to work with the LGAQ and member councils on options for expanding the scope of section 236 of the *Local Government Regulation 2012*; to facilitate local level decision-making on approvals for an exemption from

the compulsory tender or auction requirements for the disposal of non-current assets, in circumstances where there is a clear business case that demonstrates the disposal of the asset would provide demonstrable beneficial outcomes for the economy and/or community.

Status: In Progress.

Latest update from the Local Government Association of Queensland:

20 December 2021 - Correspondence sent to Steven Miles, Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning and Minister Assisting the Premier on Olympics Infrastructure with request included. No response received.

Legal

There are no legal implications associated with submitting proposed motions to the Local Government Association of Queensland for consideration and debate at the Annual Conference.

Policy

None of the proposed motions in this report conflict with the adopted policy positions or objectives of Council. Should the proposed motions be approved by Council and resolved at the Local Government Association of Queensland Annual Conference, they will influence and shape future advocacy efforts of the LGAQ, which may result in policy and program decisions by the other tiers of government that will be advantageous to the interests of Council.

Risk

No discernible risks have been identified from potentially submitting the proposed motions to the Local Government Association of Queensland for consideration and debate at its Annual Conference.

Previous Council Resolution

Council resolved on 28 July 2022 (OM22/53) as follows:

That Council:

- (a) receive and note the report titled "Motions for the 126th Local Government Association of Queensland Annual Conference" and
- (b) endorse the following motions for forwarding to the Local Government Association of Queensland for inclusion in the 126th Annual Conference agenda
 - 1. That the Local Government Association of Queensland advocate to the Queensland Government to undertake a full review of the Animal Care and Protection Act 2001 and the Animal Management (Cats and Dogs) Act 2008, together with their interaction with the Planning Act 2016, to achieve a more effective regulatory framework for the breeding and sale of cats and dogs and the assessment of development applications relating to such uses.
 - 2. That the Local Government Association of Queensland advocate to the Federal and Queensland Governments for changes to existing planning and building legislation and plan-making processes to remove barriers to the achievement of locally responsive and sustainable design, including by:
 - a. making changes to the Queensland Development Code and National Construction Code to provide for more locally responsive and sustainable design measures to be incorporated in planning schemes or alternatively, amending these codes to include such measures as mandatory requirements

- b. amending State plan-making guidelines and the State interest-review process to better support the incorporation of locally responsive and sustainable design outcomes in planning schemes and
- c. any such other actions considered necessary and appropriate to achieve the objective of the motion.
- 3. That the Local Government Association of Queensland advocate to the Queensland Government to work with the Queensland Audit Office (QAO) to review financial statement materiality levels for contributed assets received by Councils experiencing high rates of growth.

Council resolved on 22 July 2021 (OM21/72) as follows:

That Council:

- (a) receive and note the report titled "*Motions for the 2023 Local Government Association of Queensland Annual Conference*" and
- (b) endorse the following motions for forwarding to the Local Government Association of Queensland for inclusion in the 125th Annual Conference agenda
 - ii. That the Local Government Association of Queensland advocate to the Queensland Government to develop and agree a joint State/Local government package of measures that will enable a more timely response to housing affordability and availability in high growth areas of the State.
 - iii. That the Local Government Association of Queensland advocate to the Queensland Government to amend section 236 of the Local Government Regulation 2012 to afford greater flexibility to Councils to approve an exemption from the compulsory tender or auction requirements in relation to the disposal of non-current assets, in circumstances where there is a clear business case that demonstrates the disposal of the asset would provide clear beneficial outcomes for the community.

Council resolved on 25 July 2019 (OM19/105) as follows:

That Council:

- (a) receive and note the report titled "*Motion for the 123rd Local Government Association of Queensland Annual Conference*" and
- (b) endorse the following motion titled "Partnership with Power Utilities in delivering Underground Power" for forwarding to the Local Government Association of Queensland for inclusion in the 123rd Annual Conference agenda –

That the Local Government Association of Queensland lobbies the peak power utilities' industry body to jointly fund undergrounding power where the change to existing overhead power supplies is required as part of a local government's urban upgrade capital works program and is called up in the local government's planning scheme.

Council resolved on 16 August 2018 (OM18/126) as follows:

That Council:

(a) receive and note the report titled "*Motion for the 122nd Local Government Association of Queensland Conference 2018*" and (b) endorse the following motion titled "Enhancing Queensland's future drought resilience" for forwarding to the Local Government Association of Queensland for inclusion in the 122nd Annual Conference agenda –

That the Local Government Association of Queensland lobby State and Federal governments to develop options (in partnership with local governments, bulk water providers and water retailers) that improve drought resilience in Queensland – particularly with regard to the agricultural sector – through the more efficient storage, movement and use of all types of water, including recycled water and storm/rain water.

Council resolved on 17 August 2017 (OM17/157) as follows:

That Council authorise the Chief Executive Officer to submit to the Local Government Association of Queensland the following motion for inclusion in its 2017 Annual Conference agenda –

'That the Local Government Association of Queensland lobby the Queensland Government to undertake an immediate review of the legislative and regulatory framework for local government procurement so that it is more agile and adaptive to a constantly evolving digital environment, more responsive to innovative proposals and products and can be better utilised by Councils to support start-ups and entrepreneurialism in their regions'.

Council resolved on 18 August 2016 (OM16/138) as follows:

That Council:

- (a) receive and note the report titled "*Motion for 120th Annual Local Government Association Queensland Conference 2016*"
- (b) forward the motion titled 'To develop new guidelines to replace Guidelines On Arrangements for Infrastructure External to State Government Sites and Non-State Schools – December 1997' (Appendix A) to the Local Government Association Queensland for inclusion in the 120th Annual Conference Agenda
- (c) forward the motion titled 'To investigate providing legislative power to local government to apply catchment based developer contributions for delivery of non-trunk infrastructure' (Appendix B) to the Local Government Association Queensland for inclusion in the 120th Annual Conference Agenda and
- (d) forward the motion titled 'To request that the State Government review Planning Scheme amendment processes with a view to removing or significantly reducing the timeframes associated with First State Interest Check Reviews' (Appendix C) to the Local Government Association Queensland for inclusion in the 120th Annual Conference Agenda.

Council resolved on 20 August 2015 (OM15/132) as follows:

That Council:

- (a) receive and note the report titled "119th Annual Local Government Association Queensland Conference 2015 - Motion - Valuation Methodology for Strata Units" and
- (b) forward the motion titled 'To introduce a different valuation methodology to Strata Units by using market value' as detailed in Appendix A, to the Local Government Association Queensland for inclusion in the 119th Annual Conference Agenda.

Related Documentation

- Local Government Association of Queensland 2023 Annual Conference Program.
- Constitution of the Local Government Association of Queensland.

Critical Dates

This report must be considered by Council at the July 2023 Ordinary Meeting to enable any endorsed motions to be submitted to the Local Government Association of Queensland by 9 August 2023.

Implementation

Subject to Council endorsing the recommendations in this report, the approved proposed motions will be forwarded to the Local Government Association of Queensland for consideration for inclusion in the Annual Conference Motions Agenda.



