

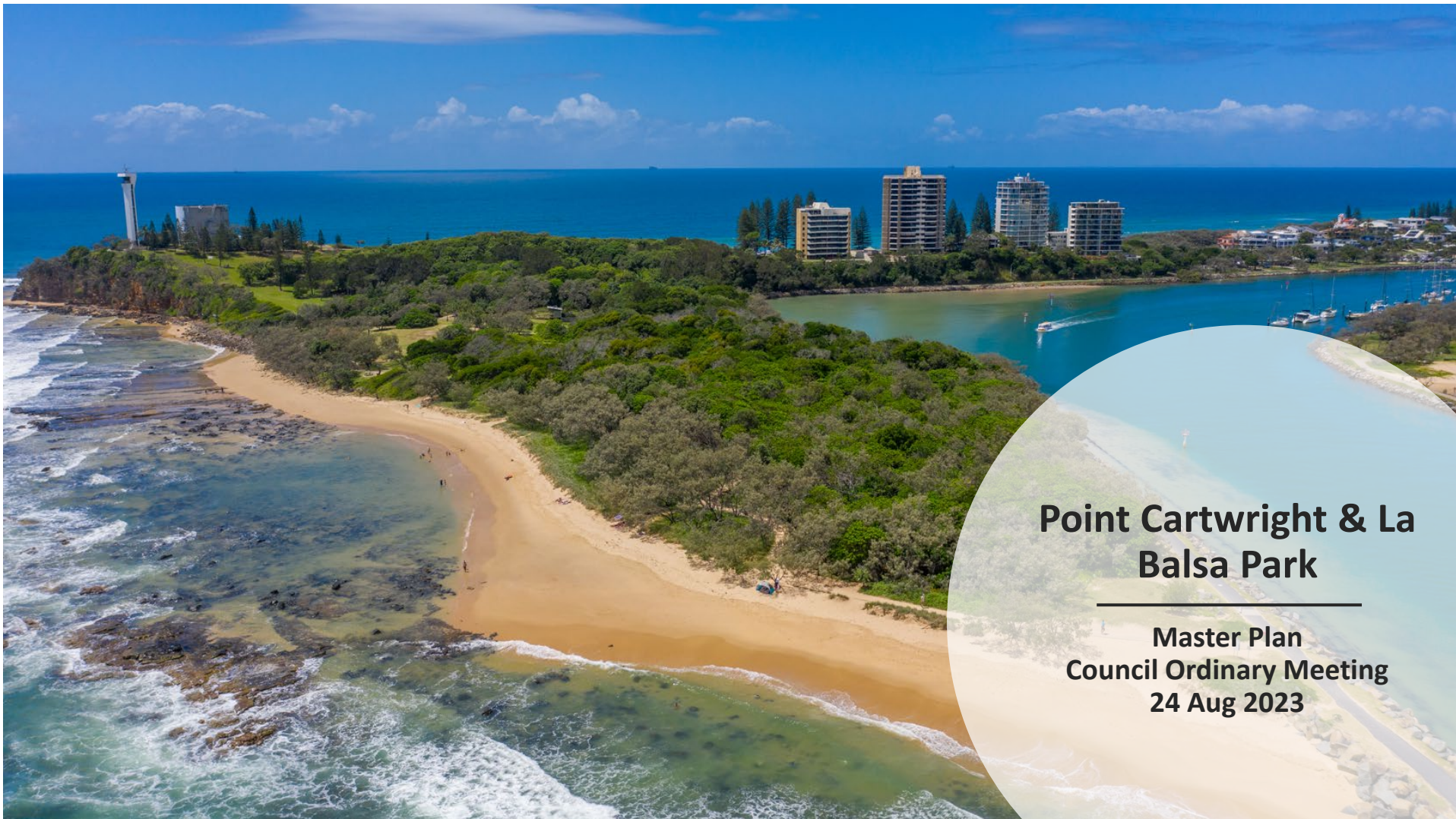
Related Documentation

Ordinary Meeting

Thursday, 24 August 2023

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Point Cartwright & La Balsa Park

Master Plan
Council Ordinary Meeting
24 Aug 2023

Project purpose

Development of the Point Cartwright Reserve and La Balsa Park Master Plan to guide the future use and management of this coastal area, balancing the needs of users and the environment, for all the community to enjoy.

The Master Plan:

Presents a long-term vision for this public space, with outcomes to be delivered through a staged 15-to-20-year process commencing immediately. It will capture a joint community and council vision for the area include an analysis of the site, uses, opportunities and constraints, the community's values and vision and associated actions, priorities, and costs for implementation consideration.



Project site



Sunshine Coast
COUNCIL

P-K2625 Pt Cartwright & La Balsa Park Masterplan
Project Site & Existing SCC Mapping



Sunshine Coast
COUNCIL

Point Cartwright & La Balsa Park Master Plan
Matters of State Environmental Significance Plan



26 July 2023



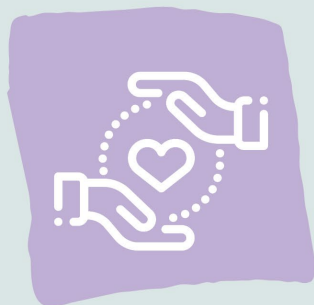
Community Consultation Phase 1

What we heard Community Values



The environment

Preserve and enhance
the sites natural
environmental values
and scenic amenity



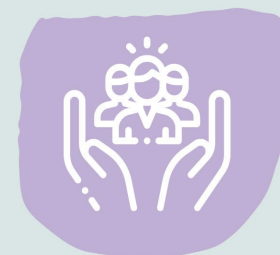
Improve awareness

Provide education and
awareness of the rich history
of the site, the environmental
values, and the significance of
the land for Kabi Kabi People



Social & recreational

Maintain social connections,
exercise opportunities and
pet friendly activities



Inclusive

Create an inclusive place for
people of all ages and abilities
to enjoy

Community Consultation Phase 2

What we heard

Balance

Council should take a balanced approach

Pet Access

Balance pet access & responsible pet ownership

Safety

Safety needs to be achieved with consideration of e-transport, brush turkeys and dogs

Infrastructure

enhance enjoyment without impacting native plants & animals

Cultural heritage, Environment & Recreation

Cultural heritage and native plants & animals need to be protected while enabling recreational use

