

# Agenda

# **Ordinary Meeting**

Thursday, 21 September 2023

commencing at 9:00am

Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore

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#### ORDINARY MEETING

#### NOTICE

8 September 2023

Dear Councillors, Group Executives and relevant staff,

In accordance with Section 254C(2) of the Local Government Regulation 2012, I wish to advise that an Ordinary Meeting has been convened for

21 September 2023

commencing at 9.00am.

Emma Thomas | Chief Executive Officer

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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 24 August 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

#### COASTAL HEALTH REPORT FOR THE SUNSHINE COAST 8.1

File No: **Council Meeting** 

**Author: Coordinator Biodiversity & Waterways** 

**Liveability & Natural Assets Group** 

App A - Coastal Health Report for the Sunshine Coast...... 17 🗓 🕍 Appendices:

#### **PURPOSE**

The purpose of this report is to present the inaugural Coastal Health Report for the Sunshine Coast to Council for consideration and noting.

#### **EXECUTIVE SUMMARY**

Our coastal environments contribute significantly to our identity and lifestyles. Locals and tourists continue to admire the coastal landscapes and access the coastal environment to enjoy activities that support active and healthy lifestyles. The coast is also critical for the tourism industry, which is a significant part of the regional economy.

The Environment and Liveability Strategy (ELS) provides long-term strategic directions for a healthy environment and liveable Sunshine Coast, including the delivery of a coastal outcome that: "Our coastal areas are healthy, resilient to climate change impacts and support sustainable use".

As part of delivering on this outcome and in response to the Environment and Liveability Strategy coastal target, to "maintain and improve the health of our coast to good or excellent grade by 2041", the Coastal Health Report for the Sunshine Coast summarises, for the first time, a coast-wide assessment of the environmental condition and use of our beaches, headlands, lower estuaries, and coastal lagoons.

The Report provides baseline information, including health scores and report card grades for these four coastal ecosystems, as well as for 32 individual geographic reporting units that cover the coastline. For a local government, the scale and detail of this coastal health reporting is considered a first in Queensland, further demonstrating Council's commitment to the protection and enhancement of our natural assets for both today's and future generations.

The Coastal Health Report is a key product of our healthy coast monitoring and reporting framework that was developed in consultation with leading coastal scientists, and the resulting monitoring program was implemented over three years between 2019 to 2021 by Council in partnership with the University of the Sunshine Coast and with support from Healthy Land and Water and the Queensland University of Technology.

The program monitored 25 environmental indicators overall, 18 of which contributed specifically to a biodiversity theme. Across the coastal ecosystems assessed, overall results were rated as 'excellent' (lower estuaries) or 'good' (beaches, headlands and coastal lagoons), achieving our Coastal target, with ongoing coastal planning and management activities required to maintain this.

The primary communication tool for the Coastal Health Report is an interactive website which provides an overview of the program, presents the report card results, and provides links to simple report cards for each reporting unit.

This report, combined with our Sunshine Coast Biodiversity Report and our annual reporting on the health of our river catchments provides a comprehensive monitoring and reporting

framework to support the ongoing planning and management of our valued natural environment.

This report seeks Council's noting of the Coastal Health Report for the Sunshine Coast for the purpose of promoting our coastal health and to inform ongoing coastal planning and management.

#### OFFICER RECOMMENDATION

#### **That Council:**

- (a) receive and note the report titled "Coastal Health Report for the Sunshine Coast for the Sunshine Coast" and
- (b) note the Coastal Health Report for the Sunshine Coast 2023 (Appendix A) for the purpose of promoting our coastal health and to inform ongoing planning and management.

#### FINANCE AND RESOURCING

The cost of producing the Coastal Health Report, including the associated monitoring was approximately \$300,000 over three financial years, as well as significant in-kind contributions from the University of the Sunshine Coast.

It is anticipated that the continued delivery of a Coastal Health Monitoring Program and preparation of a new coastal health report at least every three years, would require similar investment, assuming ongoing partnerships with local researchers are maintained.

The current program was funded out of the Environment Levy, and costs were significantly reduced through use of data and resources from existing monitoring programs where possible. It is anticipated that future monitoring programs would continue to be funded out of the Environment Levy.

#### **CORPORATE PLAN**

Corporate Plan Goal: Our environment and liveability

**Outcome:** We serve our community by providing this great service.

**Operational 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**

Councillors were engaged in relation the coastal health monitoring framework, report and the associated results, with individual briefings provided based on localised results.

#### **Internal Consultation**

The following Council areas were consulted during the development and implementation of the coastal health monitoring framework:

- Environmental Operations (key partner and contributor)
- Parks and Gardens
- Customer Response (Healthy Places and Response Services)
- Sport and Community Venues

- Community Development
- Economic Development (Tourism)

#### **External Consultation**

An independent peer review of the Coastal Health Report was undertaken by Professor Rod Connolly, Director of Griffith University's Coastal and Marine Research Centre. Professor Connolly provided suggestions to improve communication of key findings, which were incorporated into the final version of the report.

#### **Community Engagement**

As part of the monitoring program some targeted community information sessions were provided in partnership with the University of the Sunshine Coast to share some of the early results.

Once the Coastal Health Report is finalised, the primary communication tool to promote and share information is through an interactive webpage. The website provides an overview of the program, presents the report card results, and provides links to one page report cards for each reporting unit. The website also includes a link to the summary Coastal Health Report, which includes an overview of the coast, monitoring framework and key findings.

#### **PROPOSAL**

Coastal areas are an important focus as they are a key component of the enviable lifestyle we enjoy on the Sunshine Coast. They are the interface between land and sea and support high environmental values, however they are also susceptible to pressures of population growth and climate change and have a high and growing demand for their access and use. Ensuring we have healthy and accessible coastal areas is important to all of us.

The Environment and Liveability Strategy (ELS) provides long-term strategic directions to deliver a healthy environment and liveable Sunshine Coast and includes the outcome that: "Our coastal areas are healthy, resilient to climate change impacts and support sustainable use".

The Environment and Liveability Strategy includes a coastal target to "maintain and improve the health of our coast to good or excellent grade by 2041". The Environment and Liveability Strategy provides the strategic framework and direction to achieve this coastal health target, including Transformational Action 13.5 to "develop and implement a healthy coast monitoring and reporting framework".

Coastal health is the capacity of coastal areas to support natural processes, ecosystems, and sustainable uses. The Coastal Health Report will summarise, for the first time, a coast-wide assessment of the environmental condition and use of our beaches, headlands, lower estuaries, and coastal lagoons. It provides baseline information, including scores and report card grades, for coastal ecosystems and associated reporting units.

For a local government, the scale and detail of this coastal health reporting is considered a first in Queensland, further demonstrating Council's commitment to the protection and enhancement of our natural assets for both today's and future generations. City of Gold Coast has a well-known 'traffic-light' system for beach health, but it does not incorporate biodiversity.

This report, combined with our Sunshine Coast Biodiversity Report and our annual reporting on the health of our river catchments provides a comprehensive monitoring and reporting framework to support the ongoing planning and management of our valued natural environment. Monitoring of our lower estuaries is associated with both the coastal health report and our annual river catchment health reporting. It is considered that such integration between the two programs provides opportunity to build greater understanding of these

catchment and coastal systems and associated processes to inform our ongoing management activities.

#### Coastal Health Monitoring Framework

The Coastal Health Report is a key product of our healthy coast monitoring and reporting framework (Figure 1). The framework which contains four key elements was developed in consultation with leading coastal scientists and managers to identify relevant and cost-effective indicators to monitor coastal health. The resulting monitoring program was implemented over three years between 2019 to 2021 by Council in partnership with the University of the Sunshine Coast and with support from Healthy Land and Water and the Queensland University of Technology.

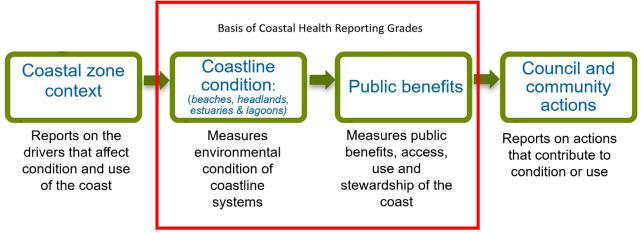


Figure 1: Four elements of the coastal health report monitoring framework

#### Coastal Zone Context

This element captures the characteristics of the broader coastal zone that may improve our understanding of the finer-scale results of the 'coastline condition' and 'public benefits' results. Information for this element is gathered from established sources and covers aspects of:

- Weather and coastal hazards
- Development, economy, and growth
- Catchment and waterway health
- Vegetated habitats.

#### Coastline Condition and Public Benefits

The 'coastal condition' and 'public benefits' elements of the framework are the core of the monitoring program and are the basis for the Coastal Health Report grades.

The Coastal Health Report focuses on four types of coastal ecosystems: beaches, headlands, estuaries, and lagoons. The Coastal Health Report provides summary results for each of the four coastal ecosystem types, as well as for 32 individual reporting units that cover the coastline.

Across the four ecosystem types, the Coastal Health Report monitors 25 environmental indicators within the four monitoring themes below. 18 of these indicators contributed specifically to the biodiversity theme that were monitored over two years in partnership with the University of the Sunshine Coast.

#### Coastline Condition

- 1. Biodiversity: the health (distribution, numbers, and types) of native vegetation, animals and other wildlife within coastal ecosystems
- 2. **Beach and buffer widths:** the physical extents that support beach and dune ecosystems, recreation, and buffering of coastal erosion
- 3. Water quality in estuaries and lagoons: the physical-chemical conditions supporting healthy ecological processes

#### Public Benefits

4. Public benefits: the community-reported use-values of coastal areas, and the extent of public land and associated land uses that support sustainable uses.

To support communication, the coastal health report focuses on key indicators and translates the complex, underlying data and information into summary scores and grades. Broadly, summary scores are calculated by assessing results against indicator benchmarks established across the Sunshine Coast during the baseline monitoring period.

The Coastal Health Report communicates the results as grades and percentage scores for each of the four main monitoring themes as well as for overall health. The possible grades range from very poor (less than 20%), poor (20-39%), fair (40-59%), good (60-79%) to excellent (80% or more).

#### **Council and Community Actions**

This element of the framework provides information on Council and the community's key coastal services and actions. These services and actions contribute to coastline condition and community benefits, focusing on environment, liveability, education, extension, and partnership projects.

#### Results

As summarised in the Table 1, the overall health score for beaches, headlands and coastal lagoons was 'good', while the overall health score for lower estuaries was 'excellent'.

Table 1: Summary of coastal health for four types of coastal ecosystems.

	Overall health	С	oastline Conditio	n	
Coastal Ecosystem	score	Biodiversity	Beach and buffer	Water quality	Public benefits
Beach	70%	45%	79%	-	85%
		33,0	- 70	-	
Headlands	75%	71%	-	-	79%
	1070	7 1 70	-	-	1370
Lower estuaries	80%	59%	-	0.70/	83%
	80 / <sub>0</sub>	J9 / <sub>0</sub>	_	97%	00 /0
Coastal lagoons	74%	65%	<u>-</u> -	77%	80%
Excellent	Good	Fair 🔵	Poor _	Very poor	

Some individual monitoring areas were rated as excellent (public benefits of lower estuaries and beaches, and water quality in lower estuaries) or fair (biodiversity on beaches and in lower estuaries). Nine beaches were graded 'fair', which reflects the limited capability of more urbanised beaches to support biodiversity values and buffer widths.

The results as they are reported in the Coastal Health Report, would meet the Environment and Liveability Strategy target of *Maintain and improve the health of our coast to good or excellent grade by 2041*.

Key results include:

- Biodiversity was good for headlands and lagoons, and fair for beaches and lower estuaries.
- Beach and dune buffer widths were good overall, with an excellent grade for beach width (97%) being moderated by a fair grade for dune buffer width (60%).
- Water quality was excellent for the well-flushed lower estuaries, and good for the coastal lagoons.
- Public benefit scores were good to excellent, with good extents of public land across most reporting areas.
- The community reported excellent levels of satisfaction, benefit and recreational value across all coastal ecosystems.

#### Frequency of the Coastal Health Report

It is proposed to undertake an ongoing coastal health monitoring program and prepare a Coastal Health Report every 3 years, in partnership with the University of the Sunshine Coast. The proposed 3-year reporting cycle timing is based on data availability (e.g. state aerial beach surveys) and the recognition of the intensive work required for the biodiversity monitoring. Timing is also considered appropriate to understand and respond to changes between reporting periods.

#### Legal

There are no legal implications relevant to this report.

#### **Policy**

The Environment and Liveability Strategy (ELS) provides long-term strategic directions to deliver a healthy environment and liveable Sunshine Coast and includes the outcome that: "Our coastal areas are healthy, resilient to climate change impacts and support sustainable use".

The Environment and Liveability Strategy includes a coastal target to "maintain and improve the health of our coast to good or excellent grade by 2041". The Environment and Liveability Strategy provides the strategic framework and direction to achieve this coastal health target, including Transformational Action 13.5 to "develop and implement a healthy coast monitoring and reporting framework".

#### Risk

While reporting on the health of our coastal ecosystems aligns with, and supports the delivery of our strategic directions, establishing this baseline condition and not achieving our coastal outcome and target would impact on our environment and liveability and Council's reputation.

#### **Previous Council Resolution**

There is no previous Council resolution relevant to this report.

#### **Related Documentation**

Sunshine Coast Environment and Liveability Strategy 2017

- Sunshine Coast Coastal Hazard Adaptation Strategy
- Sunshine Coast Council Corporate Plan 2023 2027

#### **Critical Dates**

There are no critical dates relevant to this report.

### Implementation

Should the recommendation be supported by Council, the results will be shared publicly through the interactive website and used to inform our ongoing coastal planning and management activities, in partnership with the community to deliver a healthy coast.





Edition September 2023

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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 Council.

Coastal Health Report 2023.

#### Disclaimer

To the extent this document contains future plans, activities, policies and strategies, these matters are aspirational and subject to change at any time without notice.

While the Sunshine Coast Council has exercised reasonable care in preparing this document, no warranty or representation is given by Council or its officers in relation to any of the information or data contained within this document (including as to its accuracy, reliability, completeness or suitability for any purpose).

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#### 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.

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# The pathway to a healthy coast

The Sunshine Coast is known for its outstanding coastal landscapes, natural assets and enviable lifestyle. Maintaining a healthy natural environment is critical to supporting our economy and community, and Council's Environment and Liveability Strategy (ELS) provides a framework to deliver a healthy environment and liveable Sunshine Coast in 2041.