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2023 LGAQ Annual Conference – Motions template

Title of motion (required)	Improved connectivity of active transport (walking and cycling) routes to existing active transport networks, delivered as part of major road works by the TMR
Motion (required)	That LGAQ advocate to the State Government to ensure that the active transport pathways provided as part of the delivery of major roads projects are connected to nearby local networks and not left stranded at the extent of the road project.
What is the desired outcome sought? (required) 200 word limit	 Where TMR roads projects incorporate active transport links, that these be delivered by TMR to connect to existing nearby networks. At present, the 'extent of works' relates only to the extent of project roadworks and takes no account of the need to connect any active transport routes, provided as part of the road works, to the existing active transport network in the local area. Specifically, the motion seeks to ensure that walking and cycling facilities are provided for as part of the road project scope and budget and connect to existing networks in the locality, in order to: provide seamless transition of the active transport route to existing local network avoid risk to public safety when the active transport pathway does not connect to the nearby network, and avoid cost shifting to local government to
Background (required) 350 word limit	complete the network gap created. New roadworks are designed to transition the new road work to meet the existing road surfaces at an appropriate level and alignment. In most cases, major road upgrades include provision for active transport routes as part of an integrated design in accordance with the TMR Policy below.
	However, the 'extent of works' currently finish in line with the extent of <u>road</u> works and often do not take into account an appropriate connection of the active transport pathways to the existing active transport routes in the locality. While the roadworks component may deliver seamless transition of new road surface with old, it often leaves associated active transport infrastructure unconnected to local networks. Council is then expected to remedy connection to this stranded asset. This comes at an unbudgeted cost to ratepayers Councils generally seek to address potential public safety risks when state initiated active transport solutions finish short of connecting to the local Active Transport Network
	In order to meet State and local government objectives for active transport provision and modal share targets, major

Ordinary Mee	ting Agenda	
Item 8.8	Motions for the 2023 Local Government Association of Queensland Annual	
	Conference	
Appendix A	Motion - Improved connectivity of State delivered active transport routes to	
	existing networks	

2



	road projects undertaken by the State government should provide for safe active transport options. Closer to urban areas, the active transport elements of the road design should connect smoothly to the nearest local active transport network. Current TMR Policy (from About Cycling web page) states: "The department has a Cycling Infrastructure Policy that applies to all state-controlled transport projects and corridors, including government funded infrastructure projects, upgrades and sponsored projects at all stages for the transport network infrastructure process. This incorporates: • corridor preservation • planning • design • construction • programmed maintenance/rehabilitation (where current or intended surfacing width is adequate) • operation • reporting. The policy ensures that cycling is integrated into each stage of the infrastructure process to: • provide a complete cycling network • increase the safety of cyclists • ensure best value for money for the government."
Case study/ Example (optional) 350 word limit	The TMR has recently undertaken a major upgrade of the Bruce Hwy involving a major grade-separated intersection for the Nambour Connection Road (western leg) and Maroochydore Road (eastern leg). The road works along the western leg extend about 500 metres west of the Bruce Highway, to the Big Pineapple. The new active transport pathway parallels this work on the north side of the Main Road. After that, there is no active transport pathway along the northern side of this Main Road (90 kph zone) and the nearest point of connection to the local active transport network is about 1 km further west along the main road.
	On the eastern side of the upgraded Bruce Hwy intersection, the active transport provision connects to a private school and large employment/industrial area.
	Thus, the missing link of 1 km west of the Big Pineapple prevents people who live west of the highway from cycling or walking <u>safely</u> to the private school and work places on the eastern side of the Bruce Hwy. As a result, the new pathway will need to be connected along the main road by Council at the cost of the ratepayers in order to avoid use of the main road by cyclist etc for the missing stretch of the active transport pathway.

June 23



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2023 LGAQ Annual Conference – Motions template

AQ calls on the State Government to amend the aluation Act 2010 to include the option for councils est market valuations for the purpose of rating cled / community titled properties. Sired outcome is a fair and equitable rating ology for strata titled / community titled property imple to apply and does not result in cumbersome / data collection and maintenance. nsideration of the range of rating options it is red a more equitable rating outcome for strata/ nity titled property rating would be achieved by p councils the option to use market valuations for cled / community titled rating.
ology for strata titled / community titled property imple to apply and does not result in cumbersome / data collection and maintenance. nsideration of the range of rating options it is red a more equitable rating outcome for strata/ nity titled property rating would be achieved by councils the option to use market valuations for
during the recent budget development process d they wished to review strata and community ing and achieve rating outcomes more aligned to value, similar to those outcomes achieved for non- cled property using the current site value provided valuer General.
ad Valuation Act 2010 requires that land in a community title scheme must be valued as an ed whole and the <i>Body Corporate and Community ement Act 1997</i> (BCCM) requires that, for the so of levying rates and land tax, the value of the land is apportioned between the lots in proportion terest schedule lot entitlement.
tion proposed is in relation to market valuation vailable for rating purposes upon request. It is ted if this proposal was successful an additional ove the existing annual fee, may be applied by the General for this optional service.

2

LGGAG LOCAL GOVERNMENT ASSOCIATION OF CILIEFINISIAD

	The option to and equitable	/ the Minimum R use market valu rating outcomes single dwelling r rket value.	e would provid across the re	e meaningful sidential rating
Case study/ Example (optional) 350 word limit	for strata titled council to see market value proposed ma provided the upon obtainin example of th is below, notil	delling of rating d / community ra k property attrib and be used effer rket value. The r greatest correlati g legal advice, r e variation in sal ng the rateable v bly different sale	ting has been utes that may o ectively instead nodelling outco ion to market v tot legislatively le value and ra valuations highl	undertaken by correlate to I of the ome that alue was, complaint. An ting valuation
	Sample of Sa Coast Counci	le Value v. Ratir	ng Valuation for	r Sunshine
	Unit Floor	Sale Value	Yearly	Rating
	Area (m2)	(\$)	General	Valuation
		(Ψ)	Rate (\$)	Valuation
	133	\$990,000	\$2,044	\$53,361
	56	\$365,000	\$2,044	\$20,372
	95	\$710,000	\$2,044	\$54,766
	63	\$435,000	\$2,044	\$28,740
	184	\$1,375,000	\$2,044	\$85,823
	111	\$670,000	\$2,044	\$143,400
	54	\$440,000	\$2,044	\$99,750
	74	\$470	\$2,044	\$33,229
	[Rating Categ	jory 27 - Principa	al Place of Res	idence]
	Capital Impro valuation is is	t Victoria counci ved Value for ra sued for each ur rates are based	ting all properti nit in the strata	es. A title scheme

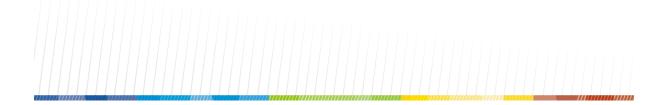
June 23



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2023 LGAQ Annual Conference – Motions template