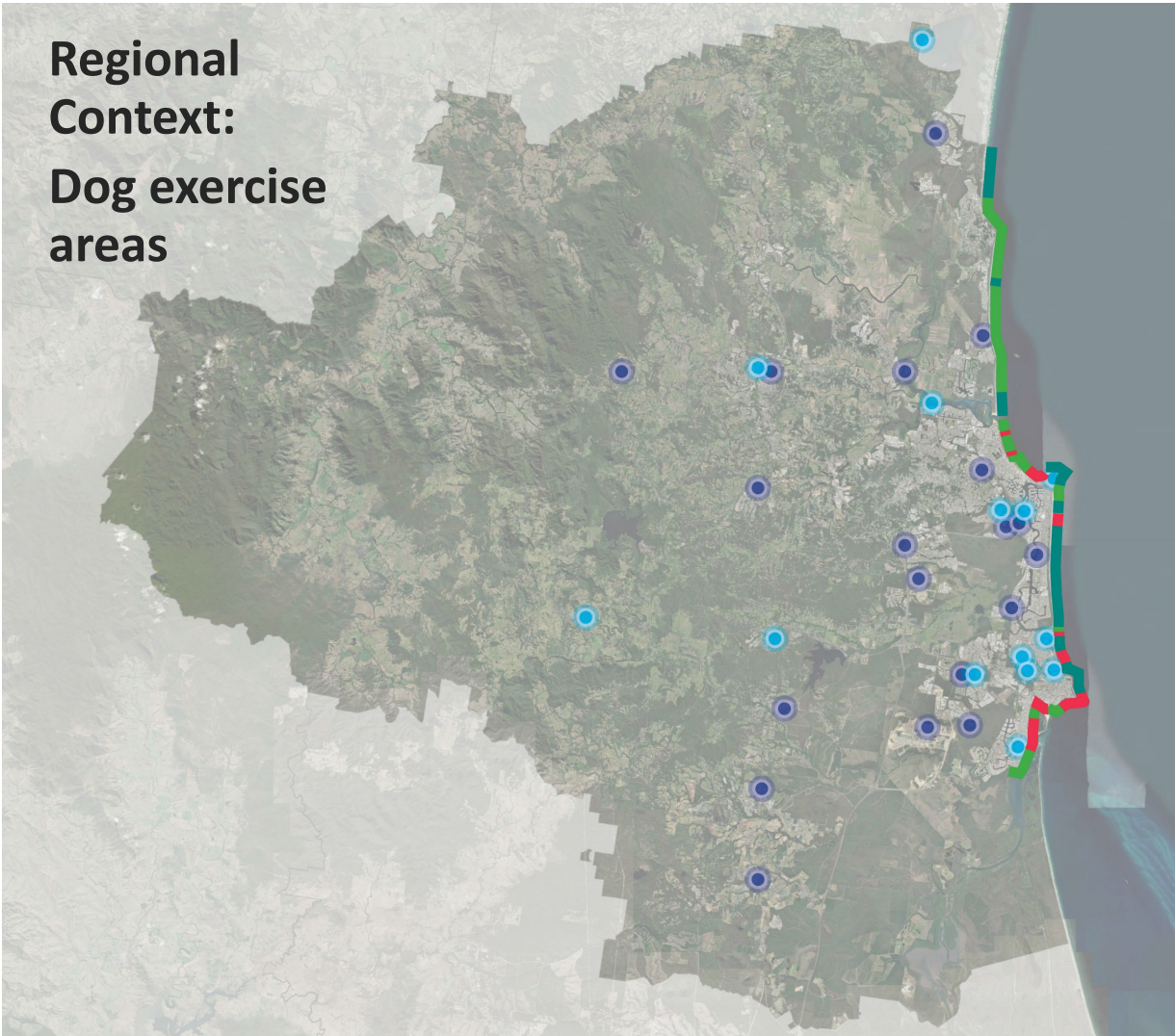








Regional Context: Dog exercise areas

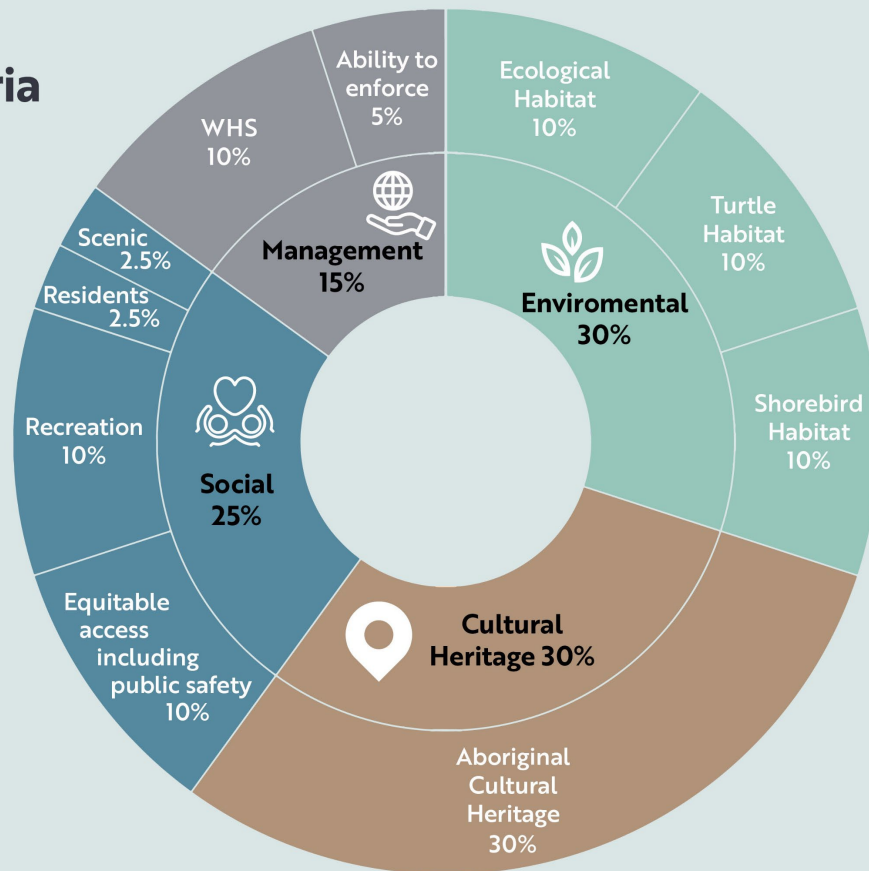


Legend

	Dog off-leash coastline	16km
	Dog on-leash coastline	20.7km
	Dog prohibited coastline	10.3km
	Fenced dog exercise area	19
	Unfenced dog exercise area	16

Multi-criteria analysis

Criteria



Proposed changes to pet access





Recommendation

That Council:

- (a) receive and note the report titled “Point Cartwright Reserve and La Balsa Park Master Plan”
- (b) endorse the Point Cartwright Reserve and La Balsa Park Master Plan - (Appendix A) and Illustrative Plan (Appendix B)
- (c) note that the Point Cartwright Reserve and La Balsa 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
- (d) request the Chief Executive Officer prepare a report for Council’s consideration at the Ordinary Meeting of 21 September 2023 to commence a local law making process for a proposed amendment to Subordinate Local Law 2 (Animal Management) 2011 - Schedule 6 Dog off leash areas – maps 2.6.19 Point Cartwright Reserve and 2.6.20 Point Cartwright to Gulai Street, Buddina (Beach access 198 to 201), and
- (e) endorse the Proposed Changes to Pet Access Map (Appendix C) to inform the local law amendment process (d) above.



July 2023 Financial Performance Report

July 2023 Operating Result

- Council's operating result at the end of July 2023 of \$175.8 million is above the current budget by \$5 million
- The variance consists of:
 - Revenue above budget of \$0.5 million
 - Expenses below budget by \$4.5 million

July 2023 Operating Result

Revenue

- General rates and levies have been issued to all rateable properties in July
- Waste commercial and domestic rubbish collection are ahead of the expected budget

Expenditure

- Employee costs are below budget from a combination of the delay in the Certified Agreement increase and vacant positions

July 2023 Capital Expenditure Result

Capital Works Program has Progressed 4.2%

- \$13.9 million of Council's \$330 million Capital Works Program was financially expended.
- \$11.2 million of the Core Capital Program has been spent which is 4.3% of the budget

Cash Flows and Balance Sheet

Council Cash

- Council's cash at 31 July is \$291 million

Council Debt

- Council's debt at 30 June is \$441 million
- Anticipated new borrowings for 2023/24 are \$28.5 million

Investment Performance

Investments

- Council currently has 13 term deposits totalling \$140 million
- Term deposits mature between 0 – 365 days
- Weighted average interest rate return of 4.86%

OFFICER RECOMMENDATION

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

Thank you.



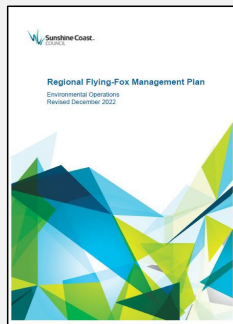
See council's website for further details
www.sunshinecoast.qld.gov.au

Sunshine Coast Council Macropod Conservation Plan 2023

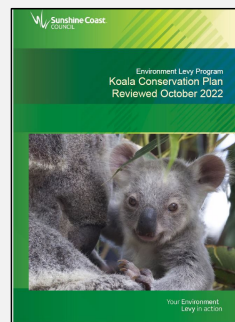


Environment and Liveability Strategy

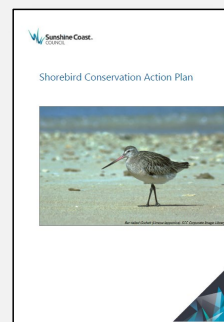
Regional Flying-fox Management Plan 2014



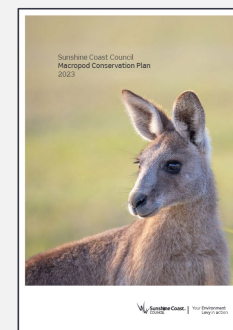
Koala Conservation Plan 2016



Shorebirds Action Plan 2021



Macropod Conservation Plan 2023



Marine Turtle Conservation Plan 2023





Purpose

To guide actions in promoting sustainable populations of eastern grey kangaroos and other macropods within the Sunshine Coast Council Local Government Area

Scope

7 Macropod species - Eastern grey kangaroo focus
due to trend in local decline

Black striped wallaby



*To deliver a whole of landscape,
integrated partnerships approach*

What the plan will do

- Spatially identifying macropod **habitat**, occurrence **clusters**, **movement** pathways and **threat** overlays
- Set the **approaches** to be adopted in **supporting sustainable macropod populations** with a high priority on eastern grey kangaroos
- Allocate **responsibilities** to **stakeholders and council teams** to ensure desired outcomes are reached during the life of the plan

Whiptail wallaby



Four Desired Outcomes

DO1: Management is **evidence based** and informed by contemporary **research and knowledge** of Sunshine Coast macropod populations

DO2: Supporting **guidelines for planning and development** assessments are in place for the protection of macropods and their habitats

DO3: The impacts of **threatening processes** on macropods in the Sunshine Coast LGA are **understood and minimised**

DO4: A landscape approach to macropod conservation is achieved through **advocacy, education and partnerships with the community**



An informed approach

Phase 1.

- Stakeholder workshops
 - Council staff; Councillors; technical experts; and wildlife care groups
- Draft Plan

Phase 2.

- Have Your Say broad community consultation
 - Priority actions survey
 - General feedback on the plan
 - Interactive map
- Stakeholder workshop technical experts and wildlife care groups



What did the community tell us?