Our coastal environments contribute significantly to our identity and lifestyles. Locals and tourists continue to admire the coastal landscapes and access the coastal environment to enjoy activities such as swimming, surfing, fishing, snorkelling, and recreating along the coastal pathways. The coast is critical for the tourism industry, which is a significant part of the regional economy.

Use and enjoyment of the coast is maximised when ecosystems are healthy and supported by appropriately located and designed coastal parklands and beach accesses. The ELS has a target to maintain and improve the health of our coast to good or excellent grade by 2041 and provides a strategic framework to achieve this.

The Coastal Health Report supports the strategic direction set by the ELS and assists Council and the community to understand the health of our coastal ecosystems and progress towards meeting our strategic coastal outcome and target.

#### The natural environment

#### Coastal

The coast is the tidal foreshore and adjacent areas that include the built and natural environments. The defining natural features incorporate the coastal plains, dunes, open beaches, rocky foreshore, estuaries, near-shore marine waters, reefs and coastal lagoons.

#### Outcome 2041

Our coastal areas are healthy, resilient to climate change impacts and support sustainable use.

#### Target 2041

Maintain and improve the health of our coast to good or excellent grade by 2041.

#### What is the Coastal Health Report?

Coastal areas are an important focus as they are a key component of the enviable lifestyle we enjoy in the Sunshine Coast area. They are the interface between land and sea and support high environmental values, however they are also susceptible to pressures of population growth and climate change and have a high and growing demand for their access and use. Ensuring we have healthy and accessible coastal areas is important to all of us.

Coastal health can be defined as the capacity of coastal areas to support natural processes, ecosystems, and sustainable uses. The Coastal Health Report summarises, for the first time, a coast-wide assessment of the environmental condition and use of our different coastal ecosystem types — beaches, headlands, lower estuaries, and coastal lagoons.

The Coastal Health Report presents baseline information on the health of our different coastal ecosystems through a series of accessible report cards and associated scores and grades. This information, which is supported by detailed data analysis, allows council and the community to better understand our coastal environments, assist to track progress and identify opportunities and actions required to ensure our coastal areas are healthy, resilient to climate change impacts, and support sustainable use.

It is anticipated that the monitoring program will be ongoing with reporting against this baseline occurring approximately every three years.

#### Biodiversity

Biodiversity is the variety of all life – plants, animals and microorganisms their genes and the ecosystems they inhabit.

#### Outcome 2041

Our native plants, animals and habitats are healthy, resilient and valued by the community.

#### Waterways and Wetlands

Waterways and wetlands are the living arteries of our natural environment that convey or hold water in the landscape. They support a wide range of habitats that are home to specialised and diverse wildlife including fish, crustaceans and shellfish, water birds, frogs, turtles and aquatic mammals.

#### Outcome 2041

Waterways and wetlands are healthy, resilient to change and valued by the community.

Figure 1: Sunshine Coast coastal outcome and target (Environment & Liveability Strategy 2017).

# Coastal health monitoring framework

The coastal health report has been informed by a monitoring framework that contains four key elements (Figure 2).

- Coastal zone context considers current pressures of growth, weather and climate systems, upstream inputs, and vegetation changes within our broader coastal zone.
- 2 Coastline condition the current state of environmental conditions through experimental results, focused on the biodiversity, water quality and beach and buffer widths in our coastal ecosystems.
- 3 Public benefits explores the way in which the public interacts with and enjoys our coastal areas through an assessment of the amount of public land available and the results of satisfaction surveys.
- 4 Council and community actions considers the current response of Council and the broader community to the pressures on our coastal zone.

The framework was developed through a series of workshops with leading coastal scientists and follows a 'pressure-state-response' model, identifying relevant and cost-effective coastal health indicators to inform our understanding of the health of the our coast.





Figure 2: Sunshine Coast coastal health monitoring framework

Sunshine Coast Council Coastal Health Report 2023

Figure 3: Coastal ecosystem types of the Sunshine Coast

This Coastal Health Report focuses on the outputs of the Coastline condition and Public benefits elements of the framework and includes monitoring of biodiversity, water quality, social and physical indicators. This provides an understanding of the extent, condition, and use of our four main coastal ecosystem types — beaches, headlands, lower estuaries and coastal lagoons (Figure 3).

Monitoring was implemented over three years (2019 to 2021) and involved an important partnership with the University of the Sunshine Coast, who made like-for-like contributions to lead the biodiversity component of the program, as well as support from Healthy Land and Water and the Queensland University of Technology to develop and implement the social survey.

#### What are benchmarks?

Benchmarks are standards for each indicator and are used to assess performance and standardise results.

A high benchmark is the desired standard, and a low benchmark is the worst-case scenario.

#### What are scores?

Scores are the standardised results that come from assessing how far raw results are from high and low benchmark values. Scores can be graded and allow for comparisons between different report units.

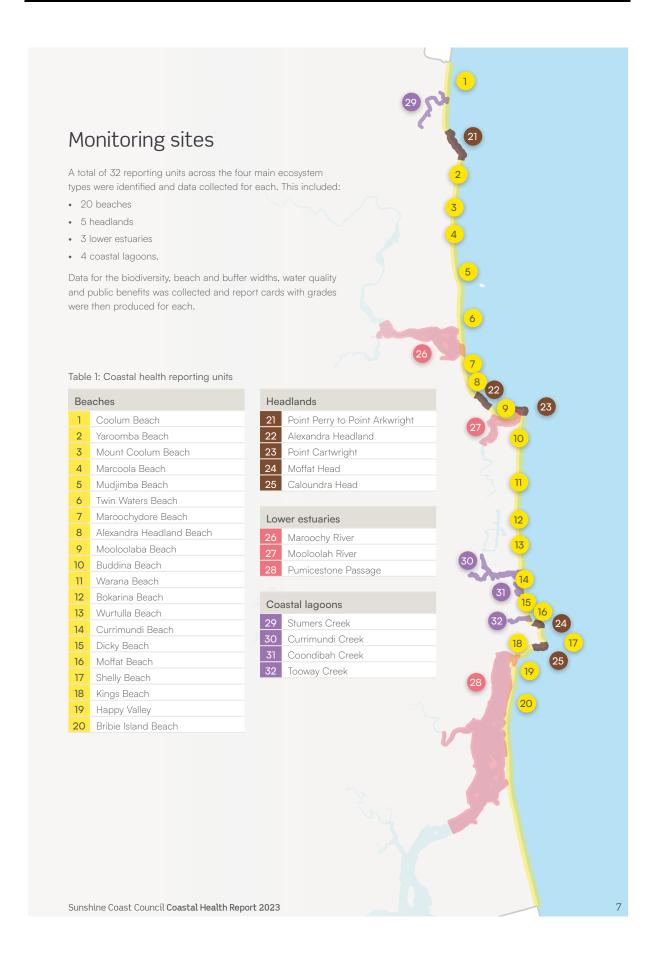
#### What are grades?

Grades are descriptions or categories to help understand scores. The report cards use a simple 5-class grading system in 20 percent increments of scores from very poor to excellent.

Score %	Grade
≥80	Excellent
≥60 — <80	Good
≥40 — <60	Fair
≥20 — <40	Poor
<20	Very poor

Figure 4: 5-class grading system

To support communication, the coastal health report focuses on key indicators and translates the complex, underlying data and information into summary scores and grades. Broadly, summary scores are calculated by assessing results against benchmarks established across the Sunshine Coast during the baseline monitoring period.



#### Coastal zone context

This element of the coastal health framework captures the characteristics of the broader coastal zone that may improve our understanding of the finer-scale results of the Coastline condition and Public benefits data and scores. Information for this element was gathered from established sources and considers aspects of:

- Development, economy, and growth: Economic growth, tourism and population estimates in the coastal zone continued the trend of strong growth through to 2019. In 2020, during the COVID-19 pandemic, the typical net-growth in population was exceeded due to reduced emigration while inwards migration remained steady.
- Weather and coastal hazards: Overall, 2019 was
  a dry year than average, but 2020 saw higher than
  average rainfall, including a significant event in
  February resulting in minor flooding in some coastal
  catchments. No major impacts from coastal hazards
  were observed in the beach and buffer landform during
  the monitoring program.
- Catchment and waterway health: Over the monitoring period, the Healthy Land and Water Report Card has shown that waterway health remains steady with good to excellent grades for Sunshine Coast coastal catchments, and consistently excellent water quality in the estuaries.
- Vegetated habitats: An updated Biodiversity Report for the Sunshine Coast Council, released in 2020, tracked gains and losses of remnant and non-remnant vegetation extents between 2014 and 2018. A decrease of 85 hectares of remnant vegetation and increase of 343ha non-remnant vegetation was observed in the broader coastal zone area.

#### Coastline condition

To understand coastline condition, 25 indicators (refer Table 1, p10), across three monitoring themes (biodiversity, beach and buffer widths, and water quality) were monitored. The majority of this monitoring occurred between 2019 and 2020, with follow-up monitoring for some key biodiversity indicators undertaken in 2021 and monitoring of low-impact reference sites in other coastal areas of South East Queensland in 2021 and 2022.

#### Biodiversity

The Sunshine Coast is recognised for its rich biodiversity which is supported in natural bushland areas and urban landscapes. Not only is the presence and abundance of flora and fauna essential to the functioning of our coastal ecosystems, but it is also essential to our community that this sense of 'naturalness' is maintained and that we don't see the decline and loss of our local species.

A total of 18 biodiversity indicators were monitored in partnership with the University of the Sunshine Coast (see Table 1). Biodiversity monitoring occurred across all four coastal ecosystem types, however not all indicators were used across all types.

Benchmarks were developed by assigning the highest value observed for each of the 18 indicators as the 'high benchmark' and the lowest value as the 'low benchmark'. The scores from all indicators were then brought together statistically to provide a single biodiversity grade. These results were calibrated with results from control monitoring at relatively pristine sites, such as Bribie Island and North Stradbroke Island.

#### Beach and buffer widths

Our beaches are dynamic and can change location and form over time in response to waves, ocean currents, sand deposition and coastal erosion. The size and condition

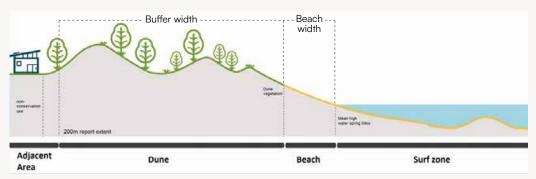


Figure 5: Beach and buffer widths

Sunshine Coast Council

of the beach and the dunal buffer can influence the ability of our beaches to remain resilient to these dynamic actions, both now and in the future as climate change impacts increase.

Two indicators, beach width and buffer width, were measured as part of this theme (see Figure 5). Together, these zones make up the physical extents that support beach and dune ecosystems, recreation, and buffering of coastal erosion. Using the latest aerial surveys as well as ground-based data gathering, the average width of beaches and dunes were measured.

Benchmarks were developed by assigning the highest value for each indicator as the high benchmark (which was Coolum Beach for both) and poorest value for both as the low benchmark. All beaches were then measured against these benchmarks to develop scores and grades.

#### Water quality

Waterways and wetlands support a wide range of habitats and provide refuges and movement corridors for wildlife. They also provide unique opportunities for recreational activities such as swimming, boating and fishing, and along their foreshores, for walking, cycling and social gatherings. The quality of the water in our waterways underpins these ecologial services as well as enabling the many water-based uses we enjoy.

Five physical-chemical indicators that are considered important to support healthy ecological processes were monitored in lower estuaries and coastal lagoons (see Table 1). These were chosen to provide an overview of the background, or ambient, quality of the water in our coastal waterways. As well as existing data collected as part of the Healthy Land and Water Ecosystem Health Monitoring Program, additional complementary data was collected in tributaries, canals, and creeks to provide a comprehensive baseline of water quality in our lower estuaries and lagoons.

The water quality monitoring results were assessed against existing external benchmarks: high benchmarks were adopted from the Queensland Water Quality Guidelines and low benchmarks came from the Healthy Land and Water Report Card Program.

#### **Public benefits**

Our coastal environments contribute significantly to our identity and lifestyles. The coast is also critical for the tourism industry, which is a significant part of the regional economy. Use and enjoyment of the coast is maximised when ecosystems are healthy and supported by appropriately located and serviced coastal parklands, paths, beach accesses and other supporting facilities.

The public benefits element of the framework relates to the benefits the public can receive from access and use of our coastal areas. There were two indicators used that consider the levels of satisfaction with our coastal areas and the amount of coastal area that is available and accessible for our community to enjoy.

- 1 Coastal community survey Council worked with Queensland University of Technology to adapt their social survey techniques to support measuring how the community values our local coastal areas. A community benefits survey was undertaken in March and April 2021, with over 1300 respondents. Questions were asked to assess the overall satisfaction with the coastal area, usability and accessibility, personal benefits people derive, the connection with nature, and the recreational value of the coast.
- Extent of public land This indicator considered how much of the coast area the broader community had access to, within the monitoring area for each reporting unit. This consisted of both service-related land use, such as open space, recreation, and community facilities, as well as land being managed for conservation, which included local and State government environmental reserves.

The benchmarks for the coastal community survey were based on the external benchmarks already established for the Healthy Land and Water Report Card Social Monitoring Program. The extent of public land was a straight data measure or the proportion of public land and did not require benchmarking. These results were combined to provide a score and grade for each reporting unit.