Title of motion (required)	Review of <i>Planning Regulation 2017,</i> Schedule 6, Part 3, s20A Operational work for necessary firebreaks or fire management lines
Motion (required)	That the LGAQ calls on the State Government to review, in consultation with local governments, <i>s20A</i> <i>of Schedule 6 of</i> the <i>Planning Regulation 2017</i> , with a view to provide a more balanced approach to circumstances where vegetation clearing is allowed for bushfire hazard reduction, to minimise biodiversity impacts associated with such clearing.
What is the desired outcome sought? (required) 200 word limit	 Through consultation with local government representatives, amend the <i>Planning Regulation</i> 2017, specifically relating to Schedule 6, Part 3, s20A Operational work for necessary firebreaks or fire management lines, which provides a better balance between bushfire hazard reduction and protection of biodiversity values, through: defining what constitutes 'necessary' clearing (i.e. clearing that avoids and minimises extent of clearing required to achieve bushfire hazard reduction); limiting 'infrastructure' to lawfully established infrastructure, that reasonably requires clearing to protect the infrastructure from bushfire hazards (e.g. excluding underground infrastructure and buildings and structures that it is not reasonably necessary to undertake extensive clearing to protect considering their nature, such as garden sheds and rainwater tanks); and prepare guidance material for the interpretation and implementation of s20A of Schedule 6, to ensure consistency of approach by both State Departments and Local Governments.



2



Background (required) 350 word limit	The <i>Planning Regulation 2017</i> (the Regulation) was amended on 5 December 2019, which included changes to Schedule 6, that had the effect of making vegetation clearing for necessary firebreaks or fire management lines accepted development. These changes essentially removed council's ability to regulate vegetation clearing proposals which may be in close proximity to any type of infrastructure, regardless of the ecological values of the area. Furthermore, no consultation occurred with local governments prior to these changes taking effect.	
	It is understood this amendment was introduced in response to the unprecedented bushfires experienced in the 2019-20 season. The intent of this amendment was to provide certainty for landholders on vegetation clearing that could occur for protection of built assets without requiring a development approval from local government. However, the amendment has had the unintended consequence of creating uncertainty in the interpretation of the Regulation at a local government level and also leading to situations where landholders have pre-emptively cleared vegetation for future assessable development. This undermines the intent of both State and local planning instruments to achieve biodiversity protection outcomes, including Koala Habitat Protection legislation. There is also evidence that State Departments have differing views on how this provision is interpreted (i.e. advice is being provided that clearing can occur without demonstrating the clearing is 'necessary' through a bushfire hazard assessment).	
	It is acknowledged that this provision has been taken from Schedule 7 (Accepted development) of the Regulation and has been implemented for some time for vegetation clearing subject to the <i>Vegetation</i> <i>Management Act 1999</i> . However, vegetation clearing regulated by local planning instruments is focused on land that is highly fragmented, including peri-urban land, where the application of the amended Regulation is resulting in the unnecessary loss of vegetation and biodiversity values. The cumulative impacts of this unregulated clearing on matters of local environmental significance have the potential to be significant.	

July 23

8.9 REVIEW OF THE CLASSIFICATION AND MANAGEMENT OF COUNCIL INFORMATION

File No:	Council meetings
Author:	Victoria Nelson, Coordinator Councillor Governance Civic Governance
Appendices:	App A - GWI - Information Classification and Management Review - Future State Report

PURPOSE

The objective of this report is to provide Council with the outcomes of the Review of the Classification and Management of Council Information and to seek endorsement of the recommendations proposed.

EXECUTIVE SUMMARY

The appropriate management of the information generated, received and held by Council is critical to maintaining compliance with legislative and recordkeeping standards and to enabling effective governance of the organisation. Managing this balance is essential to engendering confidence in Council's ability to meet its statutory and legal obligations while making available to the community as much information as possible, whilst protecting the confidential personal information held.

In January 2021, Council recognised the need to review its information classification and management practices. It was also recognised there was a need to improve understanding of the circumstances when information should be maintained on a confidential basis and for how long this should be the case.

Council determined that an external, independent review be conducted into the classification and management of Council information.

A Steering Committee, made up of both internal and external members, was appointed to oversee the project. The Steering Committee initially resolved to undertake a preliminary community survey to ascertain community expectations and sentiment and to appoint GWI as external reviewer.

The preliminary survey revealed that the community found some of Council's information difficult to access and that there was uncertainty about why any information would be classified as confidential.

The GWI review (Appendix A) made the following recommendations:

- 1. Improve how Council communicates its processes and efforts to make Council meeting information available to the public.
- 2. Update and operationalise Council's Information Access and Management Policy.
- 3. Update and operationalise Council's Custodianship Policy.
- 4. Review scope and logical order of training modules and formulise a plan for modules' completion.
- 5. Operationalise the recently developed Administrative Access and Right to Information Policy and Guideline.
- 6. Ensure information systems that are a source of truth for Council's records and information have up-to-date information security classification labels.

It is anticipated that by accepting these recommendations and developing a detailed implementation plan, Council will be better able to meet community expectations by improving transparency and the accessibility of its information resources.

It should be noted prior to and independent of this Review, Council's Digital and Information Services team had identified there was scope for significant improvements in how Council classifies and manages its information. Known as the Inform Program, the actions proposed under recommendations 2, 3 and 4 were already being addressed at the time of commencement of this review. The review cemented the necessity of that continued work and gave impetus for high level engagement throughout the organisation.

Prior to and in parallel with this review, through procedural change and staff education, the number of statutory meeting items held in closed session as well as the number of confidential attachments has reduced significantly since 2020. Table 1 below demonstrates the impact these changes have had. Reports to Council's statutory meetings are written as "open" by default unless there is a compelling legal or legislative reason requiring otherwise.

Year	Open	Confidential	Confidential attachments
2019	173	29	35
2020	119	12	26
2021	114	7	15
2022	97	11	11
2023*	43	5	4

Table 1 – Comparison of open and confidential items at statutory meetings

* as at 30 June 2023

Finally, since 2020, Council has pursued a practise of systematic release of information deemed confidential at statutory meetings once Council adopted pre conditions or milestones had been satisfied.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Review of the Classification and Management of Council Information"
- (b) endorse the recommendations outlined in the GWI *Future State Report* (Appendix A)
- (c) authorise the Chief Executive Officer to develop a detailed implementation plan with action items recorded and reported within Council's corporate reporting system and
- (d) acknowledge the contribution made to the project by the project Steering Committee, in particular, the contribution made by Mr Matt O'Mara and Ms Danielle Wickman as the external Steering Committee members.

FINANCE AND RESOURCING

The development of the implementation plan will be managed within the Civic Governance annual operational budget. Civic Governance will also have responsibility for the

implementation of recommendations 1 and 5 as well as ongoing corporate reporting. These activities will also be funded from existing operational budgets.

The 2023/24 budget allocation for the Inform Program is \$984,166. Any outstanding work may require operational funding for successive financial years to be allocated as part of the annual budget process. This Program will remain in the Business Performance Group.

CORPORATE PLAN

Corporate Plan Goal:Our outstanding organisationOutcome:We serve our community by providing this great serviceOperational Activity:S30 Governance – providing internal leadership, legal opinion,
governance and audit functions ensuring legislative accountability,
transparency and ethical obligations are supported.

CONSULTATION

Councillor Consultation

Mayor M Jamieson, Councillor M Suarez and Councillor D Law, as members of the Project Steering Committee have had oversight of this project through membership of the Steering Committee.