Phase 2 community consultation:

- Priority actions survey
- General feedback on the plan
- Interactive map

1228 individuals
607 contributions
292 downloads
3 written submissions

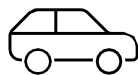
Prioritised actions and general feedback

- Prepare guidelines
- Road infrastructure
- Mapping habitat and climate change refugia
- Remove tourism from action 3.4.1
- Review timelines

189 participants



Feedback themes



Fencing

Road
crossing
infrastructure

Corridors

Management

Threat
mapping

Habitat
protection

Education

Signage



Dogs

Reduce
Speed





Implementation

CREATING SAFER PLACES FOR MACROPODS

- **Guidelines** for Council and community
- Fauna **crossing infrastructure**
- **Monitoring, mapping** and data management
- **Education** and communication plan
- Development of **new background report** to reflect current knowledge and inform management outcomes
- Deliver **quick wins** - roadkill hotspot **mapping** updated annually to be **more responsive to change**; temporary signage, virtual fence, dog-fest
- Strategic and financial partnerships

Sunshine Coast Council
Macropod Conservation Plan
2023



 Sunshine Coast
COUNCIL | Your Environment
Levy in action

Officer Recommendation

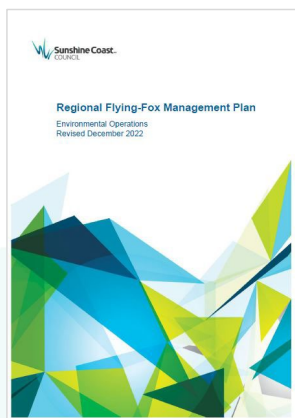
That Council:

- (a) receive and note the report titled “macropod Conservation Plan”*
- (b) endorse the Macropod Conservation Plan (Appendix A) and*
- (c) Note the Macropod Conservation Plan will inform the preparation and staged implementation of projects for consideration in future capital and operational budgets and applications for external funding opportunities.*

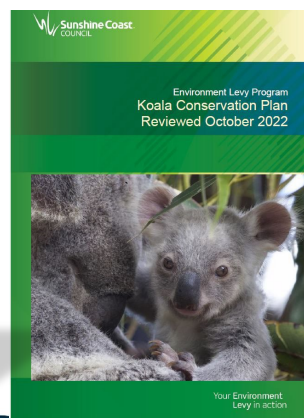


Environment and Liveability Strategy

Regional Flying-fox Management Plan



Koala Conservation Plan



Shorebird Conservation Action Plan



Macropod Conservation Plan



Marine Turtle Conservation Plan



TurtleCare
SUNSHINE COAST

Sunshine Coast
COUNCIL

Loggerhead Turtle *Caretta caretta*

IUCN Red List
(Critically Endangered)

EPBC Act
(Endangered)

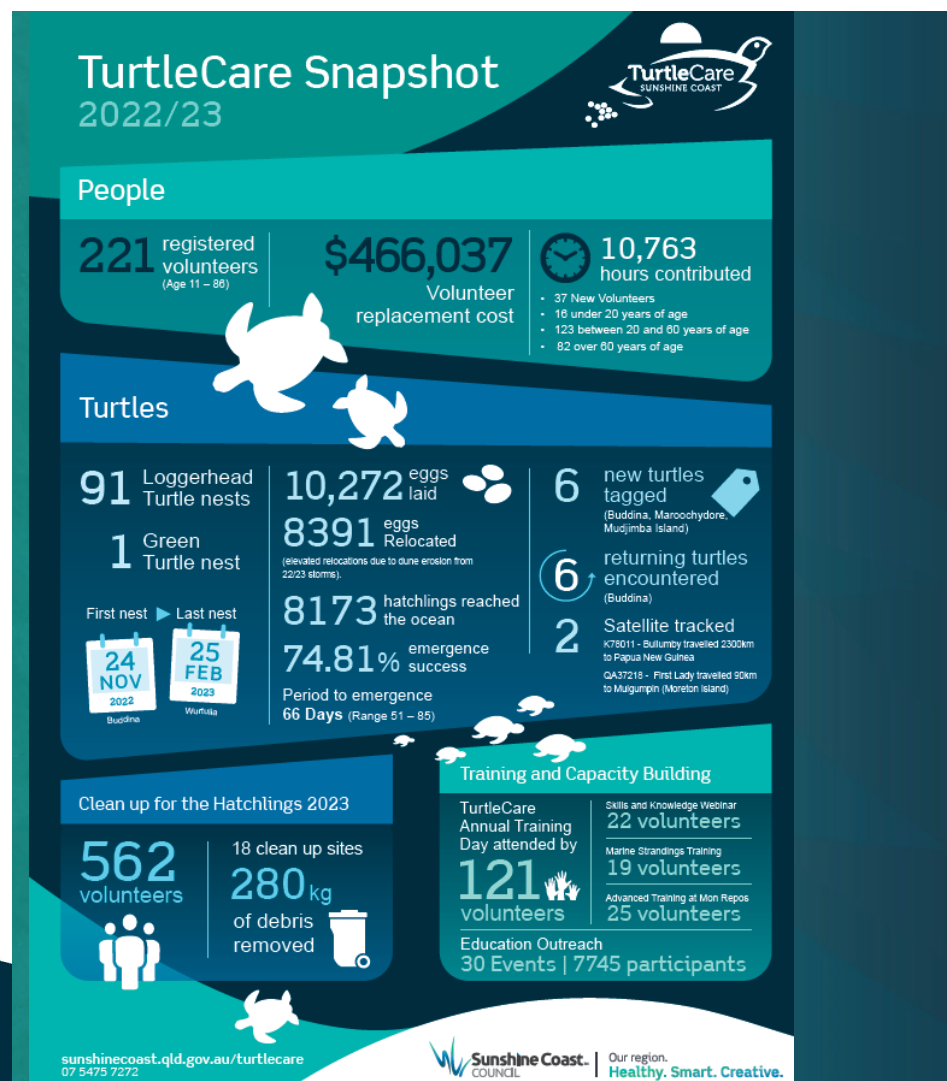
NC Act (Endangered)



Sunshine Coast identified as
HABITAT CRITICAL TO SURVIVAL

Sunshine Coast Turtles

- 4% of the critically endangered genetic stock (over 1% is important)
- Nesting concentrated at Buddina, Shelly Beach, North Bribie Island
- Three citizen science groups within the Sunshine Coast rookery
- 2035 - benefit of long-term investment in turtle conservation realised



1. What projects would you like to fund?


Open Activity closes 16/06/2023 at 11:59 PM

We have selected one key project from each of the desired outcomes. Please use the sliding scale to allocate funding to each project. You have a budget of \$100,000 spend.

Your remaining budget:
\$ 100,000

MINIMUM SPEND
\$5,000

Sort by ▾




Fine scale mapping and monitoring of climate change refugia
[Read More](#)

\$0 ▾

\$20,000 \$50,000

0 Votes (0%)



Develop a sponsorship investment prospectus
[Read More](#)

\$0 ▾

\$5,000 \$10,000

0 Votes (0%)

Community Engagement



Have your Say page
views
2,385



386 Total Contributions
from
247 Contributors

- 1. Participatory budget tool:**
Ten representative projects assessed for community sentiment and buy-in
- 2. Open comment section:**
Opportunity to provide any comments about the plan documents





Marine Turtle Conservation Plan

Making tracks together

VISION

Marine turtles surviving and thriving on the Sunshine Coast, co-existing in harmony with people.

PRIMARY GOAL

Supporting the recovery of self-sustaining populations of marine turtles on the Sunshine Coast by reducing threats, improving habitat quality, and strengthening community-based management.



Marine turtles surviving and thriving on the Sunshine Coast, co-existing in harmony with people.

Supporting the recovery of self-sustaining populations of marine turtles on the Sunshine Coast by reducing threats, improving habitat quality, and strengthening community-based management.



THEME ONE

Turtle-sensitive
lighting and coastal
development



THEME TWO

Regional Marine
Turtle Recovery
Actions



THEME THREE

Community-based
TurtleCare
Program Delivery



Marine Turtle Conservation Plan *Implementation*

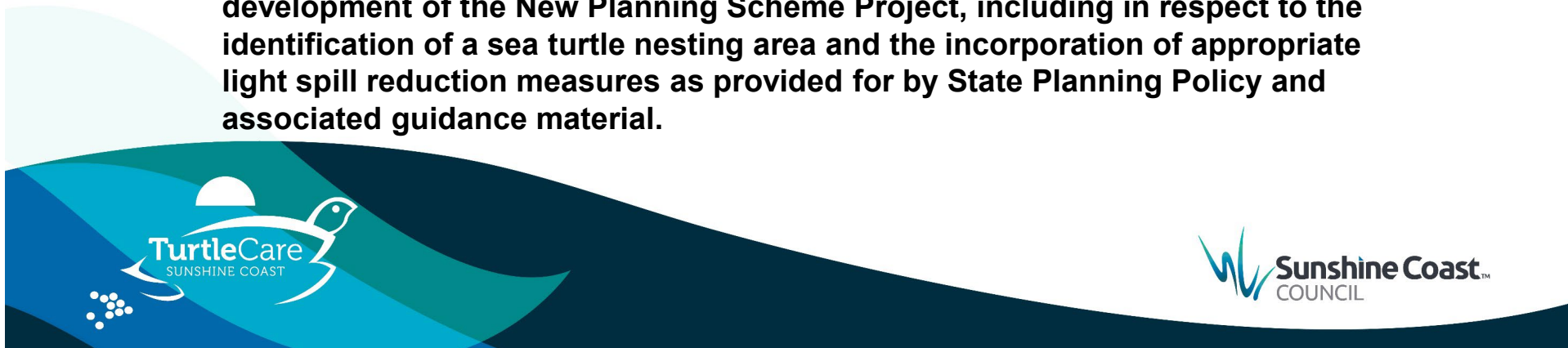
- 10-year implementation plan (reviewed annually)
- Key delivery partners include
 - Queensland Department of Environment and Science
 - Kabi Kabi First Nations Peoples
 - TurtleCare Sunshine Coast
 - Coolum and North Shore Coast Care
 - Bribie Island Turtle Trackers
 - Technical Advisory Panel
 - SEQ Councils
 - Broader Community