Table 1: Summary	y of monitoring indicators used in tl	he Coastal Health Report	Beaches	Headlands	Lower estuaries	
Indicator	What we measured?	Why we measured it?	Wher	e we n	neasur	ed i
Biodiversity						
Casuarina count	A count of the Casuarina equisetifolia trees at each site.	Casuarina equisetifolia is a key habitat forming tree species across a variety of coastal landscapes.	<b>~</b>			
Coastal vertebrate abundance	The total abundance of coastal vertebrates at each site, identified using motion-activated cameras baited with sea mullet.	High abundance and species richness is indicative of healthy ecosystem function and resilience. They can be responsive to habitat	<b>~</b>	<b>*</b>	<b>~</b>	*
Coastal vertebrate species richness	The diversity of coastal vertebrate species at each site, identified using motion-activated cameras baited with sea mullet.	condition and invasive species.	<b>*</b>	<b>*</b>	<b>*</b>	٧
Coastal vertebrate carrion consumption	The weight of carrion (sea mullet baits) consumed by coastal vertebrates over the survey period at each site.	High species richness and carrion consumption is indicative of healthy ecosystem function and resilience, including all trophic levels. This can	<b>~</b>	<b>~</b>	<b>*</b>	•
Coastal vertebrate scavenger species richness	The number of unique species observed feeding on carrion (sea mullet baits) at each site.	be responsive to habitat condition and invasive species.	<b>~</b>	<b>~</b>	<b>*</b>	٧
Fish abundance	The total abundance of fish at each site identified by video from underwater cameras.	High abundance and species richness is indicative of healthy ecosystem function and resilience.	<b>*</b>	<b>~</b>	<b>*</b>	•
Fish species richness	The number of unique fish species at each site identified by video from underwater cameras.	They can be responsive to overfishing, habitat condition, water quality and invasive species.	<b>*</b>	•	<b>*</b>	*
Ghost crab abundance	A count of the number of ghost crab holes at each site, on the beach and in the dunes.	Ghost crabs area an important part of the natural food web as a nutrient processor and food source.	<b>*</b>			
Ghost crab hole size	A measure of the diameter of ghost crab holes at each site, on the beach and in the dunes.	Larger, more mature, and structured populations are indicative of healthy ecosystem function and resilience. They respond to interference/ trampling, habitat condition and food availability.	<b>*</b>			
Invertebrate species richness — Mobile	The variety of mobile invertebrates (i.e. invertebrates who can move around, like snails, sea cucumbers and sea stars) identified at each site.	Mobile and encrusting invertebrates are an important part of the natural food web as a nutrient processor and food source. High species		<b>~</b>		
Invertebrate species richness — Encrusting	The variety of encrusting and sessile invertebrates (i.e. invertebrates who cannot move around, like sponges, barnacles and sea squirts) identified at each site.	richness is indicative of healthy ecosystem function and resilience. Responsive to interference (trampling and harvesting) and habitat condition,		<b>✓</b>		

ımmary of monitor	ring indicators used in the Coastal Health	Report continued	Beaches	Headlands	Lower estuaries	Coastal lagoons
ndicator	What we measured?	Why we measured it?	Wher	e we m	neasure	ed it?
Biodiversity contir						
Tree count	A count of the number of trees (defined as woody vegetation over 1.5m in height) at each site.	A high variety and count of larger or mature trees is indicative of ecosystem stability, function and	<b>*</b>			
Tree diameter at breast heigh	The diameter of main tree trunks (defined as woody vegetation over 1.5m in height) at a height of 1.3m above the ground at each site.	resilience. They are important for landform stability and can respond to interference (clearing and damage) and invasive species.	<b>*</b>			
Tree height	Tree (defined as woody vegetation over 1.5m in height) height for each site.		<b>~</b>			
Tree species richness	A count of the variety of trees (defined as woody vegetation over 1.5m in height) at each site.		•			
Understory plant cover	The percentage cover of understory and groundcover plants at each site.	A high proportional ground cover and variety of plants is indicative	<b>*</b>			
Understory species richness	A count of the variety of understory and groundcover plants at each site.	of ecosystem stability, function and resilience. They are important for landform stability on sand	<b>*</b>			
Understory invasive species richness	A count of the diversity of invasive (non-native/weed) understory and groundcover plants at each site.	dunes and can be responsive to interference (trampling and clearing) and invasive weed species.	<b>~</b>			
Beach and buffer	widths					
Beach width	Distance from Mean High Water Springs to toe of dune (or development/ obstruction where no dune), using the latest aerial survey and ground-based measurements.	These quantify the extent of a key coastal resources that support:  ecosystem and recreational functions  the capacity of beach and dune	<b>*</b>			
Buffer width	Distance from toe of dune to development using the latest aerial survey and ground-based measurements.	habitats to buffer erosion and maintain inherent resilience.  Responds to erosion and modification pressures.	<b>*</b>			
Water quality						
Total nitrogen	Total nitrogen concentrations from each monitoring site within each reporting area.	This nutrient essential for plant growth but high concentrations indicate potential for excessive weed and algal growth.			<b>✓</b>	<b>~</b>
Total phosphorus	Total phosphorus concentrations from each monitoring site within each reporting area.	This nutrient essential for plant growth but high concentrations indicate potential for excessive weed and algal growth.			<b>~</b>	<b>~</b>

	oring indicators used in the Coastal Health		Beaches	Headlands	Lower estuaries	Coastal lagoons
Indicator Water quality co	What we measured?	Why we measured it?	Whe	re we r	neasur	∍d it?
Dissolved oxygen	Saturation of dissolved oxygen from each monitoring site within each reporting area.	Essential for most aquatic life, however low concentrations indicate high organic loads or poor flushing and can lead to fish deaths while high concentrations indicate excess algae production.			<b>*</b>	<b>~</b>
Chlorophyll-a	Concentration of chlorophyll-a available for photosynthesis (from algae) for each monitoring site within each reporting area.	Indicated the algae biomass, with high concentrations indicating excess algae production.			<b>~</b>	<b>*</b>
Turbidity	Light penetration and indicative of suspended solids.	High turbidity can impact ecological functions and sediment can smother fauna and flora.			<b>~</b>	<b>~</b>
Public benefits						
Community use and values	Coastal community survey results (frequency or % positive reporting) for access and use, personal benefits, recreation benefits, connection, stewardship and satisfaction.	The community survey quantified public-reported perceptions and usage of coastal areas, including frequency and associated benefits.	<b>~</b>	<b>*</b>	<b>*</b>	<b>~</b>
Public land use	Extent of public land within the reporting area and its primary land use (conservation or services (roads, parks and access)).	Quantifies the extent of land and extent of land uses (including private lands) that provide public benefits (service or ecosystem services benefits).	<b>~</b>	<b>~</b>	<b>*</b>	<b>~</b>

### Community and Council actions

This final element of the Coastal Health Monitoring Framework explores Council and the community's key coastal services and actions, as a response to the existing pressures on the coast. As confirmed by the results of the Coastal Community Survey, residents and visitors alike already have very positive experiences in our coastal areas. It is important to recognise how the community, Council and other agencies are already working together along the coast.

Council invests heavily in programs, partnerships and projects that maintain and enhance our coastal environment. Through its open space programs, council ensures our beaches, natural reserves, foreshore parks and associated infrastructure are clean, well maintained and useable. These amenities are subject to a set of standards, which safely and sustainably service recreation demands, while ensuring a minimal impact on the natural environment — supporting the Sunshine Coast's natural advantage.

Table 2: Council roles and key actions

Council role	Key actions
Bushland conservation and habitat	Partnerships and education programs to protect and enhance biodiversity assets, pest animal and plant control, natural area reserve network protection, fire management programs.
Recreation parks, trails and facilities	Design, maintenance and management of Council's public open space for active and passive recreation, including the coastal path.
Beaches, foreshores, coastal infrastructure and canals	Dredging and sand replenishment on beaches, maintenance of dune fencing, revetment walls, jetties, boat ramps, pontoons, groynes and beach accesses, as well as management of lagoons, canal locks, weirs and pumps.
Lifeguards	Regular patrolling of beaches to ensure the safety and enjoyment of residents and visitors.
Catchment management	Working with partners, including Healthy Land and Water, to manage catchment impacts on coastal water quality.
Local amenity and local laws	Maintaining and regulating local amenity through local laws, regulated parking, community land permits, and management of animals, overgrown land and abandoned vehicles.
Public health	Protecting public health by managing bathing reserves, controlling declared pests and mosquitoes, and administering environmental health regulations.
Tourism	Promoting the Sunshine Coast's beaches and open space networks as part of a world-class destination.

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## Community programs supporting our healthy coast

Local community groups are important coastal management partners, contributing significant experience, passion, and resources to improving our coastal environments and communities.

Here are just a couple of great examples ...



#### TurtleCare program

TurtleCare Sunshine Coast is a community-based citizen science program coordinated through Sunshine Coast Council, in partnership with the Queensland Government, for the monitoring and protection of nesting marine turtles on Sunshine Coast beaches. From humble beginnings in 2005 when formal monitoring commenced, the program has grown to include over 200 volunteers and a dedicated council-employed coordinator.

Through the TurtleCare program, trained volunteers record nesting and hatchling data which is provided to the Queensland Government turtle database. Volunteers also undertake surveillance and various interventions for the protection of nesting turtles, nests, and hatchlings, throughout the season (e.g. installing fox exclusion devices, relocating doomed nests, and educating the community).



#### BushCare Sunshine Coast

BushCare Sunshine Coast is a Council program supporting the community to conserve and restore our natural bushland in council's environment reserves. Since 1995 volunteers have been undertaking regular working bees, tree planting events and assisting school and corporate groups across the Sunshine Coast. Volunteers participate in bush regeneration activities such as removing environmental weeds, encouraging natural regeneration of native species, and planting native species where required.

The volunteers' activities benefit our coastline by improving the habitat quality through planting trees, shrubs, and groundcovers for species diversity. These plantings build the resilience of the dunes, while the installation and monitoring of nest boxes provide key breeding areas for local wildlife. BushCare Sunshine Coast volunteers regularly maintain an area of about 55 hectares through council's managed coastal environment reserves.



#### Shorebird monitoring

Ongoing monitoring by Queensland Wader Studies Group (QWSG) since 1993 has observed 19 migratory shorebird species and 7 resident shorebird species on the beaches and tidal mudbanks of the Lower Maroochy River and Caloundra Sandbanks. This important work supports Council's Shorebird Conservation Action Plan, which aims to raise awareness and educate the community about shorebirds, as well as to manage and protect shorebird habitat.

The data has shown evidence of a long-term reduction in the total number of shorebirds and a decline in abundance of several species since 1993. For some species, the reduction may be linked to substantial declines in the overall population. For other species, the decline may be attributed to local factors, such as loss or change of shorebird habitat to development or increasing human disturbance.

## Sunshine Coast Coastal Health results

The coastal health baseline spans three years and includes results from a core monitoring program that was implemented during 2019-20 as well as additional monitoring where necessary in 2021 and 2022.

This coastal health report presents standardised scores and grades for the key indicators of coastal health. This report — in combination with additional background technical studies — provides the first regional scale assessment of the condition and use of our coastal areas.

The overall health of our coastal ecosystem types was rated as 'good' or 'excellent', with some variability across the specific coastline condition themes and public benefit results.

As our baseline measurements, these coastal health results demonstrate our progress and achievement of the ELS target of *Maintain and improve the health of our coast to good or excellent grade by 2041*. This baseline, and continued long-term monitoring, will be essential in ensuring our coastal health remains at this level through identification of areas for improvement for continued focus and investment.



Key results include:

- Biodiversity was good for headlands and coastal lagoons, and fair for beaches and lower estuaries.
   Results were stronger on more natural beaches with a higher degree of conservation-focused land compared with beaches that had more built infrastructure.
   Variability was observed over the two years of monitoring, indicating a degree of natural variation in some indicators, highlighting the importance of longterm monitoring.
- Beach and dune buffer widths were good overall, with an excellent grade for beach width being moderated by a fair grade for dune buffer width. Surprisingly, the width of conservation-focused and more modified beaches was very similar, probably because of higher servicing effort associated with beach renourishment programs and groynes to control sand movement on highly modified beaches.
- Water quality was excellent for the well-flushed lower estuaries, and good for the coastal lagoons. Given the same external benchmarks were used for both, it is not surprising that better flushed estuaries showed better ambient water quality than coastal lagoons that are regularly closed off from the ocean.
- Public benefit scores were good to excellent, with good extents of public land across most reporting units. The results of the coastal community survey did not vary significantly with other monitoring categories (such as biodiversity or beach and buffer width), suggesting these results were not impacting on public satisfaction with the coast. Given the high levels of community satisfaction identified across the coast, most variation in the scores of this category were because of variable amounts of public land available for the community to access.

Table 3: Sunshine Coast Coastal Health Monitoring Program overall results

		Coastline condition			
Coastal ecosystem	Overall health score	Biodiversity	Beach and buffer	Water quality	Public benefits
Beaches	70%	45%	79%	_	85%
Headlands	75%	71%	_	_	79%
Lower estuaries	80%	59%	_	97%	83%
Coastal lagoons	74%	65%	_	77%	80%
Excellent ≥80%	Good ≥60 — <80%	Fair ≥40 — «	<60% Poor ≥20	— <40% \	ery poor <20%

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### Beaches

Beaches are the dominant coastal ecosystem throughout the Sunshine Coast. Defined as the narrow strip separating the land from the water with a sandy substrate, there were 34km of open beach monitored as part of this program. For the purposes of our monitoring, this includes the dunes behind the beach that are naturally mobile and provide a buffer to the land and any infrastructure behind them.

The coastal health monitoring program split the beaches of the Sunshine Coast into 20 separate reporting units. The reporting units extend 200m landward and seaward from the defined coastline to capture most of the interface between the land and sea, including natural beach dune systems and adjacent land uses such as roads, parks and access pathways.

This report focuses on mainland beaches as these are managed by council and are in higher demand from residents and visitors. As a result, while some basic measures were undertaken at Happy Valley and Bribie Island, the full suite of biodiversity monitoring was not undertaken and therefore they are not included in the overall scorecard for beaches. Overall scores were weighted according to beach length, so larger beaches contributed a higher relative proportion of the score than smaller beaches.

Three of the four monitoring themes were implemented here. No open water quality testing was done as there is very little variation in ambient open water quality, which is typically dictated by natural processes or estuarine and catchment outputs that we are measuring as part of the program.

#### Biodiversity

Monitoring for biodiversity at beaches consisted of fish, shore vertebrates, vegetation and crabs. Biodiversity was fair overall, and there was a clear split in values for conservation-focused beaches (such as Bokarina and Warana with 65% and 62% respectively) versus more modified beaches (average of 36%), which was largely due to the lack of vegetated dunes.

- 61 species of fish were observed in 2019 and 45 species in 2020 with most beaches showing significant natural variation between the two years. The greatest abundance of fish was observed at Mooloolaba Beach in both years.
- 21 species of shore vertebrates were observed in 2019 and 14 species in 2020. The types of vertebrates varied significantly between beaches and the greatest abundance was found at Bokarina.
- Bokarina has the best dunal vegetation of the beaches, having the largest trees. The densest vegetation was found at Marcoola, but this was also home to a higher level of invasive species.
- The abundance of ghost crabs was variable across the two years at most sites. In the second survey period in 2020 a higher abundance in the dunes was noted, but smaller hole sizes, indicating more younger crabs.