Internal Consultation

Group Executive Civic Governance

Group Executive Business Performance

Manager Executive Management and Support Services

Chief Information Officer

Data and Information Manager

Coordinator Integrity Management

Coordinator Meeting Management

Team Leader Information Management

External Consultation

The Expression of Interest for external Steering Committee members was released locally on the Sunshine Coast. In addition, information management agencies were also targeted, reaching a national and international audience.

Community Engagement

To date, community organisations have been surveyed twice to ascertain sentiment towards both Council's existing information management practices and the proposed approach contained in the *Future State Report*.

Over 200 surveys were initially sent to community organisations with 60 responses being received. The second survey was sent to those respondents to the first survey who indicated they wished to continue involvement in the review. Of the 30 surveys sent, 18 responses were received.

PROPOSAL

Sunshine Coast Council generates, receives and holds significant information in relation to the conduct of its functions, interface with customers and the community, and delivery of projects, activities and resources.

ORDINARY MEETING AGENDA

In acceptance that Council's 2012 *Information Access and Management Policy* was out of date and in recognising a broad community interest in examining aspects of Council's classification and management of the information it holds, Council resolved in January 2021, to conduct an external review of its information access and management practices. The objective of the Review is to inform the development and implementation of a best practice information management and access regime for information held and considered by Council in a way that enables the organisation to:

- demonstrate the integrity and transparency of its information classification and access regime;
- be responsive to the interests of the community in being able to access Council information to the greatest extent possible and permissible; and
- satisfy its statutory and other legal and contractual obligations.

Council also endorsed the establishment of a Steering Committee to oversee the Review and resolved the following Committee membership:

- Mayor Mark Jamieson (Chair)
- Councillor Maria Suarez (Subject matter interest)
- Councillor David Law (Community portfolio Councillor)
- Ms Emma Thomas, Chief Executive Officer
- Three external, independent, subject matter expert Committee members to be appointed by a competitive, expression of interest process.

Mr Matt O'Mara (Director i3) and Ms Danielle Wickman (Director Territory Records, ACT Government) were appointed as external Steering Committee members following an extensive Expression of Interest process.

The third external Steering Committee member was unable to continue on the Committee. On 13 July 2022, the remaining Steering Committee members determined not to appoint another person to fill the third, external independent subject matter expert role.

Through the Steering Committee, Council conducted a community survey, sent to 200 community organisations, to better understand community sentiment towards how Council manages information with a particular focus on the management of confidential information and its release.

From the 60 responses received, it was evident that the community often found Council information difficult to access and that the reasons for maintaining confidentiality are not well understood.

The Steering Committee approved the appointment of GWI as the external, independent reviewer under existing contractual arrangements with Council. In addition, the Steering Committee recognised the benefits of appointing a reviewer with existing knowledge of Council's information classification and management systems.

Under the Terms of Reference adopted at the January 2021 Ordinary Meeting, GWI was tasked with examining, reporting and making recommendations on the following matters:

- 1. The adequacy, appropriateness and extent of understanding (internally and externally) of the Council Information Access and Management Policy.
- 2. Council's current practices relating to the sensitivity classification and management of information with particular attention to information deemed to be confidential, including how these practices compare with those of other large local governments in south east Queensland.
- 3. The key principles that should underpin a contemporary classification and management regime for the sensitivity of information considered by Council.

- 4. Council's management of, and reporting on, confidential agenda items of business and information at Council Meetings.
- 5. Processes and considerations to give effect to the implementation of the recommendations of this review, including recommendations on how to maintain community awareness of Council's information classification and management arrangements.
- 6. Such other matters that may be relevant to the objective of the review and which may be agreed in advance by the Review Steering Committee.

In undertaking the review, GWI:

- Reviewed key documents (as listed in Appendix B of the Future State Report)
- Reviewed the progress of recommendations made in past reports
- Identified the current information security classification process
- Conducted stakeholder engagement sessions to identify key issues and challenges
- Classified the issues and challenges into the categories of People, Process and Technology
- Assessed the alignment of the Information Access and Management Policy and the Information Security Policy against State Government frameworks
- Compared Sunshine Coast Council's practices against other local governments.

Broadly, GWI recommended staff training, policy updates, system updates, and improvements to the availability of statutory meeting documents.

Specifically, GWI made the following recommendations:

- 1. Improve how Council communicates its processes and efforts to make Council meeting information available to the public.
- 2. Update and operationalise Council's Information Access and Management Policy.
- 3. Update and operationalise Council's Custodianship Policy.
- 4. Review scope and logical order of training modules and formulise a plan for modules' completion.
- 5. Operationalise the recently developed Administrative Access and Right to Information Policy and Guideline.
- 6. Ensure information systems that are a source of truth for Council's records and information have up-to-date information security classification labels.

GWI's Future State Report is provided as Appendix A.

The implementation of the recommendations in the *Future State Report* are anticipated to improve the accessibility of Council's information and afford greater transparency on how information is managed and released at Council.

On 1 March 2023, the Steering Committee approved the *Future State Report* triggering the next phase of the project being further community consultation followed by presentation to Council for endorsement and implementation.

Those community groups that expressed interest in continued involvement in the project were surveyed again to ascertain their views on the *Future State Report*, its effectiveness in addressing community concerns and improving overall the accessibility of information to the community. In total, 30 groups and individuals were surveyed with 18 responses being received.

Sentiment from the survey was generally positive with only two respondents taking a negative view. More specifically, those respondents that were tentatively positive (with a 'maybe' response to whether or not the recommendations are the right approach), indicated that implementation is key.

This report also seeks Council's endorsement for the development of a detailed implementation plan. It is proposed this plan will be publicly available with action items reported via Council's corporate reporting system and published via a dedicated webpage.

The implementation of all six recommendations is a significant undertaking spanning all areas of Council and the analysis of hundreds of thousands of Council records. The development of the implementation plan will be complex, however, is seen as essential to improving how information is managed. The implementation plan will combine all of the moving parts associated with each recommendation and enable the organisation to take a more holistic approach.

Recommendation 1 can be progressed within approximately 6 weeks of endorsement. The remaining recommendations will take much longer, likely spanning multiple years, to fully embed.

Fortunately, prior to the commencement of this project, Council commenced a program of work (the Inform Program) which starts to address recommendations 2 - 4. The policy updates recommended by GWI have already been made and are pending final endorsement. The Inform Program is a five-year program of work aimed at improving compliance in respect to privacy, open data and records management taking into account community expectations. The Inform Program incorporates policy change (as recommended in the Future State Report) as well as a program of staff training and cultural evolution focussed on proper information classification.

In this era of data breaches and the inadvertent release of individual personal information, ensuring the right balance between making public as much information as possible, while implementing systems and processes to protect the community's private information, is paramount.

The Office of the Information Commissioner undertook an audit of Council's information management systems and processes in 2021. One of the key recommendations of the audit was that Council should adopt a "push" model of information release. That is, Right to Information applications should be the "last resort" with information classified as "public" unless there is a legislative reason otherwise, for example, the protection of personal information and privacy. Recommendation 5 acknowledges this and again, a program of work has commenced independent of this review.