OFFICER RECOMMENDATION

That Council:

- receive and note the report titled “Marine Turtle Conservation Plan”
- endorse the Marine Turtle Conservation Plan Part A and Part B (Appendix A and B)
- note the Marine Turtle Conservation Plan will inform the preparation and staged implementation of projects for consideration in future capital and operational budgets and applications for external funding opportunities and
- note that the Marine Turtle Conservation Plan is being considered in the development of the New Planning Scheme Project, including in respect to the identification of a sea turtle nesting area and the incorporation of appropriate light spill reduction measures as provided for by State Planning Policy and associated guidance material.





Local Disaster Management Plan

Ordinary Meeting - 24th August 2023



Disaster Management > *Legislative Compliance*

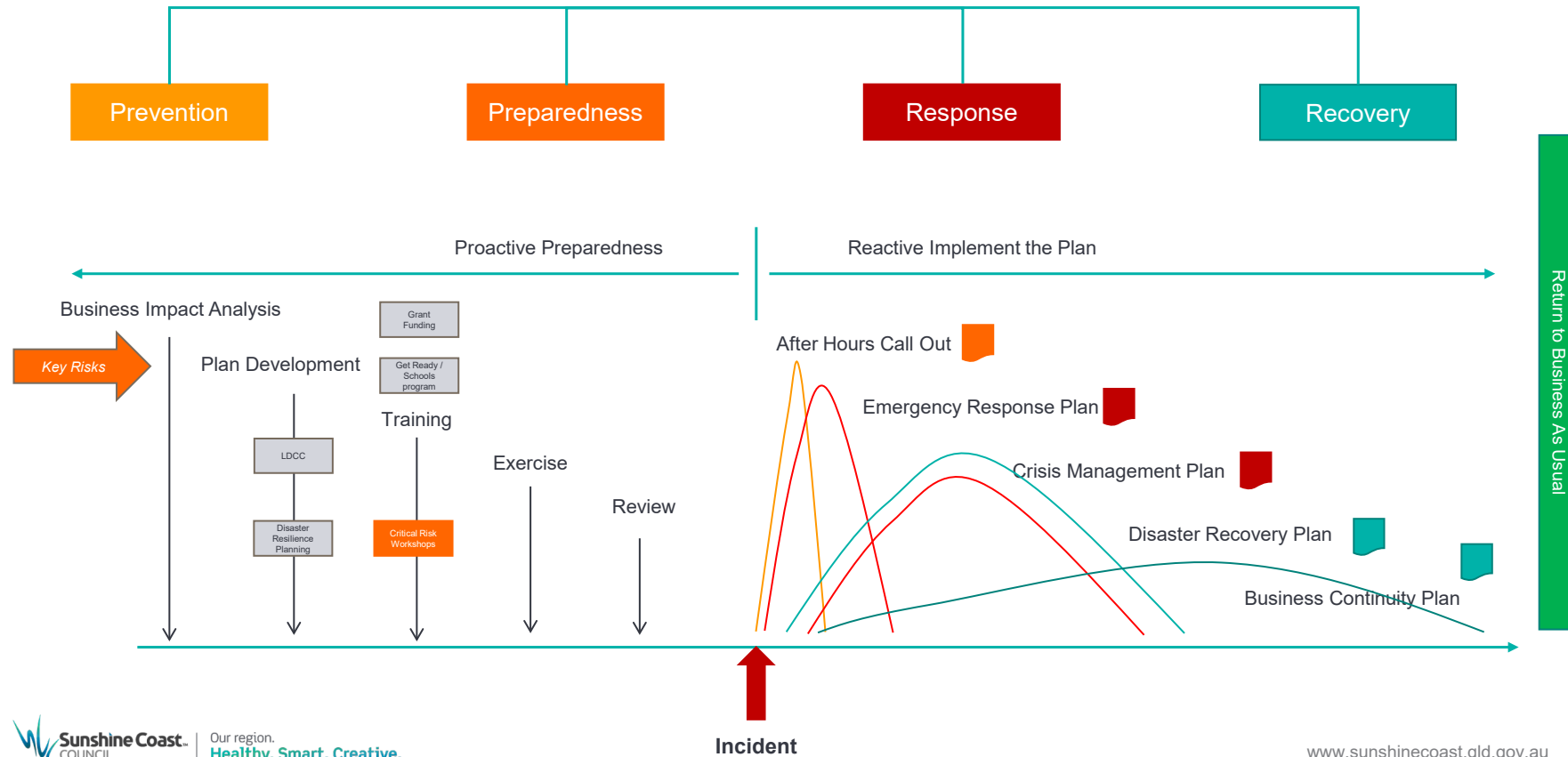
- Local Government is required to hold a Disaster Management Plan to comply with the QLD Disaster Management Act 2003 s57.
- **Purpose:** The plan is drafted by local government, however, is a regional plan empowering and guiding partner agencies in their capacity hazard lead or response authorities.
- **Aim:** the aim of this review is to align the plan to contemporary thinking, with disaster Resilience taking a larger focus over the four pillars on Disaster Management; Prevention, Preparation, Response and Recovery.



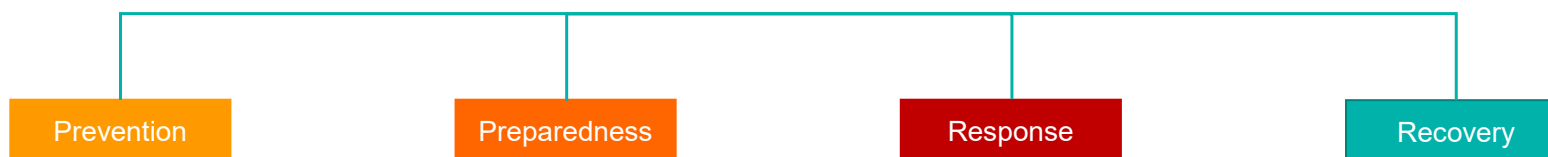
www.sunshinecoast.qld.gov.au

2

Disaster Management > *Four Pillars*



Disaster Management > *Annual Planning Cycle*

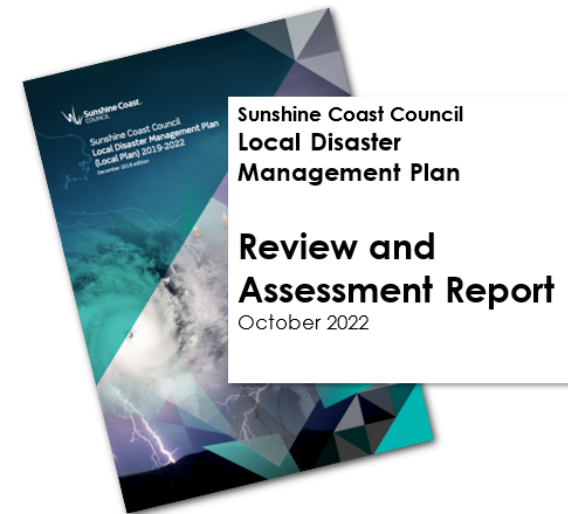


Annual Planning Cycle

- Inspector General Emergency Management review every August
- Reviewed following activation and exercise
- Annual review to be completed (Approval by CEO for minor updates)
- 5 Yearly adoption by Council, or following major updates

Disaster Management > *History of the Plan*

- Previous plan adopted December 2018 – to cover 2019-2022 – served the community well, through numerous activations to events
- Previous plan was reviewed by an independent consultant (August-Oct 2022), proposal submitted to re-write the plan – delivered in raw format in December 2022
- The draft plan is attached for review.