#### Beach and buffer widths

Beach widths were consistently excellent however buffers width varies significantly between conservation -focused beaches and the thinner buffers of more modified beaches.

- Conservation-focused beaches all received an overall excellent beach and buffer score while more modified beaches generally received an overall fair score except for Maroochydore Beach (good), Buddina Beach (good) and Moffat Beach (poor). The Moffat Beach score was due to the presence of a seawall and effectively non-existent buffer.
- The width of conservation-focused and more modified beaches was very similar, probably because of higher servicing effort associated with beach renourishment programs and groynes to control sand movement on those beaches.

#### Public benefits

Public benefits were excellent across the beach network, with them supporting good extents of public land and excellent opportunities for recreation. 78% of the 675ha reporting area was public land, with almost half of that (48%) being managed for conservation.

The community survey showed excellent levels of satisfaction, accessibility, and personal benefits throughout. The extent of public land within the beach reporting units was high with 78% which, along with high levels of user satisfaction, lead to consistently good and excellent public benefits scores.



Table 4: Summary scores and grades — Beaches

		Coastline condition		
Reporting unit	Overall health score	Biodiversity	Beach and buffer	Public benefits
Beaches overall	70%	45%	79%	85%
Coolum Beach	79%	47%	100%	90%
Yaroomba Beach	75%	46%	100%	79%
Mount Coolum Beach	74%	44%	88%	90%
Marcoola Beach	69%	44%	84%	79%
Mudjimba Beach	76%	49%	86%	92%
Twin Waters Beach	81%	59%	92%	91%
Maroochydore Beach	59%	29%	65%	85%
Alexandra Headland Beach	57%	38%	56%	77%
Mooloolaba Beach	59%	34%	56%	87%
Buddina Beach	59%	37%	62%	78%
Warana Beach	83%	62%	100%	88%
Bokarina Beach	82%	65%	90%	91%
Wurtulla Beach	78%	46%	97%	91%
Currimundi Beach	61%	47%	49%	87%
Dicky Beach	59%	41%	60%	78%
Moffat Beach	49%	41%	31%	76%
Shelly Beach	54%	47%	44%	70%
Kings Beach	52%	29%	53%	73%
Happy Valley	_	_		81%
Bribie Island Beach	_	_	86%	100%
Excellent ≥80% Good	≥60 — <80% Fair ≥	40 — <60%	Poor ≥20 — <40%	Very poor <20%

Water quality was not monitored in beach reporting areas

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# Headlands

The headlands of the Sunshine Coast are characterised by breaking waves, rocky shores, and a general absence of sandy beaches. They can hold quite distinct ecosystems and are generally subject to lower recreation pressures than adjacent beaches. 7.3km of our coastline is rocky headland and they often provide natural landmarks and demarcation

The coastal health monitoring program looked at five headlands, with the program reporting units extending 200m inland from the coastline to capture most of the natural headland system and adjacent land uses such as roads, parks and access pathways.

Two of the four monitoring themes (biodiversity and public benefits) were implemented at headland locations as there was no beach to measure, and no open water quality testing was undertaken. The biodiversity monitoring done for fish and invertebrates was specialised and different to that for other ecosystem types, focusing on the rocky coastline.



#### Biodiversity

Monitoring for biodiversity at headlands consisted of subtidal and tidepool fish, shore vertebrates, and rocky shore invertebrates. The overall results were good, including excellent grades for Caloundra and Moffat Headlands, and headlands as an ecosystem type had the best biodiversity scores.

The difference in biodiversity scores between modified and conservation-focused reporting units was not as great for headlands as for beaches. This is due to the focus of monitoring at headlands being on the unmodified rocky shore environments and nearshore waters.

- There were 31 species of headland subtidal fish observed in 2019 and 40 species in 2020. Caloundra headland had the higher diversity and abundance in 2019, but there was little variation between the headlands in 2020.
- 42 species of rock pool fish were observed in 2019 with most headlands having similar diversity, although Point Cartwright was somewhat lower. In 2020 all headlands were similar although there was lower abundance across the board.
- 12 rocky shore vertebrate species were observed in 2019 and 18 species in 2020, with Alexandra Headland having the highest abundance and diversity.
- 157 species of rocky shore invertebrates were observed in both years, however the abundance and diversity were highly variable across each site.

#### Public benefits

67% of the reporting area was public land, leading to consistently high scores in public benefits. Of that public land, about half was conservation-focused and about half service-focused (parks, roads and access pathways).

The community survey for localities that contained headlands showed excellent satisfaction, accessibility, personal benefits and good to excellent opportunities for recreation.

Table 5: Summary scores and grades — Headlands

		Coastline condition	
Reporting unit	Overall health score	Biodiversity	Public benefits
Headlands overall	75%	71%	79%
Point Perry to Point Arkwright	73%	66%	80%
Alexandra Headland	74%	72%	75%
Point Cartwright	80%	64%	96%
Moffat Headland	78%	80%	75%
Caloundra Headland	75%	80%	70%
Excellent ≥80% Good ≥60 — <8	80% Fair ≥40 — <60%	Poor ≥20 — <40%	Very poor <20%

Water quality and beach and buffer width were not monitored in headland reporting areas.

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#### Biodiversity

Monitoring for biodiversity in lower estuaries consisted of fish and shore vertebrates. Biodiversity was fair, almost good (59%) overall, however the Pumicestone Passage received a good grade (62%).

- 46 species of fish were observed in 2019 with little difference in diversity between the estuaries, and 76 species observed in 2020 where the highest diversity and abundance was found in the Mooloolah River.
- 14 vertebrate species were observed in 2019 compared with 20 species in 2020, with the greatest abundance being in the Pumicestone Passage.

#### Water quality

The program monitored water quality flowing from the middle estuary and the waterways and canals of the lower estuaries. They are typically well-flushed but are also the main pathways that poor water quality can enter nearshore coastal waters. Some of the data from Healthy Land and Water's Environmental Health Monitoring Program was included, as well as additional data gathered specifically for this program.

Water quality was excellent across the three estuaries, though there are instances of poor water quality at some tributary sites. There was perfect overall compliance for water quality benchmarks in the Mooloolah River and excellent overall compliance for all other lower estuary sites.

#### Public benefits

Public benefits were excellent with good extents of public land and fair extents of conservation and vegetated land. The community survey showed excellent levels of satisfaction, accessibility, and recreational value across all estuaries.

79% of the 638ha reporting area was public land, with almost half overall (48%) being managed for conservation.

Table 6: Summary scores and grades — Lower estuaries

		Coastline condition		
Reporting unit	Overall health score	Biodiversity	Water quality	Public benefits
Lower estuaries overall	80%	59%	97%	83%
Maroochy River	78%	58%	97%	80%
Mooloolah River	76%	53%	100%	75%
Pumicestone Passage	81%	62%	96%	86%
Excellent ≥80% Good ≥60 - <	<80% Fair ≥40 — <0	50% Poor ≥2	0 — <40%	Very poor <20%

Beach and buffer width was not monitored in lower estuary reporting areas.

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## Coastal lagoons

Coastal lagoons are waterways that cycle between being open and closed to the sea and tides. Lagoons provide unique and variable estuarine environments that receive freshwater flows from upstream catchments and local urban stormwater. When the mouth is open, they discharge on outgoing tides and are flushed by salt water on incoming tides, while when the mouth is closed salty water is diluted by freshwater inflows.

Report cards have been prepared for four major coastal lagoons. The report units extend 100m landward from the high tide line of the waterways, to capture adjacent land uses such as roads, parks and access pathways. The coastal health report focuses on the larger lagoons where recreation demand, public open space and services are greatest. Smaller coastal lagoons are fed mainly by urban stormwater flows and were not included in this program.

Biodiversity monitoring focuses on fish and shoreline vertebrates, while water quality was monitored upstream and near the mouth within the lagoons.



#### Biodiversity

Monitoring for biodiversity in coastal lagoons consisted of fish and shore vertebrates. Lagoons scored consistently good grades (65% overall) with Tooway Creek receiving a fair grade (58%), reflecting the good overall results for abundance and diversity of fish.

- 16 species of fish were observed in 2019 with 21 species in 2020, with most of increase seen in Tooway Creek.
- 20 vertebrate species were seen in both years of monitoring, showing little variability, with the greatest abundance occurring Tooway Creek and Currimundi Lake.

#### Water quality

Water quality was good, being close to excellent. The same external benchmarks were used for coastal lagoons and lower estuaries, so it's not surprising that better flushed estuaries showed better ambient water quality than coastal lagoons that are regularly closed off from the ocean.

- Currimundi Lake received an excellent overall compliance score, while Stumers Creek, Tooway Creek and Coondibah Creek lagoons received good overall compliance scores.
- At times, some sites did experience poor nutrient and dissolved oxygen results. This is largely dependent on tidal flushing, with better results being associated with well flushed systems. This is considered to be part of a natural cycle for these systems during periods of closure.

#### Public benefits

Public benefits were good, with significant extents of vegetated land and public land with a conservation-focus. 64% of the 236ha reporting area was public land, with more than half (52%) being managed for conservation.

Table 7: Summary scores and grades — Coastal lagoons

		Coastline condition		
Reporting unit	Overall health score	Biodiversity	Water quality	Public benefits
Coastal lagoons overall	74%	65%	77%	80%
Stumers Creek	73%	63%	70%	86%
Currimundi Creek	78%	69%	91%	75%
Coondibah Creek	74%	66%	63%	93%
Tooway Creek	65%	58%	65%	72%
Excellent >80% Good >60 -	<80% Fair >40 — <	60% Poor >2	0 - <40%	Very poor < 20%

Beach and buffer width was not monitored in coastal lagoon reporting areas.

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## Conclusions and next steps

The data and results produced by the coastal health report project establish a baseline to track trends in key biodiversity, physical, social and water quality indicators of our four main coastal ecosystems: beaches, headlands, lower estuaries, and coastal lagoons.

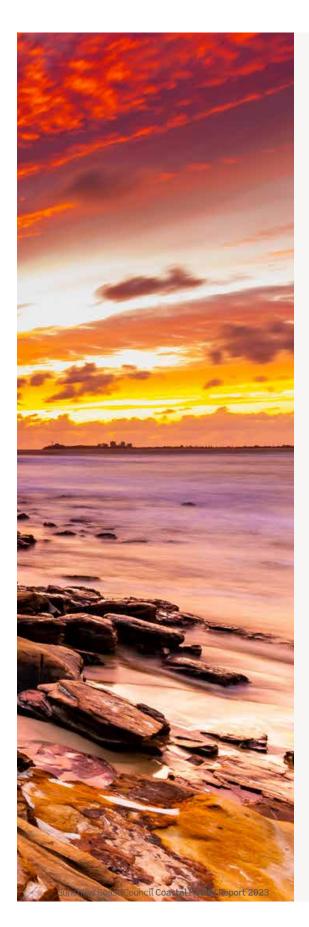
The coastal health report presents concise summary information to provide the community with an increased appreciation of the key natural and use values of the coastal areas on the Sunshine Coast. The report also allows for comparisons to be made between reporting units within each ecosystem network. This summary information can be found as an appendix to this report, as well as through an on-line portal on Council's website.

Throughout the report, biodiversity and beach and buffer width scores are influenced by urbanisation of the adjacent natural areas (dune or riparian areas) and this urbanisation is expected to limit the potential for future increases in these scores.

It is proposed to undertake an ongoing coastal health monitoring program and prepare a Coastal Health Report every 3 years. The follow-up monitoring program should include at least one year of ecological monitoring and use new and existing data from Council's monitoring programs, including water quality and aerial surveys.

The report will not only provide data towards Council's coastal target in the Environment and Liveability Strategy but contributes to the evidence base to support Council's ongoing coastal management activities, including implementation of the Coastal Hazard Adaptation Strategy. Council will consider the findings of this report to identify opportunities and specific actions required to ensure continued delivery of healthy, resilient, and usable coastal areas and make necessary improvements to guide the future monitoring and reporting program.





## Appendix - Coastal Health Report Cards

Beaches
Coolum Beach
Yaroomba Beach
Mount Coolum Beach
Marcoola Beach
Mudjimba Beach
Twin Waters Beach
Maroochydore Beach
Alexandra Headland Beach
Mooloolaba Beach
Buddina Beach
Warana Beach
Bokarina Beach
Wurtulla Beach
Currimundi Beach
Dicky Beach
Moffat Beach
Shelly Beach
Kings Beach
Happy Valley
Bribie Island Beach

#### Headlands

Point Perry to Point Arkwright
Alexandra Headland
Point Cartwright
Moffat Head

# Caloundra Head Lower estuaries

Maroochy River

Mooloolah River

Pumicestone Passage

### Lagoons

Stumers Creek
Currimundi Creek
Coondibah Creek
Tooway Creek

#### Coolum Beach

#### Beach overview

Coolum Beach provides excellent public benefits and excellent beach and buffer widths. The main land use is conservation with a service-focus in the south.

Biodiversity was fair and overall health was good, near excellent.

#### Beach length and reporting area

Beach length	4.1 kilometres
Reporting area:	77 hectares
Public land	93 percent
Conservation land use	78 percent

#### Summary scores and grades

Overall health	79%	Good
Biodiversity	47%	Fair
Beach and buffer	100%	Excellent
Public benefits	90%	Excellent



#### Biodiversity

Biodiversity was fair. Fish indicators were below average and crab indicators were slightly better than average. Shoreline vertebrates and vegetation indicators were typically better than average, especially for the Stumers Creek and North Coolum sites.

#### Beach and buffer

Beach and buffer widths were excellent.

#### Public benefits

Public benefits were excellent, with excellent extents of public lands and good extents of conservation and vegetated land. The community survey for the locality showed good recreational benefits, and excellent usability and satisfaction.

#### Notable findings

Ghost crabs appear to have temporarily moved from the beach to the dunes in 2020. Follow up monitoring in 2021 showed an increase in crab numbers and hole size on the beach, with the north Coolum site showing the highest numbers recorded across the region.

Recreation benefits for the Coolum to Mount Coolum localities were good, however the lowest for the coast at 73 percent, which is likely due to lower visitation and accessibility associated with headlands and the Noosa National Park, north of Stumers Creek.

Excellent ≥80%	Good ≥60 — <80%	Fair ≥40 — <60%	Poor ≥20 — <40%	Very poor <20%

#### Yaroomba Beach

#### Beach overview

Yaroomba Beach provides excellent public benefits and excellent beach and buffer widths. Biodiversity was fair and the main land use is conservation.