Recommendation 6 is the most difficult to achieve from a resourcing perspective and cannot commence until recommendations 2 and 3 have been, at least partially, completed.

GWI recommended a third survey be sent to community groups within six months; however, twelve months would be more appropriate because a six month timeframe will be close to, or potentially within, the quadrennial local government election period during which time community consultation should be avoided. The third survey will seek to ascertain sentiment as to the success or otherwise of the recommendations to that point.

The Steering Committee gratefully acknowledges the contribution made by the external members of its Committee (Mr Matt O'Mara and Ms Danielle Wickman) as well as that made by the many community groups and individuals who both responded to the surveys and indicated an enthusiasm and willingness to continue involvement in this project.

Legal

Council has a range of statutory and legal obligations associated with the management of the information it generates and which it obtains from third parties. These obligations are

considered in the recommendations of the Review and will form a critical part of the implementation plan. In particular, the following legislation is applicable:

- Information Privacy Act 2009
- Local Government Act 2009
- Public Records Act 2002
- Public Sector Ethics Act 1994
- Right to Information Act 2009.

Policy

Administrative Access and Right to Information Policy Information Access and Management Policy Information Privacy Policy Information Security Policy

Risk

There will always be risk associated with balancing the community's expectations and right to readily access Council's information, versus Council's statutory obligation to ensure privacy and the confidentiality of personal and commercially sensitive information that benefit the whole region.

The recommendations in the GWI Future State Report seek to find the correct balance through policy and procedure and comprehensive staff training. In addition, the actions that have commenced in response to the audit conducted by the Office of the Information Commissioner further solidify the implementation of a "push" model of information release while, again, ensuring proper policy and procedures are in place to protect the security of information that legally must be held confidentially.

Previous Council Resolution

Council resolved on 28 January 2021 (OM21/2) as follows:

That Council:

- (a) receive and note the report titled "**Review of the classification and management of Council information**"
- (b) approve the Terms of Reference for the review of the classification and management of Council information as outlined in Appendix A of this report and
- (c) authorise the Chief Executive Officer to proceed to commission an independent external review of the classification and management of Council information in accordance with the key principles outlined in this report.

Related Documentation

Sunshine Coast Council Corporate Plan 2022 - 2026 Sunshine Coast Council Operational Plan 2023/24

Critical Dates

There are no critical dates relevant to this report, however, it is anticipated that Recommendation 1 will be complete by 31 October 2023 and the detailed implementation plan and dedicated webpage will be complete by 30 November 2023.

Implementation

Should the recommendations in this report be accepted by Council, the Chief Executive Officer will:

- Develop a detailed implementation plan incorporating all 6 recommendations and subordinate action items by 30 November 2023.
- Develop a webpage dedicated to this project that will be updated at least quarterly or as milestones are achieved by 30 November 2023.
- Record action items in Council's corporate planning system (Pulse) for quarterly reporting.





Document control

Report details:	
Title:	Information Classification and Management Review – Future State Report
Author(s):	Senior Consultant, GWI
Reviewer:	Associate Director, GWI
Status:	Final
Release by:	Chief Executive Officer, GWI
	Managing Partner, GWI
Client:	Sunshine Coast Council
Client contact:	Acting Coordinator CEO Governance & Operations, Sunshine Coast Council
Synopsis:	Future state information classification processes and recommendations to uplift Council's related capabilities.
Disclaimer:	In preparing this report we have relied on information and material supplied by you, the client, and do not take responsibility for the accuracy of the information and material provided to us. This document was originally delivered to Council under a commercial in confidence agreement.

Revision details	Date of issue	Version number
Draft version	07 OCT 2022	1.0
Draft version – Initial feedback incorporated	28 OCT 2022	2.0
Final version	1 NOV 2022	3.0
Steering Committee feedback incorporated	14 DEC 2022	4.0
Final public release version	20 DEC 2022	5.0



Executive summary

Sunshine Coast Council (Council) must manage the use, disclosure, and release of its information in accordance with its legislative and regulatory obligations, as well as best practice. However, to provide transparency about its operations and to meet community expectations, Council seeks to balance these obligations with the proactive publication of Council information. To understand Council's current environment, GWI conducted an independent review of the classification and management of Council's information. The current state report findings indicate that, while Council understands its challenges relating to information management practices is preventing capability uplift. Council is addressing these challenges through its Inform Program; however, specific requirements exist for the development of documented processes for information security classification, as well as information governance roles and responsibilities, to enable and support classification. Improved classification practices will also underpin Council's ability to uplift transparency and accountability through the appropriate management and release of information to the public.

To address these requirements, this document sets out a practical approach that is aligned to best practice information classification and protection and is based on requirements in the Queensland Government Enterprise Architecture (QGEA) frameworks, policies, and guidelines, specifically the Queensland Government Information Security Classification Framework (QGISCF). Adopting and implementing this approach will enable Council to make improved decisions about the management and release of its information and to comply with its legislative and regulatory obligations.

To inform the development of an information security classification approach and recommendations, GWI has:

- Adopted Council's Information Security Policy principles to ensure alignment between the policy and the approach for classifying information
- Reviewed the QGISCF
- Reviewed current state report findings
- Reviewed the Inform Program's scope and progress.

The table below outlines the high-level steps of the classification process.

Phase	Classification process steps
Plan	Define process for Business Impact Level (BIL) assessments.
Plan	Review and approve BIL assessment process via governance group.
Do	Identify information asset and add it to Council's Information Asset Register (IAR).
Do	Conduct BIL assessment for the information asset and capture results in IAR.
Do	Assess security classification of information asset and add details to the IAR.
Do	Apply information security classification labels to records.
Check / Act	Conduct quality assurance across IAR and source systems.

The information classification process is reliant on the implementation of the recommendations provided in this report. Below is a summary of the recommendations. Recommendations marked with an asterisk (*) are recommendations that have a direct relationship with the initiatives covered by Council's Inform Program. Refer to Appendix B for more information.



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#	Recommendation
1	Improve how Council communicates its processes and efforts to make Council meeting information available to the public.
2	Update and operationalise Council's Information Access and Management Policy.*
3	Update and operationalise Council's Custodianship Policy.*
4	Review scope and logical order of training modules and formalise a plan for modules' completion.*
5	Operationalise the recently developed Administrative Access & Right to Information Policy and Guideline.
6	Ensure information systems that are source of truth for Council's records and information have up-to-date information security classification labels.



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1 Introduction

Sunshine Coast Council is actively working to uplift its information management practices and capabilities and has established the Inform Program to address recommendations arising from the following external reports:

- Recordkeeping and Information Management Maturity Assessment (GWI)
- Best practice alignment for Information Sharing (GWI)
- Compliance audit report Sunshine Coast Regional Council (Office of the Information Commissioner).

As part of the Inform Program's Information & Records Management (I&RM) Standard initiative, an independent review of Council's information classification and management was conducted to inform the development and implementation of a best practice information management and access approach for the sensitivity of information held by Council.