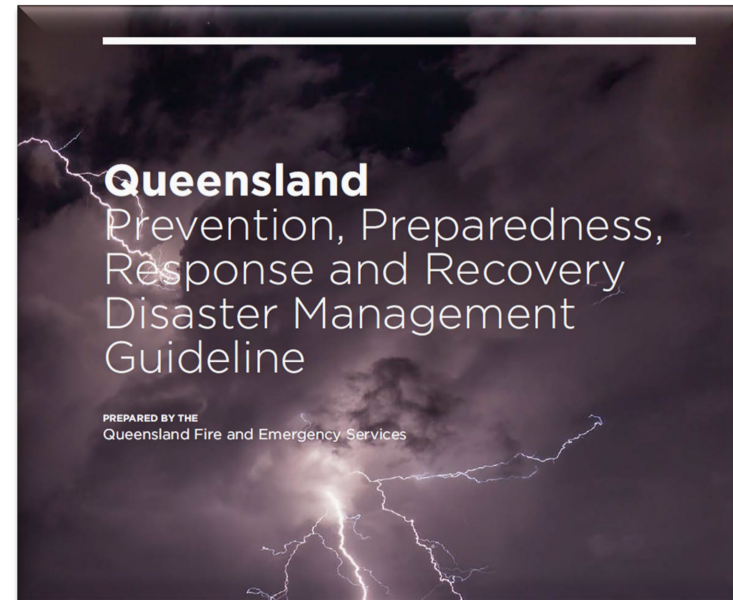


A review by MM Consulting, Brisbane
October 2022

Disaster Management > *Key changes in Structure*

The new LDMP has been structured to align to the four pillars of disaster management, Prevention, Preparedness, Response and Recovery (**PPRR**).

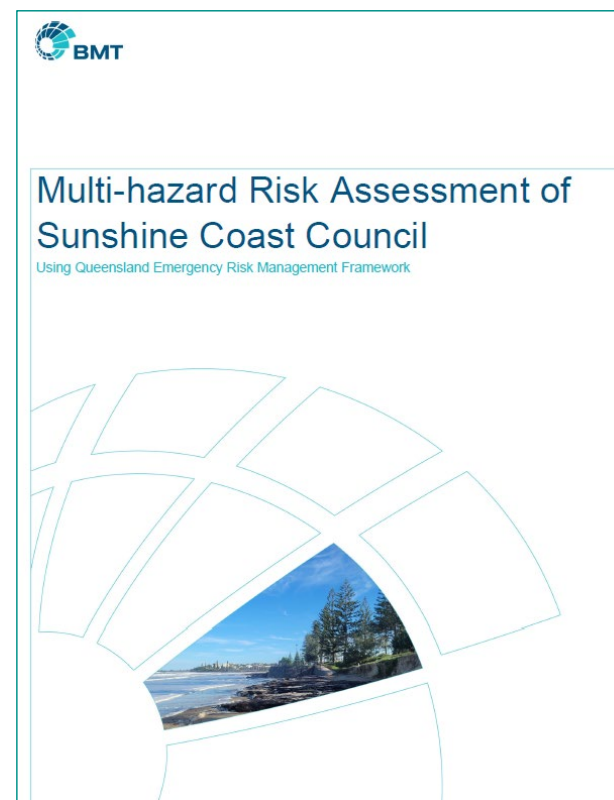
- Parts one to four of the LDMP contain the applicable legislation and governance, outcomes of the Sunshine Coast Queensland Emergency Risk Management project completed in December 2022 and outline local capacity and capability.
- Part five focuses on disaster prevention.
- Part six focuses on disaster preparedness.
- Part seven focuses on disaster response.
- Part eight focuses on disaster recovery.
- Part nine focuses on disaster resilience.



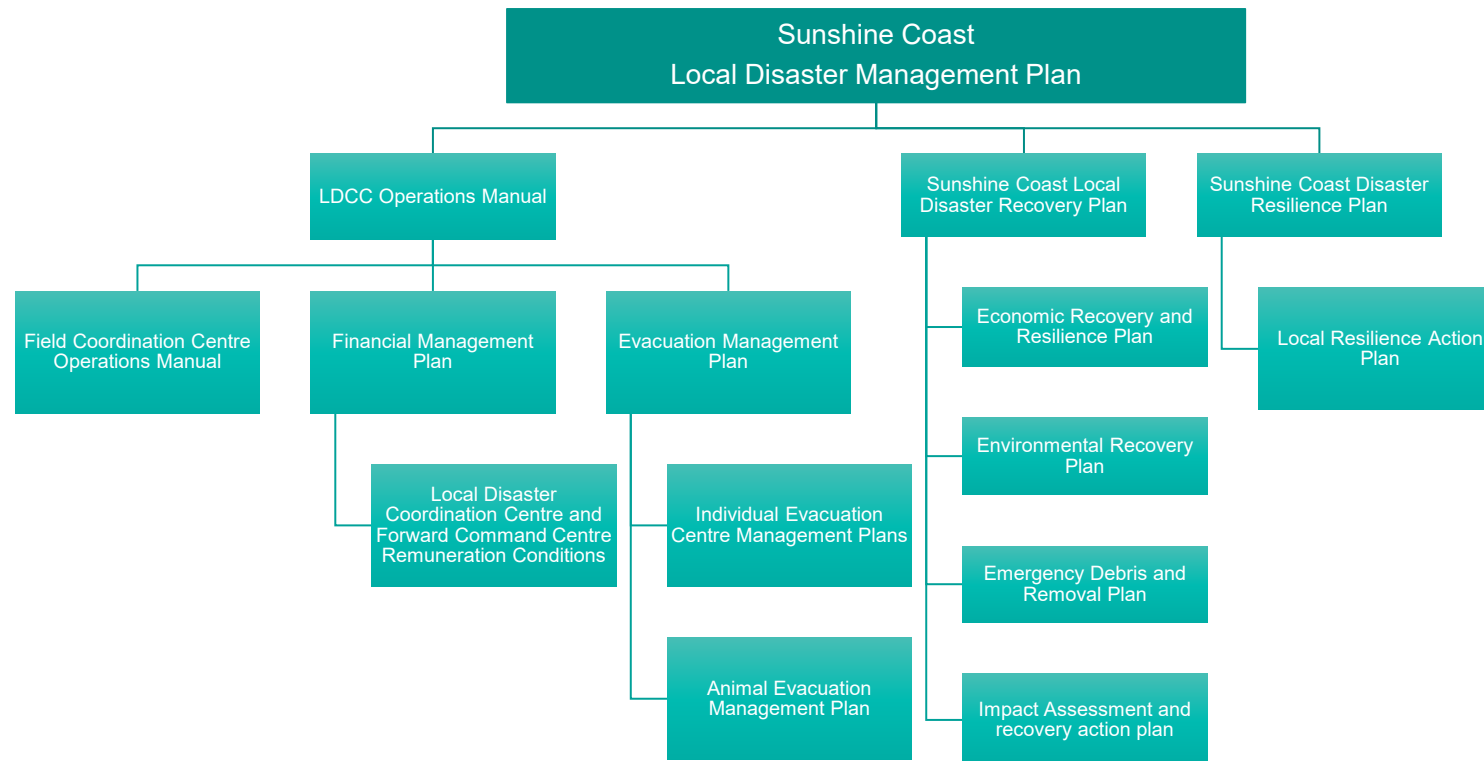
Disaster Management > *Key changes in Content*

The substance changes within the new version of the plan are to meet the new requirements in accordance with the Act and guiding documents. These are:

- Alignment of the sections to PPRR for ease of use,
- Addition of an administration section which contains:
- Application of the act,
- How the plan interacts with the Act and guiding documents, above along with the disaster management framework,
- Authorising environment for the plan,
- Inclusion of lessons management as a component of all operations including recovery, and
- Addition of the findings from the 2022 Queensland Emergency Risk Management Framework assessment of the Sunshine Coast.



Disaster Management > *Plan Framework & Next Steps*



Disaster Management > *Officer Recommendation*

Purpose

In accordance with the *Queensland Disaster Management Act 2003, S57*, each local government must prepare a Local Disaster Management Plan which informs all disaster management activities for the local government, along with providing guidance to all partner agencies within the region.

The Sunshine Coast Council Local Disaster Management Plan Edition July 2023 (The Plan) is presented for adoption by Council.

It is recommended that Council:

- receive and note the report titled “Local Disaster Management Plan” and
- adopt the Sunshine Coast Council Local Disaster Management Plan (Appendix A).

Thank you





Current Strategy 2018-2027

Council endorsed the Strategy in 2018

Vision : 'To be recognised as the premier Regional Events destination in Australia – where Major Events deliver maximum results'

Listed key Economic Targets for each year from 2018-2027 - significantly impacted by COVID-19 in 2020 and 2021

Strategy was very well received – strong support from all key stakeholders

Strong alignment with Strategy on decisions made since 2018 – from the internal Council team, the Sunshine Coast Events Board, and Council when required.