Overall health was good.

#### Beach length and reporting area

Beach length	4.1 kilometres
Reporting area:	36 hectares
Public land	70 percent
Conservation land use	66 percent

#### Summary scores and grades

Overall health	75%	Good
Biodiversity	46%	Fair
Beach and buffer	100%	Excellent
Public benefits	79%	Good



#### Biodiversity

Biodiversity was fair. Fish indicators and beach crab indicators were below average, though dune crab indicators were close to average. Shoreline vertebrates and vegetation indicators were typically around or better than average.

#### Beach and buffer

Beach and buffer widths were excellent overall, though some of the northern areas have reduced buffer widths.

#### Public benefits

Public benefits were excellent, with good extents of public lands and good extents of conservation and vegetated land. The community survey for the locality showed good recreational benefits, and excellent usability and satisfaction.

#### Notable findings

Crabs moved from the beach to the dunes in 2020. Follow up monitoring in 2021 showed movement back to the beach.

While buffers were excellent over the whole beach, some assets may be within erosion prone areas — particularly in the north

Recreation benefits for the Coolum to Mount Coolum locality, while good, were the lowest for the coast at 73 percent, which is likely due to lower visitation and accessibility associated with headlands and the Noosa National Park, north of Stumers Creek. National Park, north of Stumers Creek.

Excellent ≥80%	Good ≥60 — <80%	Fair ≥40 — <60%	Poor ≥20 — <40%	Very poor <20%

#### Mount Coolum Beach

#### Beach overview

Mount Coolum Beach provides excellent public benefits and excellent beach and buffer widths. Biodiversity was fair and the main land use is conservation.

Overall health was good.

#### Beach length and reporting area

Beach length	0.9 kilometres
Reporting area:	18 hectares
Public land	93 percent
Conservation land use	91 percent

#### Summary scores and grades

Overall health	74%	Good
Biodiversity	44%	Fair
Beach and buffer	88%	Excellent
Public benefits	90%	Excellent

#### Biodiversity

Biodiversity was fair. Fish numbers were close to average, but fish diversity was below average, as were shoreline vertebrate indicators.

Beach crab indicators were below average, though dune crabs were better than average, with some of the best results on the coast.

Most vegetation indicators were close to or above average.

#### Beach and buffer

Beach widths were excellent and buffer widths were good, contributing to long-term beach and dune stability.



#### Public benefits

Public benefits were excellent with significant extents of conservation-focused public land. The community survey for the locality showed good recreational benefits, and excellent usability and satisfaction.

#### Notable findings

While beach and buffer widths together were excellent and there were excellent extents of conservation-focused public lands, pathways and other service assets reduce buffer distances in some places.

Sunshine Coast Council

Good ≥60 — <80%

Fair ≥40 — <60% Poor ≥20 — <40%

#### Marcoola Reach

#### Beach overview

Marcoola Beach provides good public benefits and excellent beach and buffer width. Biodiversity was fair and the main land use is conservation.

Overall health is good.

#### Beach length and reporting area

Beach length	3.5 kilometres
Reporting area:	74 hectares
Public land	65 percent
Conservation land use	47 percent

#### Summary scores and grades

Overall health	69%	Good
Biodiversity	44%	Fair
Beach and buffer	84%	Excellent
Public benefits	79%	Good



#### Biodiversity

Biodiversity was fair. Fish numbers were close to average, but fish types and shoreline vertebrate indicators were below average. Beach crab indicators were below average, though dune crabs were higher than average.

Most vegetation indicators were close to, or above average, though understorey invasive plant types were higher than average.

#### Beach and buffer

Beach width was excellent and buffer width was good overall. Together, the beach and buffer widths were excellent, though some areas had reduced buffer widths.

#### Public benefits

Public benefits were good, near excellent, with good extents of public land and fair extents of conservation land uses. The community survey for the locality showed excellent recreational benefits, usability and satisfaction.

#### Notable findings

Understorey plant species performed well for cover and types, though invasive species types were the highest on the coast.

While beach buffers were good over the whole beach, there are assets within erosion prone areas.

Excellent ≥80%	Good ≥60 — <80%	Fair $>40 - <60\%$	Poor >20 — <40%	Verv poor <20%

#### Mudjimba Beach

#### Beach overview

Mudjimba Beach provides excellent public benefits and excellent beach and buffer widths. Biodiversity was fair and the main land use is conservation.

Overall health was good.

#### Beach length and reporting area

Beach length	2.6 kilometres
Reporting area:	58 hectares
Public land	91 percent
Conservation land use	61 percent

#### Summary scores and grades

Overall health	76%	Good
Biodiversity	49%	Fair
Beach and buffer	86%	Excellent
Public benefits	92%	Excellent



#### Biodiversity

Biodiversity was fair. Fish numbers were below average and fish types were close to average, as were shoreline vertebrate indicators. Beach crab indicators were below average, though dune crab indicators were better than average.

Most vegetation indicators are close to or below average, though understorey plant types are above average.

#### Beach and buffer

Beach width was excellent and buffer width was good overall. Together, the beach and buffer widths were excellent, though some areas had reduced buffer widths.

#### Public benefits

Public benefits were excellent, with significant extents of public land and good extents of vegetated and conservation land uses. The community survey for the locality showed excellent recreational benefits, usability and satisfaction.

#### Notable findings

Understorey plant indicators performed well - invasive species and types are both lower than average and plant cover is around average.

While beach buffers were good over the whole beach, there may be assets within erosion prone areas.

Sunshine Coast Council

Good ≥60 — <80%

Fair ≥40 — <60% Poor ≥20 — <40%

#### Twin Waters Reach

#### Beach overview

Twin Waters Beach provides excellent public benefits and excellent beach and buffer widths. Biodiversity was fair, near good, and the main land use is conservation.

Overall health is good, near excellent.

#### Beach length and reporting area

Beach length	2.3 kilometres
Reporting area:	43 hectares
Public land	90 percent
Conservation land use	58 percent



#### Summary scores and grades

Overall health	81%	Excellent
Biodiversity	59%	Fair
Beach and buffer	92%	Excellent
Public benefits	91%	Excellent

#### **Biodiversity**

Biodiversity was fair, near good. Fish numbers and types were slightly below average while all shoreline vertebrate indicators were slightly above average. Beach and dune crab indicators were above average.

Most vegetation indicators were above average, except for understorey plant cover and invasive species types which were close to average.

#### Beach and buffer

Beach and buffer widths were both excellent, though some areas had reduced buffer widths due to the presence of roads.

#### Public benefits

Public benefits were excellent, with significant extents of public land and fair, near good, extents of conservation land use. The community survey for the locality showed excellent recreational benefits, usability and satisfaction.

#### Notable findings

Beach crab numbers were well above average in 2019 and these moved to the dunes in the 2020, which were then well above average, with a partial move back to the beach 2021.

Excellent >80%	Good ≥60 — <80%	Fair $>40 - <60\%$	Poor $>20 - <40\%$	Verv poor <20%

### Maroochydore Beach

#### Beach overview

Maroochydore Beach provides excellent public benefits and is a service-focused beach. Beach width was excellent, but buffers were thin and modified, contributing to poor biodiversity and buffers.

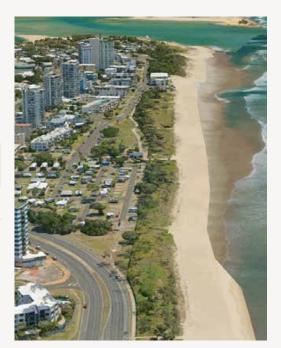
Overall health was fair, near good.

#### Beach length and reporting area

Beach length	1.6 kilometres
Reporting area:	38 hectares
Public land	77 percent
Conservation land use	19 percent

#### Summary scores and grades

Overall health	59%	Fair
Biodiversity	29%	Poor
Beach and buffer	65%	Good
Public benefits	85%	Excellent



#### Biodiversity

Biodiversity was poor as natural habitat has been lost to development and dunes have been modified. Results were below average for fish, shoreline vertebrates and most indicators for woody vegetation and crabs. Understorey plant indicators and dune crab numbers were close to average.

#### Beach and buffer

Beach width was excellent, largely due to sand renourishment that occurs every two years. Buffer width was poor and dunes that remain have been modified. Taken together, the beach and buffer widths were good and stable.

#### Public benefits

Public benefits were excellent due to good extents of service-focused public lands and beach. The community survey showed excellent recreational benefits, usability and satisfaction.

#### Notable findings

Ongoing dune rehabilitation appears to have supported good results for some plant indicators, including: tree numbers and types, understorey plant cover and types.

Understorey plant cover reduced in 2020, which is possibly due to natural variability, but this requires further consideration.

Follow-up monitoring in 2021 saw above average fish numbers and diversity as well as above average beach crab numbers.

Sunshine Coast Council

Good ≥60 — <80% Fair ≥40 — <60% Poor ≥20 — <40%

#### Alexandra Headland Beach

#### Beach overview

Alexandra Headland Beach provides good public benefits. Beach width was excellent but buffers were thin and modified, contributing to poor biodiversity and buffers. The main land use is service-focused.

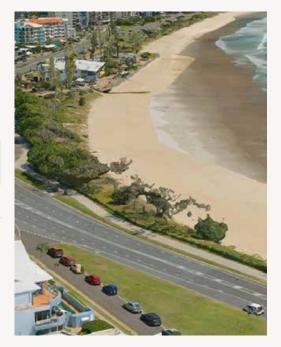
Overall health was fair, near good.

#### Beach length and reporting area

Beach length	1.1 kilometres
Reporting area:	24 hectares
Public land	61 percent
Conservation land use	4 percent

#### Summary scores and grades

Overall health	57%	Fair
Biodiversity	38%	Poor
Beach and buffer	56%	Fair
Public benefits	77%	Good



#### Biodiversity

Biodiversity was poor as natural habitat has been lost to development and dunes have been modified. Fish, crab numbers, shoreline vertebrates, and vegetation indicators were all below average, though understorey invasive plant types indicator scored better than average.

#### Beach and buffer

Beach width was excellent and buffer width was very poor. Together, the beach and buffer widths were fair, near good, though beach stability issues are expected without ongoing beach renourishment.

#### Public benefits

Public benefits were good, with good extents of servicefocused public lands. The community survey for the locality showed excellent recreational benefits, usability and satisfaction.

#### Notable findings

While biodiversity indicators, except one, were below average overall, there were some good yearly observations:

- 2019 shoreline vertebrate types (average) and ghost crab hole size (above average).
- 2021 follow-up monitoring fish types and crab numbers (above average), and fish numbers (average).

Excellent ≥80%	Good >60 290%	Foir >10 -60%	Poor >20 -40%	Verv poor <20%
Excellent ≥00%	<b>G000</b> ≥00 — <00%	rair ≥40 — <00%	P001 ≥20 — <40%	

#### Mooloolaha Beach

#### Beach overview

Mooloolaba Beach provides excellent public benefits. Beach width was excellent, but buffers were thin and modified, contributing to poor biodiversity.

Overall health was fair, near good.

#### Beach length and reporting area

Beach length	2.2 kilometres
Reporting area:	53 hectares
Public land	81 percent
Conservation land use	5 percent

#### Summary scores and grades

Overall health	59%	Fair	
Biodiversity	34%	Poor	
Beach and buffer	56%	Fair	
Public benefits	87%	Excellent	

#### Biodiversity

Biodiversity was poor as natural habitat has been lost to development and dunes have been modified.

Crab, shoreline vertebrates, and vegetation indicators were below average.

However, fish numbers and types are above average at Mooloolaba Main Beach and include some of the best results for the coast.

#### Beach and buffer

Beach width was excellent, largely due to sand renourishment associated with dredging of the river mouth. Buffer width was very poor and dunes that remain have been modified. Taken together, the beach and buffer widths were fair and stable in the short-term.

#### Public benefits

Public benefits were excellent with significant extents of public lands and beach. The community survey for the locality showed excellent recreational benefits, usability and satisfaction.

#### Notable findings

Beach widths were excellent and help to buffer storm erosion but are dependent on renourishment and require regular monitoring.



Sunshine Coast Council

#### Buddina Beach

#### Beach overview

Buddina Beach provides good public benefits, excellent beach width but poor buffer width. Biodiversity was poor. The main land use is urban residential and then servicefocused public land.

Overall health is fair, near good.

#### Beach length and reporting area

Beach length	3.0 kilometres
Reporting area:	57 hectares
Public land	62 percent
Conservation land use	18 percent

#### Summary scores and grades

Overall health	59%	Fair
Biodiversity	37%	Poor
Beach and buffer	62%	Good
Public benefits	78%	Good



#### Biodiversity

Biodiversity was poor. Fish numbers were above average, but diversity was below average. Shoreline vertebrate indicators were below average, except for dune crab numbers which were above average.

Understorey plant indicators were below average although the woody vegetation and invasive species indicator was better than average.

#### Beach and buffer

Beach width was excellent and buffer width was poor, with loss of natural areas to development and modification of dunes. Taken together the beach and buffer widths are good, marginally, though short to medium term stability may be an issue.

#### Public benefits

Public benefits were good with fair extents of service land uses and good extents of public land. The community survey for the locality showed excellent recreation benefits, usability and satisfaction.

#### Notable findings

Follow-up monitoring in 2021 saw higher than average fish and crab numbers and average results for fish types.

Excellent ≥80%	Good ≥60 — <80%	Fair ≥40 — <60%	Poor ≥20 — <40%	Very poor <20%

#### Warana Beach

#### Beach overview

Warana Beach provides excellent public benefits and excellent beach and buffer widths. Biodiversity was good and the main land use is conservation.

Overall health is excellent.

#### Beach length and reporting area

Beach length	2.4 kilometres
Reporting area:	42 hectares
> Public land	82 percent
Conserva	tion land use 74 percent

#### Summary scores and grades

Overall health	83%	Excellent
Biodiversity	62%	Good
Beach and buffer	100%	Excellent
Public benefits	88%	Excellent



### Biodiversity

Biodiversity was good. Fish numbers were above average, but fish types were below average. Shoreline vertebrate indicators were all above average and crab indicators were all close to average.

Understorey plant indicators were all above average, but invasive plant types were worse than average.

#### Beach and buffer

Beach and buffer widths were excellent and support longterm beach stability.

#### Public benefits

Public benefits were excellent with significant extents of public land and good extents of vegetated land and conservation land uses. The community survey for the locality showed excellent recreation benefits, usability and satisfaction.