GWI's current state assessment of Council's information classification practices identified key pain points relating to the:

- Definition and embedding of information governance roles and responsibilities, particularly in relation to information release processes.
- Currency of the Information Access and Management Policy and the lack of underlying processes that support its operationalisation.
- Capability of key systems, such as Content Manager (EDDIE) and Microsoft 365, for information security classification.
- Lack of community awareness of Council's current efforts to make information available to the public, particularly in relation to Council meeting information.

1.1 Purpose and audience

The purpose of this report is to support the improvement of Council's understanding and application of information classification and to define a practical approach that is aligned to best practice classification and protection. This will enable Council to make improved decisions about the management and release of its information and to comply with its legislative and regulatory obligations.

This report is intended to be used by the Information Classification and Management Review Steering Committee and should be read in conjunction with the SCC Information Classification and Management Review Current State Report.

1.2 Background

Council's existing Information Access and Management Policy sets out information classifications that are outdated and inconsistent with the current Queensland Government Information Security Classification Framework (QGISCF). In addition, there are no supporting processes or training available for staff to enable the appropriate classification of Council information.

As a result, Council is unable to fully operationalise its Information Security Policy, leading to non-compliance with legislative and regulatory requirements. Without the ability to appropriately classify information, Council is unable to make informed and timely decisions about which information assets are appropriate for release to the public via administrative access or RTI processes. In addition, while Council manages its meetings' information in accordance with section 254J of the *Local Government Regulation 2012* (Qld), it seeks to improve its practices around informing the community of its mechanisms for making information available to the public.



1.3 Objective

This report's objective is to provide Council with a future state information classification approach including:

- A best practice and fit-for-purpose process for the application of security classification to Council's information.
- A set of recommendations to enable the implementation of the process across Council and to uplift community perception of Council's commitment to transparency and the proactive publication of information.

1.4 Scope

This future state report focuses on the process for the classification and management of Council information in line with the QGISCF. The report includes recommendations that relate to:

- Updating and operationalising key policies and guidelines which directly support Council's information classification processes.
- Ensuring systems are updated accordingly to enable alignment with policies.
- Improving the community's perception of Council's efforts to operate in a spirit of openness and accountability in alignment with the RTI Act.

1.5 Approach

Figure 1 outlines the approach undertaken to conduct the future state assessment.

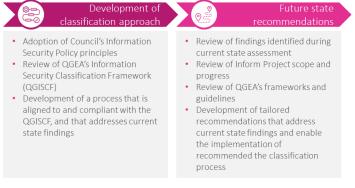


Figure 1: Approach to development of future state process and recommendations

1.6 Related documents

The following documents were used to inform the development of this report:

Document	Produced by	Year
Identification and Classification of Information Assets	QGEA	2016
Information Security Assurance and Classification Guideline	QGEA	2018
Queensland Government Information Security Classification Framework	QGEA	2018
SCC Inform Program Exec Presentation_D2022 773006 ELTS Draft Presentation	Sunshine Coast Council	2022
SCC IT Governance Structure [D2022 281073]	Sunshine Coast Council	2022
Table 1: Related documents		



2 Information classification approach

According to the QGEA, applying consistent security classifications to information assets supports government agencies in making informed and timely decisions about how they should capture, store, maintain, transmit, process, use, and share information to best deliver services to the community.

The fit-for-purpose process developed for Council is based on and compliant with the QGISCF. It incorporates steps that reflect Council's ongoing and planned initiatives as outlined in the Inform Program roadmap.

2.1 Information security classification principles

The principles from Council's Information Security Policy apply to information and information security classification:



Figure 2: Information security classification principles

2.2 Information security classification process

The current state assessment identified two key pain points that are negatively impacting Council's ability to apply security classifications to its information:

- The lack of a formalised and operationalised Business Impact Level (BIL) assessment process¹.
- The lack of appropriate information management training currently provided to Council staff, including in relation to information security classification.

The BIL assessment process identifies the business impact from a loss of confidentiality, availability, and integrity of Council's information. The assessment ranks the impact levels as either low, medium, or high. The rankings are then used to determine the appropriate security controls that should be implemented to safeguard Council's information. Appropriate information management training will empower staff to use and manage information across its entire lifecycle in compliance with legislative and regulatory obligations, as well as Council's policies and procedures, and mitigates the risk of Council information being inadvertently released or inappropriately used.

The information security classification process outlined below is reliant on the implementation of the recommendations provided in this report (refer to section 3. Recommendations) which include the development of a process for BIL assessments and the review of planned information management training modules.

¹ Queensland Government Information Security Classification Framework



2.2.1 High-level business process

Figure 3 provides a high-level overview of the information security classification steps and the actors involved in the process. Section 2.2.2 provides a detailed description of the process.

	Plan	Do	Check / Act	KEY
Information Management Team	Define process for Business Impact Level (BIL) assessments		Conduct quality assurance within IAR and source systems	 Information Asset Register Source of truth systems
Information Asset Custodian	Review and approve BIL assessment process via governance group			
Information Stewards		Identify information asset and add it to Council's IAR Conduct BiL assessment for the information asset and capture results in IAR Classification of information asset and add details to the IAR		
Information Creators and Users		Apply information security classification labels to records		

Figure 3: High-level information security classification process

2.2.2 Detailed description of process

Table 2 provides a detailed description of the steps in the information security classification process.

Classification process steps Define process for Business	Responsible: Information Management Team
Impact Level (BIL) assessments	 Define and capture Council's BIL assessment process (within a guideline or procedure document), including the security controls to be applied based o the outcome of a BIL assessment. Send the assessment process to Information Asset Custodians via governan group for review and approval. Conduct periodical reviews of the security controls to ensure they are appropriate and in line with legislative and regulatory requirements.
Review and approve BIL assessment process via governance group	 Responsible: Information Asset Custodians via governance group Review the BIL assessment process to ensure the identified business impact from the loss of confidentiality, availability, and integrity are accurate and in line with Council's risk tolerance levels. Make the guideline/procedure available to Information Stewards to guide them in assessing business impact levels and applying security classification to information assets within Council's Information Asset Register (IAR).
Identify information assets and add to Council's Information Asset Register (IAR)	Responsible: Information Stewards

Classification process steps	Description
	 Identify information assets that pertain to a specific function. This can be accomplished by filling out a form such as QGEA's Information Asset Identification and Classification Form². Add the identified information asset to Council's IAR and capture metadata appropriately.
Conduct BIL assessment for the	Responsible: Information Stewards
information asset and capture results in IAR	 Conduct BIL assessments for information assets identified using the approved process.
	• Capture the assessment results for levels of confidentiality, integrity, and availability within Council's IAR.
Assess security classification of	Responsible: Information Stewards
information asset and add details to the IAR	• Capture information assets security classification within Council's IAR.
Apply information security	Responsible: Information Creators and Users
classification to records	• Within source of truth systems apply the appropriate security classification to records being created and used.
	Responsible: Information Asset Stewards or delegated officers
	 Monitor and ensure that information assets under their responsibility are labelled and secured appropriately.
Conduct quality assurance across	Responsible: Information Management Team
IAR and source systems	 Conduct periodical quality assurance across IAR to identify completeness and accuracy of metadata captured. Conduct periodical quality assurance across source systems to identify if
	records and information are being assigned the appropriate security classification.
	• Ensure inconsistencies are raised with the relevant Information Asset Custodian for remediation.