Strategy Development Focuses

Outcomes of workshops and internal and external discussions:

RETAIN	INCLUDE & DEVELOP
Importance of economic impact and ROI	Building a more balanced event calendar (by time, location and event type)
Regional reputation as a desirable events destination	Targeting of new events and opportunities
High impact on local tourism industry	Stronger links to regional priorities, e.g. SDG's and Biosphere
Protect and secure valuable existing events	Focus on high-value events
Connections and partnerships (TEQ, VSC etc)	Updates to the regional tourism brand and current positioning, align more closely with VSC
	Creating a runway to 2032 Olympic and Paralympic Games – full strategy review in 2028
	Focus on Identifying events that are the 'best fit' for the region (scale, offerings, strategy and annual budget)

Major Event Categories

Sponsorship Types

 Sponsorship Category	 Signature Events	 Economic Drivers	 Emerging Events
Investment	 High	 Low Medium	 Low
Target outcomes	<ul style="list-style-type: none"> • National scale and awareness • Very high economic impact (and/or) Very high-profile impact • Regional / industry opportunities • Significant promotional value • TEQ / Government major partnerships • Olympic and Paralympic strategic alignment 	<ul style="list-style-type: none"> • Strong return on investment • Spread across calendar year • Bed nights / direct visitor spend • Outcomes as assessed in existing event strategy and process • Reach yearly economic and strategy goals 	<ul style="list-style-type: none"> • Build diverse Calendar (content and location) • Profile new and emerging content • Demonstrated growth potential • Assist in event and industry growth • Meet community and visitor expectations
Number of Events Annually Supported	4 – 6	30 – 50	3 – 5
Percentage of Investment	 Medium	 High	 Low

(Note that these event categories outline only those included in Council's Major Events Sponsorship Program. Wider areas of Council's support of regional events, and how they connect to this strategy, are outlined in Appendix two of this plan)

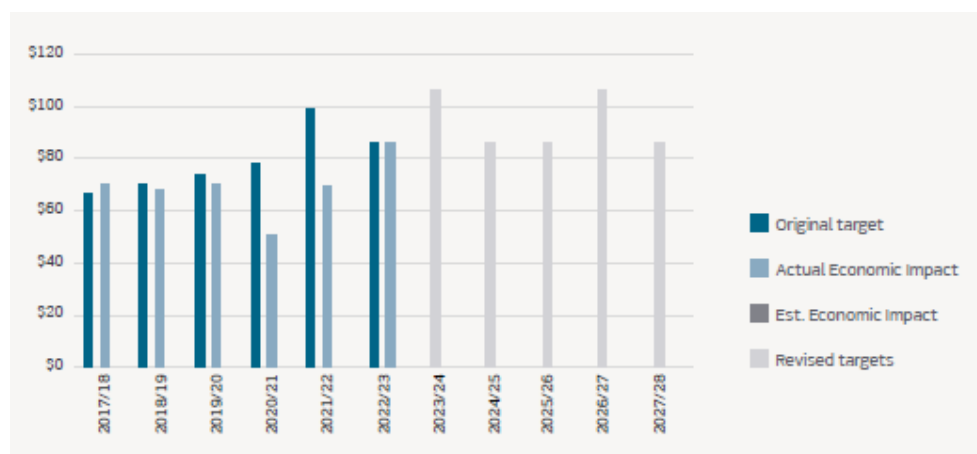
Major Event Categories

The Strategy seeks to align with the SDGs and Biosphere principles in achieving significant outcomes for the region, whilst guiding the events industry towards a more sustainable future.



Economic Impact Targets

Economic Impact of Sponsored Major Events – 2017/18 to 2027/28



Overall, between 2023 and 2028 –
The Balanced Sunshine Coast
Major Events Calendar will:



Maintain an overall direct
economic impact of \$86 million per year



Attract in excess of 160,000 primary purpose event visitors,
creating over 1,000 Full Time
Equivalent jobs each year



Sponsor and support between
40 and 60 major events across
the three categories per year,
noting an emphasis on quality over quantity



Create and drive growth and profile
of regional event related businesses,
increasing supplier listings within
www.eventconnect.sunshinecoast.qld.au
by 30 or more businesses each year



Work with three to five 'emerging events' each year
to create opportunities for
unique and profiling content
for the Sunshine Coast



Align and attach the positioning and audiences of
four to six 'signature events',
and three to five selected
'emerging events' per year
to the outputs and projects of key regional
stakeholders such as Tourism and Events
Queensland and Visit Sunshine Coast



Provide annual reports to
Council and the wider regional
community outlining yearly outcomes
in economic impact, regional promotion and positioning,
local industry support, growth of emerging events and wider
community and industry benefits.

www.sunshinecoast.qld.gov.au

6

Officer Recommendation

That Council:

- (a) receive and note the report titled “Sunshine Coast Major Events Strategy”
- (b) adopt the “Sunshine Coast Major Events Strategy 2018-2028 – 2023 Refresh” (Appendix A).

Thank you.



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



Sunshine Coast Creative Arts Plan 2023 - 2038

Ordinary Meeting
24 August 2023

Sunshine Coast Arts Plan 2018 – 2038

Endorsed by Council in 2018 as a 20-year plan with reviews required at five-year intervals.

Sunshine Coast Arts Advisory Board recognised this was **not a new plan**, but a refinement that reflects the growth and development of the regional sector in the past five years, as well as changes in the macro-environment including:

- COVID-19 pandemic impacts
- Brisbane 2032 Olympic & Paralympic Games announcement
- a new National Cultural Policy
- the introduction of the Arts Levy
- awarding of the Biosphere status.



Review process

- Audit and Opportunities Report included research, benchmarking, consultation, an audit of the sector and of the plan's effectiveness and relevance
- Alignment with State and National policy.

Consultation included:

- External engagement with key stakeholders via focus groups, interviews, and two sector wide surveys with nearly 550 responses
- Internal engagement with the Arts Advisory Board, key branches, and Councillors.



Review outcomes

Key trends:

- Professional Development
- First Nations-led
- Transformational Infrastructure
- Audience development
- Profile and brand
- Partnerships

New trends:

- Digital Engagement with the Arts
- The Sunshine Coast Biosphere
- Post-Covid recovery
- Brisbane 2032



Sunshine Coast Creative Arts Plan 2023 – 2038

- Updated title, vision, values and goals
- Reformatting of action plan from 18 strategies with 49 actions set under each specific goal to 12 high level focus areas that straddle multiple goals
- Updated measures / KPI's
- Imagery from across sector, not just council programs / events
- Acknowledgement of the annual, council endorsed Arts Program funded by the Arts and Heritage Levy as the major funding mechanism - the plan does not require new budget requests.



Finance and resource implications

No change to current core budget. Other sources of funding that support delivery include:

- Arts and Heritage Levy (annual Arts Program aligned to the Arts Plan)
- Grants and funding
- Sponsorships and partnerships
- Revenue generation.



Officer Recommendation

That Council:

- (a) receive and note the report titled “Sunshine Coast Creative Arts Plan 2023 - 2038”
- (b) adopt the Sunshine Coast Creative Arts Plan 2023-2038 (Appendix A).



Thank you.