#### Notable findings

The reduction in beach crab numbers and movement to the dunes 2020 was not as great as for other conservation-focused beaches.

Sunshine Coast Council

Excellent ≥80% Good ≥60 − <80% Fair ≥40 − <60% Poor ≥20 − <40% Very poor <20%

#### Bokarina Beach

#### Beach overview

Bokarina Beach provides excellent public benefits and excellent beach and buffer widths. Biodiversity was good and the main land use is conservation.

Overall health was excellent.

#### Beach length and reporting area

Beach length	1.7 kilometres
Reporting area:	29 hectares
Public land	89 percent
Conservation land use	81 percent

#### Summary scores and grades

Overall health	82%	Excellent
Biodiversity	65%	Good
Beach and buffer	90%	Excellent
Public benefits	91%	Excellent

### Biodiversity

Biodiversity was good with fish numbers were close to average, but fish diversity below average.

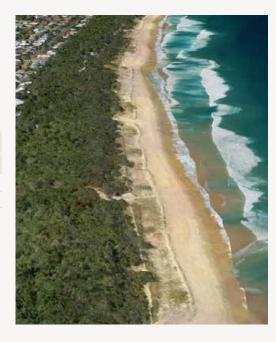
Shoreline vertebrate indicators were above average and among the best results (including external reference sites).

Crab indicators were generally below average except for beach crab numbers, which were above average

Understorey invasive plant types were worse than average.

#### Beach and buffer

Beach width was excellent and buffer width was good, though buffer widths are reduced in some areas near north-south pathways. Taken together, beach and buffer widths are excellent and indicate long-term beach stability.



#### Public benefits

Public benefits were excellent with significant extents of vegetated land and conservation-focused public lands. The community survey for the locality showed excellent recreation benefits, usability and satisfaction.

#### Notable findings

The overall biodiversity score is second highest of all beaches. 2021 Follow up monitoring showed fish numbers and diversity were above average and all crab indicators were above average.

Excellent ≥80%	Good >60 - <80%	Fair ≥40 — <60%	Poor >20 - <40%	Verv poor <20%
EXCEILENT 20070	G000 ≥00 — <00 /o	rail 240 — <0070	FUUI 220 — <40 /o	

#### Beach overview

Wurtulla Beach provides excellent public benefits and excellent beach and buffer widths. Biodiversity was fair and the main land use is conservation.

Overall health is good.

#### Beach length and reporting area

Beach length		2.1 kilometres
Report	ing area:	38 hectares
	Public land	89 percent
	Conservation land use	80 percent

#### Summary scores and grades

Overall health	78%	Good
Biodiversity	46%	Fair
Beach and buffer	97%	Excellent
Public benefits	91%	Excellent



#### Biodiversity

Biodiversity was fair abnd fish and shoreline vertebrate indicators were below average.

Understorey plant indicators were above average, though invasive plant types were worse than average. All woody vegetation indicators were higher than average.

#### Beach and buffer

Beach and buffer widths were excellent and are indicative of long-term beach stability.

#### Public benefits

Public benefits were excellent with significant extents of vegetated and conservation-focused public land. The community survey for the locality showed excellent recreation benefits, usability and satisfaction.

#### Notable findings

Values for vertebrate indicators declined significantly in 2020 from above to below average. Follow-up monitoring in 2021 showed a recovery to above average values.

The understorey invasive plant result over 2019-20 was the worst observed on the coast.

Sunshine Coast Council

Good ≥60 — <80% Fair ≥40 — <60% Poor ≥20 — <40%

#### Currimundi Beach

#### Beach overview

Currimundi Beach provides excellent public benefits and excellent beach and buffer widths. Biodiversity was fair and the main land use is conservation.

Overall health is good.

#### Beach length and reporting area

Beach length	1.5 kilometres
Reporting area:	28 hectares
Public land	83 percent
Conservation land use	56 percent

#### Summary scores and grades

Overall health	61%	Good
Biodiversity	47%	Fair
Beach and buffer	49%	Fair
Public benefits	87%	Excellent



#### Biodiversity

Biodiversity was fair with fish indicators and crab abundance below average.

Shoreline vertebrate numbers and types were above average with scavenger indicators close to average.

Woody vegetation and understorey plant indicators were slightly below average, with invasive species types being slightly worse than average.

#### Beach and buffer

Beach width was good and buffer width was poor. Taken together, beach and buffer widths are fair, though buffer widths are reduced in the north and assets are in erosion prone areas.

#### Public benefits

Public benefits were excellent with excellent extents of public land, good extents of vegetated land, and fair extents of conservation land uses. The community survey for the locality showed excellent recreation benefits, usability and satisfaction.

#### Notable findings

Contrary to other conservation dominated beaches, there was minimal change between 2019-20 for crab numbers, though hole size reduced from above to below average.

Follow up monitoring in 2021 saw crab hole size increase to above average and numbers increase close to average.

Excellent ≥80% Good ≥60 − <80% Fair ≥40 − <60% Poor ≥20 − <40% Very poor <20%

#### Dicky Beach

#### Beach overview

Dicky Beach provides good public benefits and good beach and buffer widths. Biodiversity was fair. The main land uses are service-focused.

Overall health is fair, near good.

#### Beach length and reporting area

Beach length	1.2 kilometres
Reporting area:	21 hectares
Public land	65 percent
Conservation land use	21 percent

#### Summary scores and grades

Overall health	59%	Fair
Biodiversity	41%	Fair
Beach and buffer	60%	Good
Public benefits	78%	Good

#### Biodiversity

The scale of biodiversity monitoring covered Dicky Beach and Moffat Beach as one reporting unit.

Biodiversity was good. Fish indicators were above average. Shoreline vertebrate and crab indictors were below average.

Understorey plant cover was higher than average and understorey invasive plant types were better than average.

#### Beach and buffer

Beach width was excellent, though buffer width was poor. Taken together the beach and buffer widths are good.

#### Public benefits

Public benefits were good with reasonable extents of public lands and fair extents of service-related land uses. The community survey for the locality showed excellent recreation benefits, usability and satisfaction.

#### Notable findings

Buffer widths are poor due to development of natural areas resulting in thin dunes. There are numerous assets in the erosion prone area, including service-related assets. This reduces the short to medium term beach stability and

Fish and vegetation indicators performed well during the baseline monitoring program.

Sunshine Coast Council

Good ≥60 — <80%

Fair ≥40 — <60% Poor ≥20 — <40%

#### Moffat Beach

#### Beach overview

Moffat Beach provides good public benefits but poor beach and buffer width. Biodiversity was fair.

The main land uses are service-focused.

Overall health was fair.

#### Beach length and reporting area

Beach length	0.4 kilometres
Reporting area:	10 hectares
> Public la	nd 61 percent
Cons	ervation land use 13 percent

#### Summary scores and grades

Overall health	49%	Fair
Biodiversity	41%	Fair
Beach and buffer	31%	Poor
Public benefits	76%	Good



Public benefits were good with reasonable extents of public land. Sand deposits at the mouth of Tooway Creek provide significant beach recreation opportunities. The community survey for the locality showed excellent recreation benefits, usability and satisfaction.

### Biodiversity

The scale of biodiversity monitoring covered Dicky Beach and Moffat Beach as one reporting unit.

Biodiversity was good. Fish indicators were above average. Shoreline vertebrate and crab indictors were below average.

Understorey plant cover was higher than average and understorey invasive plant types were better than average.

#### Beach and buffer

Beach width was good, but buffer width was very poor due to the presence of the rock wall that protects parks and other assets. Taken together, the beach and buffer widths are poor, with low beach resilience and stability in the short-term

## Notable findings

Fish and vegetation indicators performed well during the baseline monitoring program.

Moffat Beach is the smallest beach unit in the program but is one of the most dynamic in that it behaves like a pocket beach and interfaces with Tooway Creek lagoon and Moffat Head. Given that its shoreline is dominated by rock wall, some of the indicators my not be as relevant as for other open coast beaches.

 Excellent ≥80%
 Good ≥60 - <80%</th>
 Fair ≥40 - <60%</th>
 Poor ≥20 - <40%</th>
 Very poor <20%</th>

#### Shelly Beach

#### Beach overview

Shelly Beach provides good public benefits and fair beach and buffer widths. Biodiversity was fair.

The main land use is urban (private residential).

Overall health was fair.

#### Beach length and reporting area

Beach length	0.9 kilometres
Reporting area:	16 hectares
Public land	50 percent
Conservation land use	26 percent

#### Summary scores and grades

Overall health	54%	Fair
Biodiversity	47%	Fair
Beach and buffer	44%	Fair
Public benefits	70%	Good



#### Biodiversity

Biodiversity was fair. Fish indicators were well above average and shoreline vertebrate indicators were close to or above average.

Most woody vegetation and understorey plant indicators were above average and invasive plant types were better than average.

#### Beach and buffer

Beach width was good, but buffer width was poor. Together the beach and buffer widths are fair.

#### Public benefits

Public benefits were good with fair extents of public land almost equally split between conservation and servicerelated uses. The community survey for the locality showed excellent recreation benefits, usability and satisfaction.

#### Notable findings

Biodiversity indicators performed relatively well relative to other sites, except for crabs, scavenger types and tree

Beach width was good but is affected by pocket beaches being offline from the main northward sand supply. This can result in thinner, steeper beaches and creates unique sand characteristics that come from a high shell content. Buffer widths were poor due to development of natural areas, resulting in thin dunes.

Public benefit scores were affected by the dominance of private urban land uses.

Fish and vegetation indicators performed well during the baseline monitoring program.

Good ≥60 — <80%

Fair ≥40 — <60% Poor ≥20 — <40%

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Sunshine Coast Council

#### Kings Beach

#### Beach overview

Kings Beach provides good public benefits and fair beach and buffer widths. Biodiversity was poor.

The main land uses are service-focused and then urban.

Overall health was fair.

#### Beach length and reporting area

Beach length	0.6 kilometres
Reporting area:	13 hectares
Public land	55 percent
Conservation land u	se O percent

#### Summary scores and grades

Overall health	52%	Fair
Biodiversity	29%	Poor
Beach and buffer	53%	Fair
Public benefits	73%	Good



#### Biodiversity

Biodiversity was poor with fish numbers below average, but diversity well above average.

Shoreline vertebrate indicators were all well below average as were crab indicators.

Understorey plant indicators were below average, with invasive species types being better than average. Woody vegetation indicators were also mostly below average.

#### Beach and buffer

Beach width was excellent though buffer width was very poor. Taken together the beach and buffer widths are fair.

#### Public benefits

Public benefits were good with a fair extent of servicefocused public lands. The community survey for the locality showed excellent recreation benefits, usability and satisfaction.

#### Notable findings

Above average results for fish types during the baseline and follow-up monitoring were some of the most consistent fish results for beaches.

Despite crab indicators being generally below average, there were yearly results that were above average for number and hole size.

Above average results for tree diameter come from a small number of well established trees being observed.

Excellent ≥80% Good ≥60 − <80% Fair ≥40 − <60% Poor ≥20 − <40% Very poor <20%

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### Happy Valley Beach

#### Beach overview

Happy Valley supports excellent public benefits with good extents of service-focused public land. The main land uses are service-focused.

Happy Valley was not included in the full monitoring program but provides excellent recreational benefits.

#### Beach length and reporting area

Beach length	0.9 kilometres
Reporting area:	26 hectares
> Public land	72 percent
Conservation land use	2 percent

#### Summary scores and grades





#### **Biodiversity**

Biodiversity monitoring did not occur at Happy Valley as there was no stable beach, no dunes and all natural areas have been developed.

#### Beach and buffer

Beach and buffer monitoring did not occur at Happy Valley as the shoreline is a developed rock wall and there was no stable beach.

A breakthrough of Bribie Island occurred in early 2022 which has resulted in changes to the historical bar crossing near Happy valley. This has resulted in restricted entrance and formation of large sand banks and beaches.

#### Public benefits

Public benefits were excellent with good extents of service-focused public lands. The community survey for the locality showed excellent recreational benefits, usability and satisfaction

Sunshine Coast Council

Good ≥60 — <80% Fair ≥40 — <60% Poor ≥20 — <40%

#### Bribie Island Beach

#### Beach overview

Bribie Island Beach provides excellent public benefits, good beach width and excellent buffer widths.

Bribie Island Beach was not included in the full monitoring program as it is managed by the State as a national park and State recreation area, does not include a significant amount of service or access assets and is of a size that would be very difficult to monitor in adequate detail.

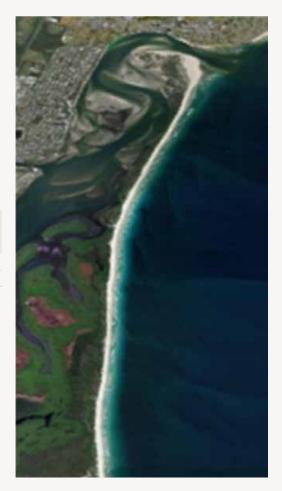
Overall health was excellent, though this was based only on physical and public benefits.

#### Beach length and reporting area

Beach length	14.5 kilometres
Reporting area:	308 hectares
Public land	100 percent
Conservation land use	81 percent

#### Summary scores and grades

Beach and buffer	86%	Excellent
Public benefits	100%	Excellent



#### **Biodiversity**

Biodiversity was not monitored on Bribie Island.

#### Beach and buffer

Buffer widths were excellent though beach width was good (73 percent score). Taken together the beach and buffer width is excellent, though previous studies have concluded that the shoreline is receding.

A breakthrough of Bribie Island occurred in early 2022 which resulted in loss of a beach and dune and the formation of new deep water entrance over 1km wide that has increased high tides that may affect the shoreline stability and some service assets located at Golden Beach.

#### Public benefits

Public benefits are excellent with significant extents of conservation-focused public land, Bribie Island National

No community survey was undertaken for Bribie Island Beach.

Excellent ≥80% Good ≥60 − <80% Fair ≥40 − <60% Poor ≥20 − <40% Very poor <20%

### Pt Perry to Pt Arkwright

#### Coastline length overview

Point Perry to Point Arkwright supports good biodiversity and good public benefits (which includes excellent social benefits), good opportunities for recreation and fair extents of conservation-focused public lands.

Overall health was good.

#### Coastline length and reporting area

Beach length		3.4 kilometres
Reporting are	ea:	40 hectares
> P	ublic land	72 percent
	Conservation land use	53 percent

#### Summary scores and grades

Overall health	73%	Good
Biodiversity	66%	Good
Public benefits	80%	Excellent

#### **Biodiversity**

Biodiversity was good, with invertebrate indicators, carrion consumption and scavenger types were among the best results of the headland network. Tidepool fish indicators were average.