Table 2: Detailed description of information security classification process

² Information Asset Identification and Classification Form



3 Recommendations

In response to GWI's current state assessment of Council's information classification practices, the below recommendations have been developed, taking into consideration:

- Council's current information management maturity levels
- Ongoing and planned initiatives within the Inform Program
- Requirements under QGEA frameworks and guidelines.

The implementation of these recommendations is necessary to enable the operationalisation of the information classification process outlined in the previous section of this report.

Recommendations marked with an asterisk (*) are recommendations that have a direct relationship with the initiatives covered by Council's Inform Program. Refer to Appendix B for information about which streams of work the recommendation relates to.

# Rec	commendation	Description	Why it is important
cor and me	prove how Council mmunicates its processes d efforts to make Council eeting information ailable to the public	 Create a page on Council's website that is dedicated to outlining: Council decision-making processes Reasons for a Council meeting to be closed The types of Council meeting information that will be considered confidential in accordance with <i>Local Government Regulation 2012</i> (Qld) Which information from Council meetings will be immediately available to the public How and when Council meeting information will be available to the public if that information is classified as confidential under <i>Local Government Regulation 2012</i> s 254J. Create a register on Council's website to: Inform the community of information that has been classified as confidential, including the reason for the required confidential, aligned to s 254J of the <i>Local Government Regulation 2012</i> and predicted review/release date. Provide the community with links to Council meeting reports that are no longer classified as confidential. 	 Improves community perception of Council's commitment to operate in a spirit of openness and accountability in alignment with the RTI Act Improves information findability on the Council website.

#	Recommendation	Description	Why it is important
		 its practices around the management of confidential meeting information. Reassess community perceptions (within 6 months after the implementation of changes to the website) by sending the same survey form <i>"Information Classification and Management at Sunshine Council"</i> to the same recipients to identify the impacts of the changes made. 	
2	Update and operationalise Council's Information Access and Management Policy*	 Update the Information Access and Management Policy to ensure it is aligned with the latest version of the QGISCF. Develop a supporting process for the application of security classification to Council's information assets. Create a process for conducting and capturing Business Impact Level (BIL) assessments across Council's information assets. Define security controls for the different possible BIL assessment outcomes which are commensurate with the assessed security levels (e.g., more robust controls should be applied to information assets as having a higher business impact level). Ensure records are labelled appropriately (where functionality exists) within source of truth systems by implementing the approach outlined in this report. Ensure security controls are consistently applied to information assets as per the developed BIL assessment process. 	 Ensures compliance with the QGISCF. Improves compliance with legislative and regulatory requirements. Ensures information assets are appropriately secured. Reduces risks and impacts for Council from the loss, compromise, or misuse of information.
3	Update and operationalise Council's Custodianship Policy*	 Update the Information Custodianship Policy to ensure it is aligned with the latest version of QGEA's Information Asset Custodianship Policy (IS44). Develop information governance framework, including the establishment of an Information Governance Committee or Group. Define information governance roles and responsibilities, including for the approval of publication of Council's information and data (e.g., administrative access). Identify appropriate stakeholders to fill the necessary roles and onboard them to ensure they are aware of their responsibilities. Identify, register, and classify Council's outstanding information assets in Council's Information Asset Register (IAR)*. 	 Formalises information asset processes and highlights information assets' relevance to departmental services. Enables Council to establish accountability for information and data release decisions and approvals. Ensures Council's information assets are managed appropriately throughout their lifecycle. Reduces the risk of inadvertent release of information that is incorrect or out-of-date.

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#	Recommendation	Description	Why it is important
4	Review scope and logical order of training modules, and formalise a plan for modules' completion*	 Review the scope of planned training modules to ensure they cover topics necessary for the implementation of this report's recommendations, including: Information security classification Information custodianship roles and responsibilities Administrative access and RTI requests. Review the logical order for the development and completion of information management-related training modules. Formalise a plan for the completion of modules by staff and ensure completion is monitored. 	 Ensures training modules cover the information necessary for staff to confidently comply with and implement Council's policies and procedures. Ensures the development and suggested completion by staff follows a logical order (e.g., Information Security Classification module should be completed before Information Sharing module). Fosters an information management and recordkeeping culture across Council.
5	Operationalise the recently developed Administrative Access & Right to Information Policy and Guideline	 Develop a process for the identification of what type of information can be classified as "Public". Develop a process for the release of information classified as "Public". 	 Improves compliance with the RTI Act and IP Act which require government agencies to proactively disclose information unless there is a good reason not to. Reduces the number of RTI requests and subsequently reduce costs associated with the administration of requests. Establishes clear mechanisms and processes for the release of information to the public.
6	Ensure information systems that are the source of truth for Council's records and information have up-to- date information security classification labels	 Update information security classification labels within EDDIE to ensure they are aligned with QGISCF's current labels. Review the current use of and need for existing caveats within the EDDIE system to allow for the classification process to be streamlined. Enable sensitivity labelling functionality within Microsoft 365 apps to allow for information to be appropriately classified in the source system. Assess possibility of re-establishing InfoCouncil and EDDIE integration to reduce manual effort requirement. 	 Enables the consistent application of appropriate security controls to information stored in Council's source systems. Ensures compliance with legislative and regulatory requirements. Ensures compliance with the QGISCF. Reduces the risk of inadvertent release of sensitive or protected information. Reduces risks and impacts for Council from the loss, compromise, or misuse of information. Reduces costs from the manual transfer of information between InfoCouncil and EDDIE.

Table 3: Future state recommendations

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Appendix A Client documents reviewed

Document	Owner	Last review
Administrative Access & Right to Information Organisational Policy	Sunshine Coast Council	2021
Administrative Access & Right to Information Organisational Guidelines	Sunshine Coast Council	Not available
Compliance Audit Report – Sunshine Council Regional Council	Office of the Information Commissioner	2021
Information Access and Management Policy	Sunshine Coast Council	2018
Information Classification and Management at Sunshine Coast Council Survey Results	Sunshine Coast Council	2022
Information Security Guidelines	Sunshine Coast Council	2022
Information Security Policy	Sunshine Coast Council	2020
SCC Inform Program Exec Presentation_D2022 773006 ELTS Draft Presentation	Sunshine Coast Council	2022
SCC IT Governance Structure [D2022 281073]	Sunshine Coast Council	2022



Appendix B Recommendations and the Inform Program

Recommendation	Inform Program initiative	Intent and scope
2. Update and operationalise Council's Information Access and Management Policy*	Implement I&RM Standards	 Promote and provide advice and guidance on how records management relates to our business activities, decisions, legal obligations, and corporate responsibilities.
3. Update and operationalise Council's Custodianship Policy*	OIC Response Privacy Assessments and Information Asset Register	 Design, develop, and implement an Information Asset Register containing all information assets held by SCC. Produce a public facing version of the Information Asset Register demonstrating information assets held by council, their purpose, and how these are used (Office of the Information Commissioner requirement).
4. Review scope and logical order of training modules, and formalise a plan for modules' completion*	Skills & Training	 Design high quality learning materials that support the Inform Program and specifically information and records management changes. Reduce dependence on face-to-face learning and cost of delivery by using PeopleHub delivery using Articulate courseware. Provide proof of learning delivery and competency through the learning management system.