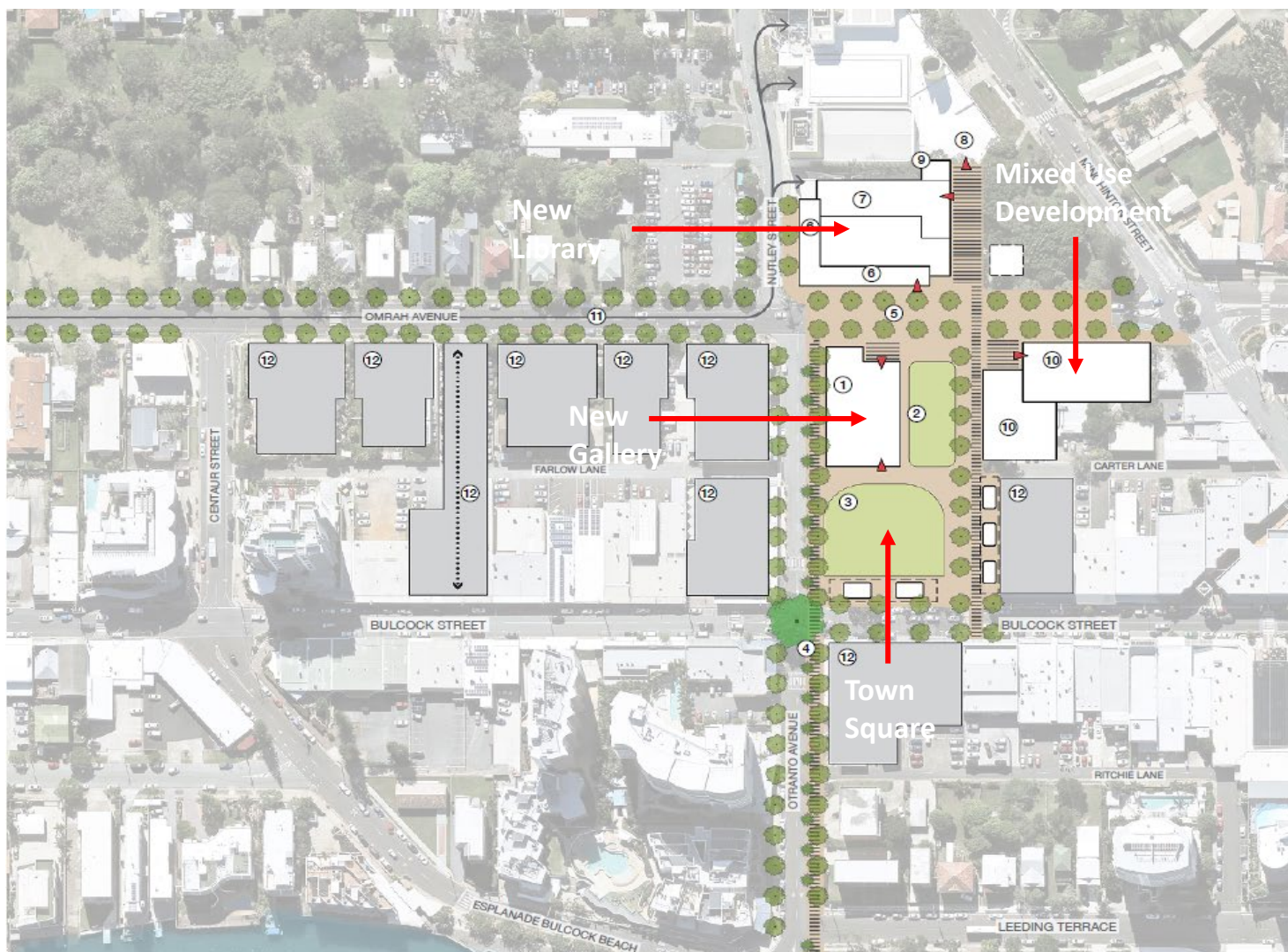


See council's website for further details
www.sunshinecoast.qld.gov.au



New Regional Gallery – Detailed Business Case





- ① New 2-3 storey gallery with approximately 1,130sqm footprint. Building includes ground floor cafe, shop and retail tenancies to activate Otranto Avenue, Carter Lane and town square. Rooftop function space with entry from north and south to encourage movement through the building.
- ② External Sculpture Gallery courtyard to east of the gallery.
- ③ Main Town Square on the Bulcock Street and Otranto Avenue corner framed by a olivo scaled shelter on Bulcock Street and a north/south arbour on the eastern side. The park is activated by freestanding retail pods.
- ④ Footpath park along Otranto Avenue to Bulcock Beach extends to Omrah Avenue creating a stronger pedestrian connection to Bulcock Beach.
- ⑤ New shared-zone in Omrah Avenue creates a stronger pedestrian linkages across Omrah Avenue.
- ⑥ New Library over 3 levels within existing council administration building. New entry plaza, two storey grand entry and new lift core facing Omrah Avenue. Town Square and gallery. Existing administration building could be altered along its eastern side to create a two storey arcade walkway that enhance views to The Event Centre entry. New outdoor library courtyard can activate Bill Venardos Park.
- ⑦ Potential for SCRC Administration Offices and Community meeting space.
- ⑧ Modified entry to The Events Centre for integration with new Library building.
- ⑨ Dedicated linkway between Council Administration Building and The Events Centre.
- ⑩ Mixed use retail/ accommodation development activates new town square and Omrah Avenue with servicing from Carter Lane. Building setback from Omrah Avenue creates a north facing plaza and opens the vista from the Bulcock Street/Otranto Avenue corner to Bill Venardos Park.
- ⑪ Omrah Avenue is enhanced as grand urban avenue linking the town square precinct with the Stockland retail centre. Omrah Avenue provides vehicular access to town centre, developments along Omrah Avenue, The Events Centre and the new library and council administration building.
- ⑫ Privately owned sites with future development potential catalysed in medium to long term by the Caloundra Centre Activation Project. Opportunities to create additional pedestrian connections to Bulcock Street.





WHY A NEW REGIONAL GALLERY

Issues

- Poor understanding of the value of arts
- Multiple undersized & disparately located arts facilities
- A constrained arts vision & insufficient prioritisation to meet current & projected community & visitor needs

Service Need

- Existing gallery inadequate
- No significant regional arts facility
- No facility matching ambition and need for arts and culture

Cultural Benefits

- Create a cultural focal point
- Celebrate First Nations art and culture.
- Build resilience to digital and industrial disruption.
- Create a home for local artists
- Improved Sense of Place, Liveability and Public Amenity

Economic Benefits

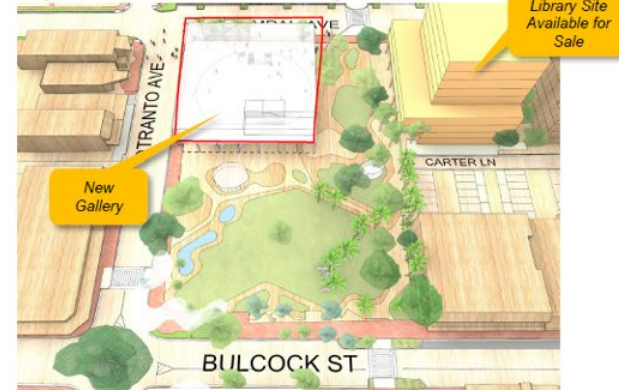
- \$8.5B to the State economy
- Approx. 67,000 FTE Queenslanders.
- Indirect contribution of \$3.8B + 25,500 FTE Queenslanders.
- International visitor spend \$17 billion

Short List Options

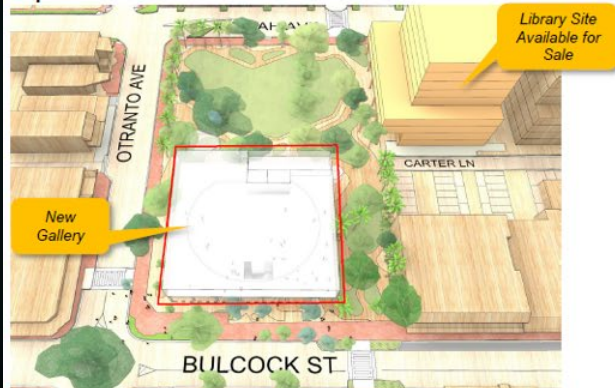
Option A – Base Case



Option B – On Gallery Site



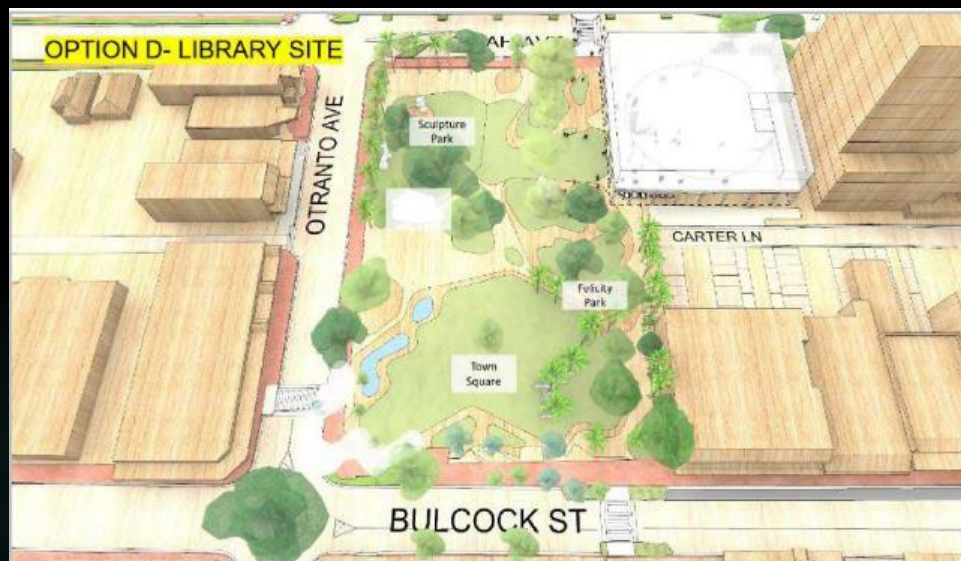
Option C – Bulcock Address



Option D Current Library Site



DBC Recommendation – Option D – Existing Library Site



- Construction Cost \$37 million
- NPV (\$55.1 million)
- Operating cost \$2.15 million p.a
- Total Benefits \$202 million
- Benefit Cost Ratio 2.74:1
- High Design and Placemaking Score

New Sunshine Coast Regional Gallery - Reference Design



Your community and creative hub



OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Sunshine Coast Regional Gallery Business Case”;
- (b) endorse the Detailed Business Case – Sunshine Coast Council New Regional Gallery (Appendix A) to guide the future planning and design of the new gallery, including future consideration of Council budgets and external funding opportunities; and
- (c) endorse the Caloundra Community and Creative Hub Concept Design (Appendix B) to guide future detailed planning and design for the precinct including the location of key council assets and development opportunities within the Caloundra centre area.

Thank you.



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



Item 8.10

Disposal (Lease): Oz Ski Resort Pty Ltd over Portion of 60 Junction Drive, Coolum Beach

Ordinary Meeting 24 August 2023

Overview

- Oz Ski Resort Pty Ltd hold a current Lease with Sunshine Coast Regional Council over portion of 60 Junction Rd, Coolum Beach which expires on 31 December 2027. The tenant has one further option to extend the lease until 31 December 2032.
- Council holds the land in freehold under a Nomination of Trust for park purposes.
- The lease currently accommodates a Water Sport Facility with an ancillary rehabilitation gym and kiosk to support the Water Sport Facility.
- Oz Ski has requested that Council consider granting a long-term lease to secure the future viability of the facility and allow the tenant to invest in future planning and the potential development of number of improvements which will provide broad community and economic benefits for the region.