#### Public benefits

Public benefits were good with good extents of public land and fair extents of conservation land.

The community survey showed good recreational benefits, and excellent usability and satisfaction.

#### Notable findings

In addition to some of the best scavenger types and consumption on the coast, most vertebrate results were very consistent across the baseline period.

Recreation benefits for the Coolum to Mount Coolum locality, while good, were the lowest for the coast at 73 percent. This is likely due to lower visitation and recreation opportunities associated with headlands and the Noosa National Park north of Stumers Creek.



Sunshine Coast Council

Good ≥60 — <80%

Fair ≥40 — <60% Poor ≥20 — <40%

#### Alexandra Headland

#### Coastline length overview

Alexandra Headland provides good biodiversity and good public benefits, which includes excellent social benefits, opportunities for recreation and fair extents of service-focused public lands, which is the main land use.

Overall health was good.

#### Coastline length and reporting area

Beach length	1.2 kilometres
Reporting area:	23 hectares
Public land	59 percent
Conservation	land use 0 percent

#### Summary scores and grades

Overall health	74%	Good
Biodiversity	72%	Good
Public benefits	75%	Good

#### Biodiversity

Biodiversity was good and the site supports some of the best headland results for invertebrate indicators as well as above average shoreline vertebrate numbers and types. Tidepool fish indicators were close to average.

#### Public benefits

Public benefits were good with fair extents of service-focused public lands.

The community survey showed excellent recreational benefits, usability and satisfaction.

#### Notable findings

Within the headland network, Alexandra Headland carries the highest proportion of service land uses, and the lowest proportion of vegetated land (second lowest of all networks).



Excellent ≥80% Good ≥60 − <80% Fair ≥40 − <60% Poor ≥20 − <40% Very poor <20%

#### Point Cartwright

#### Coastline length overview

Point Cartwright supports good biodiversity and excellent public benefits, with a nearly all land in public ownership (99%) and excellent social benefits, opportunities for recreation and an even mix of service and conservation land uses.

Overall health was good.

#### Coastline length and reporting area

Beach length	1.1 kilometres
Reporting area:	12 hectares
Public land	99 percent
Conservation land use	50 percent

#### Summary scores and grades

Overall health	80%	Excellent
Biodiversity	64%	Good
Public benefits	96%	Excellent

#### Biodiversity

Biodiversity was good with close to average results for all indicators, except for below average results for shoreline vertebrate indicators.

#### Public benefits

Public benefits were excellent with the report unit being almost completely public land and with balanced extents of service and conservation land uses.

The community survey showed excellent recreational benefits, usability and satisfaction.

#### Notable findings

Consistently good scores for most biodiversity indicators (around average), except for below average results for some scavenger types and consumption.



Good ≥60 — <80%

Fair ≥40 — <60% Poor ≥20 — <40%

Sunshine Coast Council

#### Moffat Headland

#### Coastline length overview

Moffat Headland provides excellent biodiversity and good public benefits with fair extents of public land and excellent recreational opportunities. Watson Park bushland reserve balances the urban land use.

Overall health was good.

#### Coastline length and reporting area

Beach length	0.7 kilometres
Reporting area:	11 hectares
Public land	59 percent
Conservation land use	39 percent

#### Summary scores and grades

Overall health	78%	Good
Biodiversity	80%	Excellent
Public benefits	75%	Good

#### **Biodiversity**

Biodiversity was excellent and the site supports excellent results for all indicators, most notably fish numbers and diversity.

This is likely due to the presence of various habitats nearby including Pumicestone Passage, Moreton Bay and near shore reefs.

#### Public benefits

Public benefits were good with fair extents of public land supporting mainly conservation land uses in addition to path and road assets.

The community survey showed excellent recreational benefits, usability and satisfaction.

#### Notable findings

Biodiversity results cover Moffat Headland and Caloundra Headland, which were consistent over the baseline period, except for significant increases in most shoreline vertebrate indicators.

The public benefits score, while good, is affected by the private urban land being the largest single land use. Visitation and recreational opportunities are usually lower for headlands than for open coast beaches, though the recreational benefits and satisfaction is still reported as excellent for the locality.



Excellent ≥80% Good ≥60 − <80% Fair ≥40 − <60% Poor ≥20 − <40% Very poor <20%

### Caloundra Headland

#### Coastline length overview

Caloundra Headland provides excellent rocky shore biodiversity and good public benefits. Most of the report area is private urban land.

Overall health was good.

#### Coastline length and reporting area

Beach length	1.0 kilometres
Reporting area:	16 hectares
Public land	49 percent
Conservation land use	13 percent

#### Summary scores and grades

Overall health	75%	Good
Biodiversity	80%	Excellent
Public benefits	70%	Good

#### **Biodiversity**

Biodiversity was excellent and the site supports high values for all indicators, most notably fish numbers and diversity.

This is likely due to the presence of various breeding habitats nearby including Pumicestone Passage, Moreton Bay and near shore reefs.

#### Public benefits

Public benefits were good with an even mix of publicn and private land. The community survey showed excellent recreational benefits, usability and satisfaction.

#### Notable findings

Biodiversity results cover Moffat Headland and Caloundra Headland, which were consistent over the baseline period, except for significant increases in most shoreline vertebrate indicators.

The public benefits score, while good, is affected by the private urban land being the largest single land use. Visitation and recreational opportunities are usually lower for headlands than for open coast beaches, though the recreational benefits and satisfaction is still reported as excellent for the locality.



Sunshine Coast Council

Good ≥60 — <80%

Fair ≥40 — <60% Poor ≥20 — <40%

#### Maroochy River lower estuary

#### Lower estuary lengthoverview

The Maroochy River lower estuary supports excellent water quality and excellent opportunities for recreation, with good extents of public land contributing to good overall public benefits.

Biodiversity was fair and supported by fish habitat area designations and fair extents of vegetated land.

Overall health was good, being close to excellent.

#### Beach length and reporting area

Lower estuary length	5.1 kilometres
Reporting area:	165 hectares
Public land	72 percent
Conservation land use	36 percent

#### Summary scores and grades

Overall health	78%	Good
Biodiversity	58%	Fair
Water Quality	97%	Excellent
Public benefits	80%	Excellent



#### Biodiversity

Biodiversity was fair, with near average results for fish and most shoreline animal indicators, except for above average carrion consumption results.

#### Water quality

Water quality was excellent with most sites and compliant with guidelines across most indicators.

#### Public benefits

Public benefits were good, being close to excellent. There is a close to even mix of conservation, service and private urban land uses and a fair extent of vegetated land and associated ecosystem services focused mainly on the north shore.

The community survey showed excellent recreation benefits, usability and satisfaction.

#### Notable findings

Maroochy River received the best carrion consumption values of the three estuaries.

Excellent ≥80%	Good >60 - <80%	Fair ≥40 — <60%	Poor >20 - <40%	Very poor <20%
Excellent ≥00%	<b>G000</b> ≥00 — <00%	rair ≥40 — <00%	POOI 220 — <40%	very poor <20%

#### Lower estuary lengthoverview

The Mooloolah River lower estuary supports excellent water quality and excellent opportunities for recreation. This is a modified service-focused waterway and is a State boat harbour. Good extents of public land contribute to good overall public benefits.

Biodiversity was fair and is supported by fish habitat area designations and fair extents of vegetated land.

Overall health was good, being close to excellent.

#### Beach length and reporting area

Lower estuary length	3.6 kilometres
Reporting area:	96 hectares
Public land	60 percent
Conservation land use	5 percent



#### Summary scores and grades

Overall health	76%	Good
Biodiversity	53%	Fair
Water Quality	100%	Excellent
Public benefits	75%	Good

#### Biodiversity

Biodiversity was fair with average results for most fish and shoreline animal indicators, except for above average number of fish types, and below average shoreline animal numbers.

#### Water quality

Water quality was excellent, with all indicators at all sites complying with guidelines.

#### Public benefits

Public benefits were good. The main land use was servicerelated public land followed by private urban land.

The community survey showed excellent recreation benefits, usability and satisfaction.

#### Notable findings

Mooloolah River supported the highest number of fish types of the three estuaries.

Sunshine Coast Council

Good ≥60 — <80%

Fair ≥40 — <60% Poor ≥20 — <40%

#### Pumicestone Passage lower estuary

#### Lower estuary lengthoverview

The Pumicestone Passage (north) supports excellent water quality and public benefits. The report unit includes conservation values that are recognised through designations including fish habitat area, marine park, national park, and Ramsar Convention wetlands of international importance.

Biodiversity was good and overall health was excellent.

#### Beach length and reporting area

Lower estuary length	11.7 kilometres
Reporting area:	377 hectares
Public land	81 percent
Conservation land use	64 percent

#### Summary scores and grades

Overall health	81%	Excellent
Biodiversity	62%	Good
Water Quality	96%	Excellent
Public benefits	86%	Excellent



#### Biodiversity

Biodiversity was good, with above average fish numbers and shoreline animal numbers and types.

#### Water quality

Water quality was excellent with main channel sites receiving full compliance and a small number of partially compliant indicators in tributaries, such as Bells Creek, which had poor compliance for dissolved oxygen.

#### Public benefits

Public benefits were excellent. Significant extents of public land provide good extents of conservation land uses and associated ecosystem services. The community survey showed excellent recreation benefits, usability and satisfaction.

#### Notable findings

Pumicestone Passage received the best biodiversity results of the three estuaries.

Note: A breakthrough of Bribie Island occurred in early 2022 which will increase high tides and may affect shoreline stability and some service assets located at Golden Beach.

 Excellent ≥80%
 Good ≥60 - <80%</th>
 Fair ≥40 - <60%</th>
 Poor ≥20 - <40%</th>
 Very poor <20%</th>

Sunshine Coast Council Coastal Health Report 2023

### Stumers Creek lagoon

#### Lagoon overview

Stumers Creek lagoon supports good water quality and excellent public benefits and extents of public land.

Biodiversity was good with good extents of vegetated and conservation land uses.

Overall health was good.

#### Lagoon length and reporting area

Lagoon length	4.0 kilometres
Reporting area:	82 hectares
Public land	83 percent
Conservation land use	68 percent

#### Summary scores and grades

Overall health	73%	Good
Biodiversity	63%	Good
Water quality	70%	Good
Public benefits	86%	Excellent

#### Biodiversity

Biodiversity was good, with better than average results for fish types, shoreline scavenger types and consumption. Below average fish numbers were observed.

#### Water quality

Water quality was good overall with all sites complying with guidelines for most indicators except dissolved oxygen and total nitrogen, which showed very poor and poor compliance.

#### Public benefits

Public benefits were excellent, with significant extents of public land and good extents of vegetated and conservation land uses.

The community survey showed good recreation benefits, and excellent usability and satisfaction.

#### Notable findings

Follow up fish monitoring in 2021 showed an increase in fish numbers and diversity — the highest for any lagoon, which was a different trend to other lagoons but typical for

Instances of poor water quality were observed for some indicators, which is common for lagoons. Better water quality occurs when lagoon mouths are open and flushed by tidal saltwater.

Recreation benefits for the Coolum to Mount Coolum localities, while good, were the lowest for the coast at 73 percent, which is likely due to lower visitation and recreation opportunities associated with headlands and the Noosa National Park, north of Stumers Creek.

Sunshine Coast Council

Good ≥60 — <80% Fair ≥40 — <60% Poor ≥20 — <40%

#### Currimundi Creek lagoon

#### Lagoon overview

Currimundi Creek lagoon (also known as Currimundi Lake) supports excellent water quality and good public benefits.

Biodiversity was good and supported by fair extents of vegetated and conservation land uses.

Overall health was good, near excellent.

#### Lagoon length and reporting area

Lagoon	length	4.4 kilometres
Reporti	ng area:	99 hectares
	Public land	59 percent
	Conservation land use	42 percent

#### Summary scores and grades

Overall health	78%	Good
Biodiversity	69%	Good
Water quality	91%	Excellent
Public benefits	75%	Good

# Notable findings

Instances of poor water quality were observed for some indicators, which is common for lagoons. Better water quality occurs when lagoon mouths are open and flushed by tidal saltwater. Currimundi Lake also receives pumped brackish water from the Mooloolah River, which enters via Lake Kawana and its downstream canals.

The very poor dissolved oxygen result is derived from one site near a major stormwater pipe in the middle of the lagoon.

Follow up fish monitoring in 2021 showed a decrease in fish numbers and types (the lowest for any lagoon), which differs from the trend for Stumers Creek and major .

#### Biodiversity

Biodiversity was good, with better than average results for shoreline animal indicators, though fish indicators were below average.

#### Water quality

Water quality was excellent, with all three sites receiving excellent compliance scores. One site received a very poor dissolved oxygen result but received excellent results for all other indicators.

#### Public benefits

Public benefits were good, with fair extents of public, vegetated and conservation land.

The community survey for the locality showed excellent recreation benefits, usability and satisfaction.

 Excellent ≥80%
 Good ≥60 - <80%</th>
 Fair ≥40 - <60%</th>
 Poor ≥20 - <40%</th>
 Very poor <20%</th>

### Coondibah Creek lagoon

#### Lagoon overview

Coondibah Creek lagoon supports good water quality and excellent public benefits and extents of public land, with good extents of vegetated and conservation land uses. Biodiversity was good.

Overall health was good.

#### Lagoon length and reporting area

Lagoon length		1.3 kilometres
Reporting area:		25 hectares
> P	Public land	95 percent
	Conservation land use	71 percent

#### Summary scores and grades

Overall health	74%	Good
Biodiversity	66%	Good
Water quality	63%	Good
Public benefits	93%	Good

#### **Biodiversity**

Biodiversity was good, with better than average results for fish indicators. Most shoreline animal indicators were below average.

#### Water quality

Water quality was good overall, with excellent compliance for most indicators except dissolved oxygen (very poor) and total nitrogen (poor).

#### Public benefits

Public benefits were excellent, with significant extents of public land and good extents of vegetated and conservation land uses.

The community survey for the locality showed excellent recreation benefits, and excellent usability and satisfaction.

#### Notable findings

Instances of poor water quality were observed for some indicators, which is common for lagoons. Better water quality occurs when lagoon mouths are open and flushed by tidal saltwater.