Table 5: Recommendations and the Inform Program



Appendix C Recommendations and pain points addressed

Table 6 outlines pain points and recommendations relating to information security classification processes (refer to section 2.3 of the Current State Report). Table 7 outlines pain points and recommendations relating to Council meetings information practices (refer to section 2.5 of the Current State Report).

Category	Pain points (from current state assessment)	Recommendations
People	Application of Council's Information Access and Management Policy and Information Security Policy is limited.	 2 Update and operationalise Council's Information Access and Management Policy 4 Review scope and logical order of training modules, and formalise a plan for modules' completion
	Staff do not know who to go to for support in relation to information related queries.	${\bf 3}$ Update and operationalise Council's Custodianship Policy
	Limited training is provided to staff in relation to information management.	4 Review scope and logical order of training modules, and formalise a plan for modules' completion
	Not all users understand the process for classifying information within Council's Content Manager system (EDDIE).	4 Review scope and logical order of training modules, and formalise a plan for modules' completion
	Roles and responsibilities for approving the publication and/or release of information are not formalised or embedded.	3 Update and operationalise Council's Custodianship Policy
	Responsibility for Council's policy management is not formalised.	(Being addressed by the adoption of an e-Policy Suite (Policy-Management-as-a-Service))
Process	Most council information is not being classified due to the lack of formalised processes.	 2 Update and operationalise Council's Information Access and Management Policy 4 Review scope and logical order of training modules, and formalise a plan for modules' completion
	Council's Information Access and Management Policy is out of date.	${\bf 2}$ Update and operationalise Council's Information Access and Management Policy
	Council's Information Custodianship Policy is out of date.	3 Update and operationalise Council's Custodianship Policy
	No formalised process for conducting Business Impact Level (BIL) assessments.	${\bf 2}$ Update and operationalise Council's Information Access and Management Policy

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Sunshine Coast Council Information Classification and Management Review	
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	There is no formalised process to operationalise the recently developed Administrative Access & Right to Information Policy and Guideline.	4 Review scope and logical order of training modules, and formalise a plan for modules' completion
Technology	Sensitivity labelling functionality within Microsoft 365 is not yet enabled.	${\bf 2}$ Update and operationalise Council's Information Access and Management Policy
		6 Ensure information systems that are source of truth for Council's records and information have up-to-date information security classification labels
	Labels for information classification within Council's Content Manager (EDDIE) are out of date.	${\bf 2}$ Update and operationalise Council's Information Access and Management Policy
		6 Ensure information systems that are source of truth for Council's records and information have up-to-date information security classification labels

Table 6: Information Security Classification recommendations and pain points addressed

Category	Pain points (from current state assessment)	Recommendations
Process	Information security classification is not consistently applied to meeting information.	2 Update and operationalise Council's Information Access and Management Policy
		${\bf 4}$ Review scope and logical order of training modules, and formalise a plan for modules' completion
	Community does not have visibility of Council's current efforts relating to making information available, which impacts their perception of transparency and openness.	${\bf 1}$ Improve how Council communicates its processes and efforts relating to making meetings information available
Technology	InfoCouncil is not integrated with EDDIE.	6 Ensure information systems that are source of truth for Council's records and information have up-to-date information security classification labels

Table 7: Council meetings information practices recommendations and pain points addressed



Appendix D Glossary

Acronym, word or phrase	Description*
Business Impact Level (BIL)	Business impact measures the consequence and significance of an impact to Council if a disruption was to occur to a system, process, project and/or other business operation. The Business Impact Level (BIL) is determined by the impact to confidentiality, integrity and availability if Council information is lost, compromised or misused.
Information asset	An identifiable collection of data stored in any manner and recognised as having value for the purpose of enabling Council to perform its business functions, thereby satisfying a recognised Council requirement.
Information Asset Custodian	The role responsible for implementing and maintaining information assets to ensure proper quality, security, integrity, correctness, consistency, privacy, confidentiality and accessibility. A custodian will be responsible for specific classifications or categorisations of information.
Information Asset Register (IAR)	A register of information about the significant information assets held by Council. For each information asset, the register holds details of its content type, source type, custodianship, information exchange capability, the role played by the agency in its collection, its scope of use and level of support within Council as well as the ongoing management costs.
Information Asset Steward	The role responsible for the day-to-day management of information assets within their functional area. Stewards are responsible for activities associated with the integrity, quality and protection of information assets.
Information classification	The process by which Council assesses the information it holds and the appropriate level of protection it should be given.
Information Creator	Council staff who capture or create information in alignment with policies, procedures, processes and business rules to contribute to Council's functions and activities.
Information custodianship	The assignment of roles and responsibilities to information assets to ensure assets are appropriately identified and managed throughout their lifecycle.
Information management (IM)	The means by which Council plans, collects, organises, governs, secures, uses, controls, disseminates, exchanges, maintains and disposes of its information; as well as any means through which Council ensures that the value of that information is identified and exploited to its fullest extent.
QGEA	The Queensland Government Enterprise Architecture (QGEA) is a decision making and policy framework for enabling government and agencies (including Council) to collaboratively provide better services for Queenslanders, more efficient and effective use of ICT in Government, leverage existing investments and maximise future investments.
QGISCF	The Queensland Government Information Security Classification Framework (QGISCF) supports the government's Information security policy (IS18:2018). The framework sets the minimum requirements for information security classification.

Table 8: Glossary of terms

Descriptions are based on terms defined in the QGEA glossary and ISO 27001.



9 NOTIFIED MOTIONS

10 TABLING OF PETITIONS

Petitions only eligible for submission if:

- * Legible
- * Have purpose of the petition on top of each page
- * Contain at least 10 signatures
- * Motion limited to:
 - Petition received and referred to a future meeting
 - Petition received and referred to the Chief Executive Officer for report and consideration of recommendation
 - Petition not be received

11 CONFIDENTIAL SESSION

11.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - LAND ACQUISITIONS -MAROOCHYDORE

File No:	F19/00088
Authors:	Head of Strategic Property Business Performance Group Coordinator Transport Network Customer & Planning Services Group

In preparing this report, the Chief Executive Officer recommends it be considered confidential in accordance with Section 254J(3) (h) *of the Local Government Regulation 2012* as it contains information relating to negotiations relating to the taking of land by the local government under the Acquisition of Land Act 1967 (Qld) (the Act).

This report is confidential in respect to the content and timeframes of negotiations with land owners and recognising that, until a voluntary acquisition is settled or a compulsory land acquisition is gazetted, the acquisition has no certainty.

Public disclosure at this time would potentially impact adversely on the negotiation process and Council's ability to secure the land parcels at market value. Further, it would potentially impact the compulsory land acquisition process under the Act by prematurely releasing sensitive planning information that is still subject to change instead of as part of the resumption process under the Act, which formally commences with the serving of a Notice of Intention to Resume and associated background information, current at that time, to affected land owners.

12 NEXT MEETING

The next Ordinary Meeting will be held on 24 August 2023.

13 MEETING CLOSURE