Lot 5 SP118756 Aerial Map



Proposal

- Council officers have undertaken a review of the proposition to enter into a longer term lease with OzSki with internal consultation identifying support for the proposal.
- Offering Oz Ski a new 10-year lease, with a further 10-year option to extend will allow Council to secure a competent tenant through to 2043 as well as provide the tenant with sufficient tenure to invest in potential improvements to the facility.
- The new lease would commence from 1 January 2024 with the tenant paying market rental to be assessed upon commencement of the new lease.
- In accordance with the *Local Government Regulation 2012* an exception from Council is required to enter into a new commercial Lease agreement with the existing tenant of the land. If no exception is granted the premises will be offered for Lease agreement via a tender process.

Officer Recommendation

That Council:-

- a) receive and note the report titled “Disposal (Lease): OzSki Resort Pty Ltd over portion of 60 Junction Drive, Coolum Beach” and**
- b) resolve that in accordance with section 236(2) of the Local Government Regulation 2012, that an exception to dispose of an interest in land (lease) other than by tender or auction applies as per section 236(1)(c)(iii) as Oz Ski Resort Pty Ltd is the existing tenant of the land at 60 Junction Drive, Coolum Beach.**

Thank you.



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



Item 8.11

Disposal (Lease): Remondis Australia Pty Ltd over Part of 48 Sippy Creek Road, Tanawha

Ordinary Meeting 24 August 2023

Overview

- Remondis Australia Pty Ltd hold a current Lease with Sunshine Coast Regional Council over portion of 48 Sippy Creek Road, Tanawha which expired on 9 July 2023 with the tenant currently holding over by correspondence.
- The land is owned by the State of Queensland (State Reserve) and is managed by Council under Trust.
- Remondis held the current lease as part of its liquid waste contract with Council, however this contract is no longer in place.
- Remondis Australia indicated to Council that following conclusion of its services contract with Council they wanted to continue their private operations from this site. As such, Remondis Australia have requested that Council consider granting a new lease to permit this outcome.

Lot 427 SP237585 Aerial Map



Proposal

- Council officers have undertaken a review of the proposal to enter into a new lease with Remondis Australia following cessation of their liquid waste contract with Council.
- The granting of a new lease will allow Remondis Australia to continue providing its liquid waste services to the broader Sunshine Coast community from this location.
- The essential terms of the new lease are outlined in Attachment 3 – Proposed New Terms of Trustee Lease.
- It is proposed to offer Remondis Australia (the existing tenant) with a new 5 year lease as the current lease site is not required for the delivery of Council's waste services.
- In accordance with the *Local Government Regulation 2012* an exception from Council is required to enter into a new commercial Lease agreement with the existing tenant of the land. If no exception is granted the premises will be offered for Lease agreement via a tender process.

Officer Recommendation

That Council:

- a) **receive and note the report titled “Disposal (Lease): Remondis Australia Pty Ltd over part of 48 Sippy Creek Road, Tanawha” and**
- b) **resolve that in accordance with section 236(2) of the *Local Government Regulation 2012*, that an exception to dispose of an interest in land (lease) other than by tender or auction applies as per section 236(1)(c)(iii) as Remondis Australia Pty Ltd is the existing tenant of the land at 48 Sippy Creek Road, Tanawha.**

Thank you.



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



Item 8.12

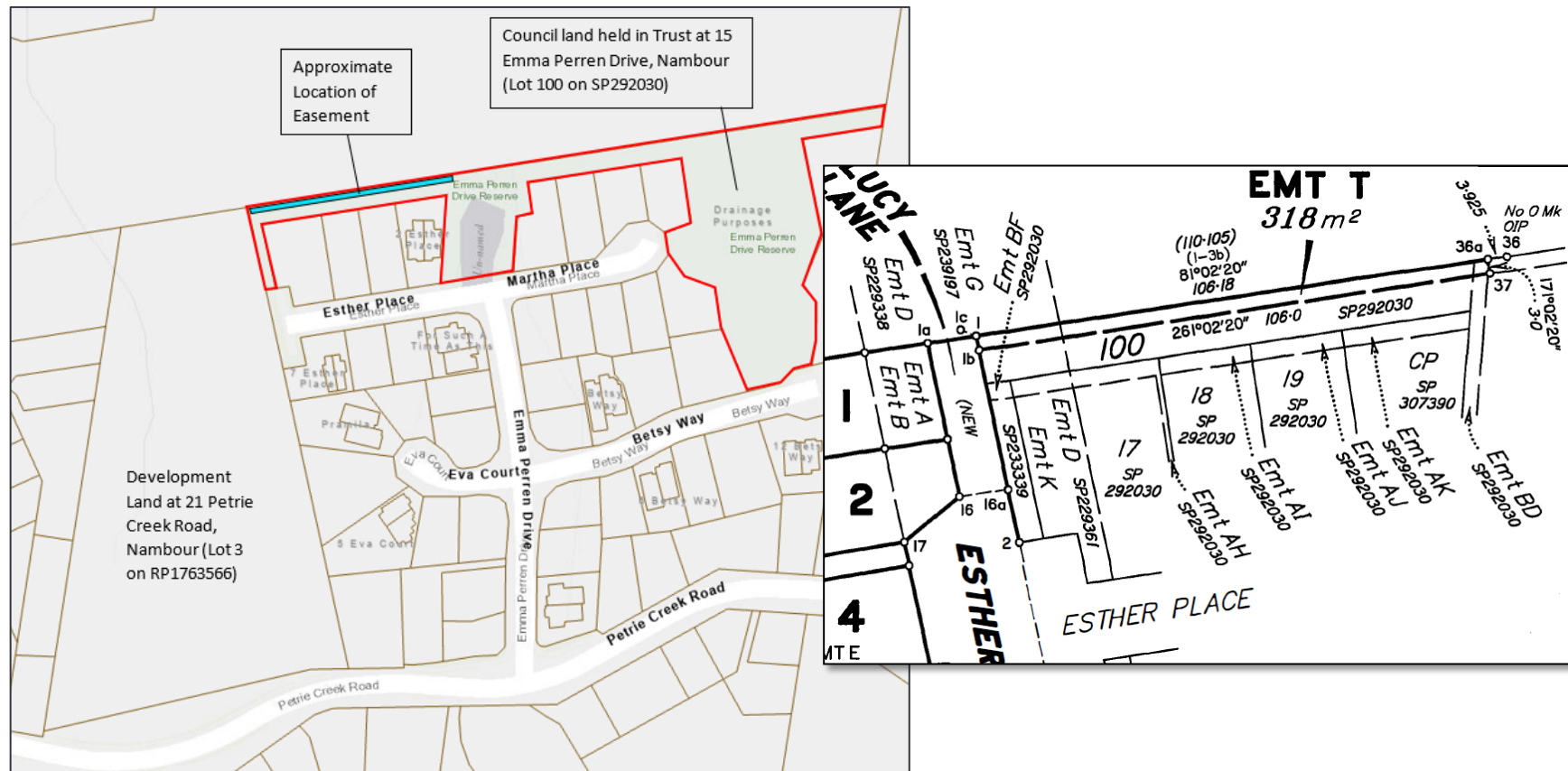
Disposal (Easement) of Part of Council Land held in Trust at 15 Emma Perren Drive, Nambour

Ordinary Meeting 24 August 2023

Overview

- Council holds in Trust the land located at 15 Emma Perren Drive, Nambour for the purpose of Drainage.
- The Developer (Hoermann Developments Pty Ltd) owns the adjoining land at 21 Petrie Creek Drive, Nambour and is undertaking a development of the land to support the establishment of 17 residential lots, additional road network and drainage reserve in line with approval RAL20/0010.
- The Developer has requested that Council permit the installation of sewer infrastructure within Council' land to allow a sewer connection to the existing sewer network already within the Council land.
- The proposed easement is some 318m² in area. The proposed Easement location is outlined in **Attachment 3 – Easement Plan** of this item.

Easement Location Plans



Proposal

- Council's land already has existing sewer network infrastructure locating within the land and as such the Developer has requested an easement to protect the additional sewer infrastructure required to connect to the existing network.
- The easement transects Council's land at the most acceptable location taking into consideration the configuration of Council's land and its topography to minimise any impacts to Council's land.
- The Developer/UnityWater will be responsible for the payment of all costs relating to the installation, management and maintenance of the inground infrastructure as well as costs associated with the granting of an easement by Council (which includes compensation for the diminished value of Council's land).
- The *Local Government Regulation 2012* stipulates that an interest in a disposal of land, other than by tender or auction, may occur if an exception applies. In this instance an exception under Section 236(1)(b)(i) applies as the disposal is to a government entity being UnityWater.

Officer Recommendation

That Council:

- a) receive and note the report titled “Disposal (Easement) of Part of Council Land held in Trust at 15 Emma Perren Drive, Nambour” and**
- b) resolve, pursuant to Section 236(2) of the Local Government Act 2012, that an exception to dispose of an interest (easement) in land (other than by tender or action) applies as the disposal of part of Council land held in trust at Lot 100 on SP292030 is to be disposed to a government entity pursuant to section 236(1)(b)(i).**

Thank you.



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