Sunshine Coast Council

Good ≥60 — <80% Fair ≥40 — <60% Poor ≥20 — <40%

#### Coastal Health Report Card

#### Tooway Creek lagoon

#### Lagoon overview

Tooway Creek lagoon supports good water quality and public benefits, with fair extents of public land, though the main single land use is urban.

Biodiversity and the extent of vegetated land was fair.

Overall health was good.

#### Lagoon length and reporting area

Lagoon length	า	1.4 kilometres
Reporting are	a:	30 hectares
> Pu	ublic land	53 percent
	Conservation land use	29 percent

#### Summary scores and grades

Overall health	65%	Good
Biodiversity	58%	Fair
Water quality	65%	Good
Public benefits	72%	Good

#### Biodiversity

Biodiversity was fair, nearing good, with close to average results for most indicators except above average numbers of shoreline animals and below average scavenger types and consumption.

## Water quality

Water quality was good overall, with all sites receiving excellent compliance for chlorophyll-a and turbidity, good compliance for total phosphorus but poor compliance for dissolved oxygen and total nitrogen.



#### Public benefits

Public benefits were good, with fair extents of public land and good extents of vegetated land.

The community survey for the locality showed excellent recreation benefits, and excellent usability and satisfaction.

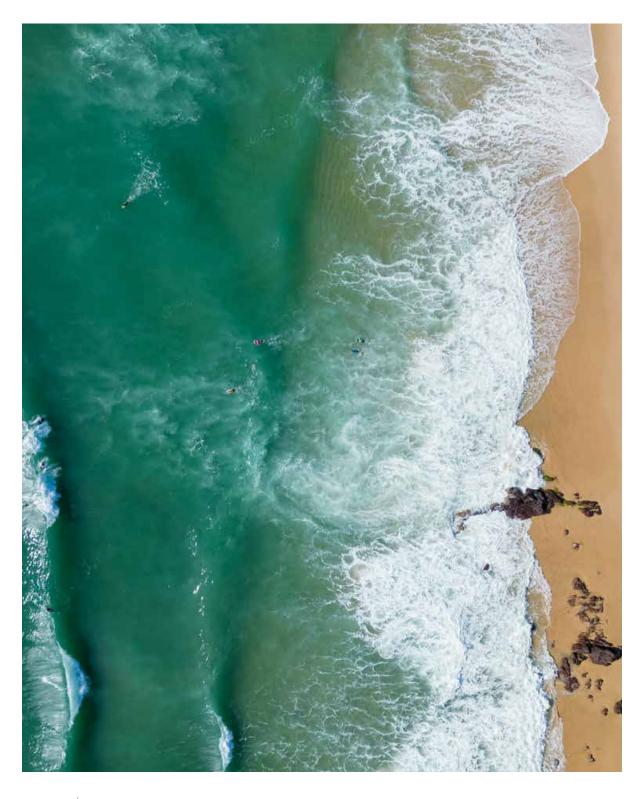
#### Notable findings

Instances of poor water quality were observed for some indicators, which is common for lagoons. Better water quality occurs when lagoon mouths are open and flushed by tidal saltwater.

Follow up fish monitoring in 2021 showed a slight decrease in fish numbers and types, which is opposite to the trend for Sturners Creek and the major estuaries.

 Excellent ≥80%
 Good ≥60 - <80%</th>
 Fair ≥40 - <60%</th>
 Poor ≥20 - <40%</th>
 Very poor <20%</th>

Sunshine Coast Council Coastal Health Report 2023





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#### 8.2 FLOOD MAPPING AND INFORMATION UPDATE

File No:	Council meetings
Author:	Principal Engineer Customer & Planning Services Group
Appendices:	App A - Maroochydore South Master Drainage Plan 5/605
Attachments:	Att 1 - Changes to Defined Flood Event81 🗓 🎏
	Att 2 - 2022 Flood Event Map 83 🗓 🎏
	Att 3 - Locations of additional models 85 🗓 🍱
	Att 4 - Stormwater Risk Mapping 87 🗓 🖫

#### **PURPOSE**

The purpose of this report is to seek Council endorsement for a minor revision of public flood mapping products.

#### **EXECUTIVE SUMMARY**

The recommendations of the Queensland Floods Commission of Inquiry Final Report in 2012 highlighted the need for Councils to maintain up-to-date flood mapping.

In August 2021, a major revision of Council's public flood mapping products occurred based around categories of land use planning, emergency preparedness and general information.

This proposed update of Council's public flood mapping is considered a minor revision of the existing flood mapping products in order to include mapping for the developed areas of the Caloundra South Priority Development Area as of July 2022 (as this information was not available for the August 2021 release). These changes are shown in Attachment 1 - Changes to Defined Flood Event.

In addition, changes with this release of the public flood mapping include:

- February 2022 flood event map, included as a new map available under the general information category (Attachment 2 2022 Flood Event Map)
- explanatory notes within the mapping environment
- open data provision of current climate flood mapping for insurance purposes
- new drainage modelling for Maroochydore South, replacing information showing potential for flooding (Attachment 3 - Locations of additional models)
- new overland flow path modelling for Eumundi (Attachment 3 Locations of additional models)
- stormwater risk mapping (Attachment 4 Stormwater Risk Mapping)
- storm tide level adjustments in small coastal creeks.

#### OFFICER RECOMMENDATION

#### **That Council:**

- (a) receive and note the report titled "Flood Mapping and Information Update"
- (b) endorse the revision to Council's public flood mapping products, and
- (c) endorse the Maroochydore South Master Drainage Plan (Appendix A).

#### FINANCE AND RESOURCING

This report has no financial or resourcing implications for Council.

#### **CORPORATE PLAN**

Corporate Plan Goal: Our environment and liveability

Outcome: We serve our community by providing this great service

**Operational 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**

The Portfolio Councillors for Economic Development - Councillors J O'Pray and T Landsberg, and for Environment and Liveability - Councillors P Cox and M Suarez, have been consulted in the preparation of this report.

#### **Internal Consultation**

The following Council officers have been consulted:

- Coordinator, Disaster Management
- Coordinator, Planning Scheme and Projects
- Project Manager, Urban Growth Projects
- Principal Development Engineer (Hydraulics), Engineering and Environmental Assessment
- Solicitor, Legal Services, Civic Governance
- Coordinator, Corporate Risk and Insurance
- Communication Officer, Business Performance.

#### **External Consultation**

Representatives from Stockland (the Master Developer for Caloundra South) have been consulted in relation to the inclusion of mapping for Caloundra South.

#### **Community Engagement**

Community engagement implemented in 2021 was referred to in the development of this report.

On release, the mapping update will be promoted for information purposes through Council's social media platforms, the OurSC website with digital advertisements, Council's website and via Council's spotlight advertising column in a number of print publications.

# **PROPOSAL**

The recommendations of the Queensland Floods Commission of Inquiry Final Report in 2012 highlighted the need for all Councils to maintain up-to-date flood mapping.

In August 2021, a major revision of Council's public flood mapping products occurred, based around categories of land use planning, emergency preparedness and general information.

This proposed update of Council's public flood mapping is considered a minor revision of flood mapping products in order to include mapping for the developed areas of the Caloundra

South Priority Development Area (as of July 2022) as this information was not available for the August 2021 release.

Other changes are shown in **Attachment 1 - Changes to Defined Flood Event**. These updates include additional information representing Eumundi, Maroochydore South and within small coastal creeks.

In addition, this release includes the following changes to the public flood mapping products:

#### February 2022 Flood Event Map

A map showing locations estimated to have been affected by the February 2022 flood event. This has been derived from observed flood levels from Council flood gauges. This map is provided as **Attachment 2 - 2022 Flood Event Map**.

# **Explanatory notes**

The August 2021 release included explanatory notes within the Flood Mapping and Information website. As part of the community engagement that occurred following this release, verbal feedback was provided that it would be useful to include explanatory notes within the mapping portal as well. This functionality has been implemented as part of this proposed update.

#### Maroochydore South Master Drainage Plan

A detailed local area drainage model has been developed for the Maroochydore South area representing the catchment on the northern and western facing slopes of the Buderim escarpment, extending to Maroochydore and Mooloolaba. The mapping from this model replaces information showing potential for flooding. The report for this study is provided as **Appendix A - Maroochydore South Master Drainage Plan**. The location of this new model is shown on **Attachment 3 - Locations of additional models**.

#### Eumundi Overland Flow Path Modelling

An overland flow path model for Eumundi has been created. This product is based on contemporary hydraulic modelling and replaces the flooding information created from GIS analysis. The location of this new model is shown on **Attachment 3 - Locations of additional models.** 

# Stormwater Risk Mapping

Information from individual Master Drainage Planning Studies and Overland Flow Path modelling has been compiled into a single map for easy discovery of stormwater flow paths. This product has been developed to support the New Sunshine Coast Planning Scheme Project, to assist with avoiding development within high risk overland flow paths. The locations where stormwater risk mapping is available is shown on **Attachment 4 - Stormwater Risk Mapping.** 

# Storm Tide Level Adjustments in Small Coastal Creeks

In December 2020 and January 2022, new water level gauges recorded storm tide levels that exceeded adopted design storm tide levels in small coastal creeks including:

- Stumers Creek
- Currimundi Creek
- Coondibah Creek
- Tooway Creek.

A new storm tide study for the Sunshine Coast is currently in progress and will review design storm tide levels for the region. This study is expected to be completed for the next revision of public mapping. In the interim, increases based on the gauged observations have been applied to defined storm tide event levels for these creeks. These increases are 340 mm

(Stumers Creek), 270 mm (Currimundi Creek), and 520 mm (Coondibah and Tooway Creeks).

Further to mapping changes, the following actions are proposed in relation to supporting information:

#### Open data provision

The provision of GIS files of current climate flood mapping using the open data framework, will allow insurance companies to use this data to assess the flood risk for individual properties and customise insurance premiums.

The flood information to be provided has been determined based on advice from the Insurance Council of Australia. Ensuring this information is updated to include recent development areas resolves issues with new development areas being assumed by insurance providers as high flood risk by association with pre-development flood information (ie before construction of the estate).

#### Addendums to Master Drainage documents

The Master Drainage documents provided on Council's Flood Mapping and Information website are to be updated with a note that flood mitigation projects contained within those reports are conceptual and may not be delivered for reasons relating to cost-benefit, affordability and constructability.

When detailed drainage design is eventually undertaken it may prove that an alternative drainage solution is preferred.

#### Legal

The Strategic Flooding and Stormwater Policy and Planning team took legal advice for the last major report presented on to Council on the 19 August 2021 and this report is simply a minor updating revision of that report. The advice of Legal Services was used in the preparation of the previous report and this mapping update report. This advice strongly recommended the need for public flood mapping to maintain its currency, also in accordance with the recommendations of the *Queensland Floods Commission of Inquiry 2012*.

# **Policy**

There are no formal policy implications associated with this report with regard to adopted Council policy. However, the purpose of the report is to update information on Council's web site in order to meet the recommendations set by the *Queensland Floods Commission of Inquiry 2012* which is, effectively, a policy platform relating to publicly available information.

#### **Risk**

The risks associated with the content of this report relate to compliance with the recommendations of the *Queensland Floods Commission of Inquiry 2012*. The risks are mitigated by regular review of the provided information and adherence to the recommendations of the Commission, both of which are addressed by this report (see Related Documentation below).

# **Previous Council Resolution**

#### Ordinary Meeting 19 August 2021 (OM21/78)

That Council:

- (a) receive and note the report titled "Flood Mapping and Information"
- (b) receive the following studies:
  - 1. Maroochy River Flood Study (Appendix A)

- 2. Mooloolah River Flood Study (Appendix B)
- 3. Pumicestone Flood Study (Appendix C)
- 4. Cornmeal Creek Flood Study (Appendix D)
- 5. Addendum to Cornmeal Creek Flood Study (Appendix E)
- 6. Doonan and Yandina Creek Flood Study (Appendix F)
- 7. Obi Obi Creek Flood Study (Appendix G)
- 8. Mary River Flood Study (Appendix H)
- 9. Sunshine Coast Storm Tide Study (Appendix I)
- 10. Flood Modelling of Catchments Upstream of Ewen Maddock Dam (Appendix J)
- 11. Alexandra Headland Master Drainage Study (Appendix K)
- 12. Caloundra Master Drainage Study (Appendix L)
- 13. Landsborough Master Drainage Strategy (Appendix M)
- 14. Nambour East Master Drainage Strategy (Appendix N)
- 15. School Road, Maroochydore Master Drainage Study (Appendix O)
- 16. Cotton Tree to Picnic Point Master Drainage Plan (Appendix P)
- 17. Coolum Beach Master Drainage Study (Appendix Q)
- 18. Kings and Shelly Beach Master Drainage Study (Appendix R)
- 19. Maroochy North Shore Master Drainage Plan (Appendix S)
- 20. Kawana Master Drainage Plan (Appendix T)
- 21. Maroochydore West Master Drainage Plan (Appendix U)
- 22. Nambour West Master Drainage Plan (Appendix V)
- 23. Beerwah Master Drainage Plan (Appendix W)
- 24. Nambour North Master Drainage Plan (Appendix X)
- 25. SMDB Cane Drain Sizing Investigation (Appendix Y)
- 26. Sunshine Coast Council Flood Risk Assessment Methodology (Appendix Z)
- (c) endorse the following maps for consideration in the New Sunshine Coast Planning Scheme Project:
  - Flood Risk Map (Appendix AA) and
  - 2. Flood Storage Preservation Area Map (Appendix AB) and
- (d) endorse engagement with the community, promoting and educating in relation to the received flood study reports and associated flood mapping and report back to Council.

#### **Related Documentation**

The documentation of the *Queensland Floods Commission of Inquiry 2012* relates to this report.

The following recommendations from the Final Report of the *Queensland Floods Commission of Inquiry 2012* are particularly relevant to this report:

 Recommendation 8.1: Councils should, resources allowing, maintain flood maps and overland flow path maps for use in development assessment. For urban areas these maps should be based on hydraulic modelling; the model should be designed to allow it to be easily updated as new information (such as information about further development) becomes available.

- Recommendation 2.7: As far as is practicable, Councils should maintain up-to-date flood information.
- Recommendation 2.16: Councils and the Queensland Government should display on their websites all flood mapping they have commissioned or adopted.
- Recommendation 2.17: Flood maps, and property specific flooding information intended for use by the general public, should be readily interpretable and should, where necessary, be accompanied by a comprehensible explanatory note.

All of these recommendations are being met through the work that is the subject of this report.

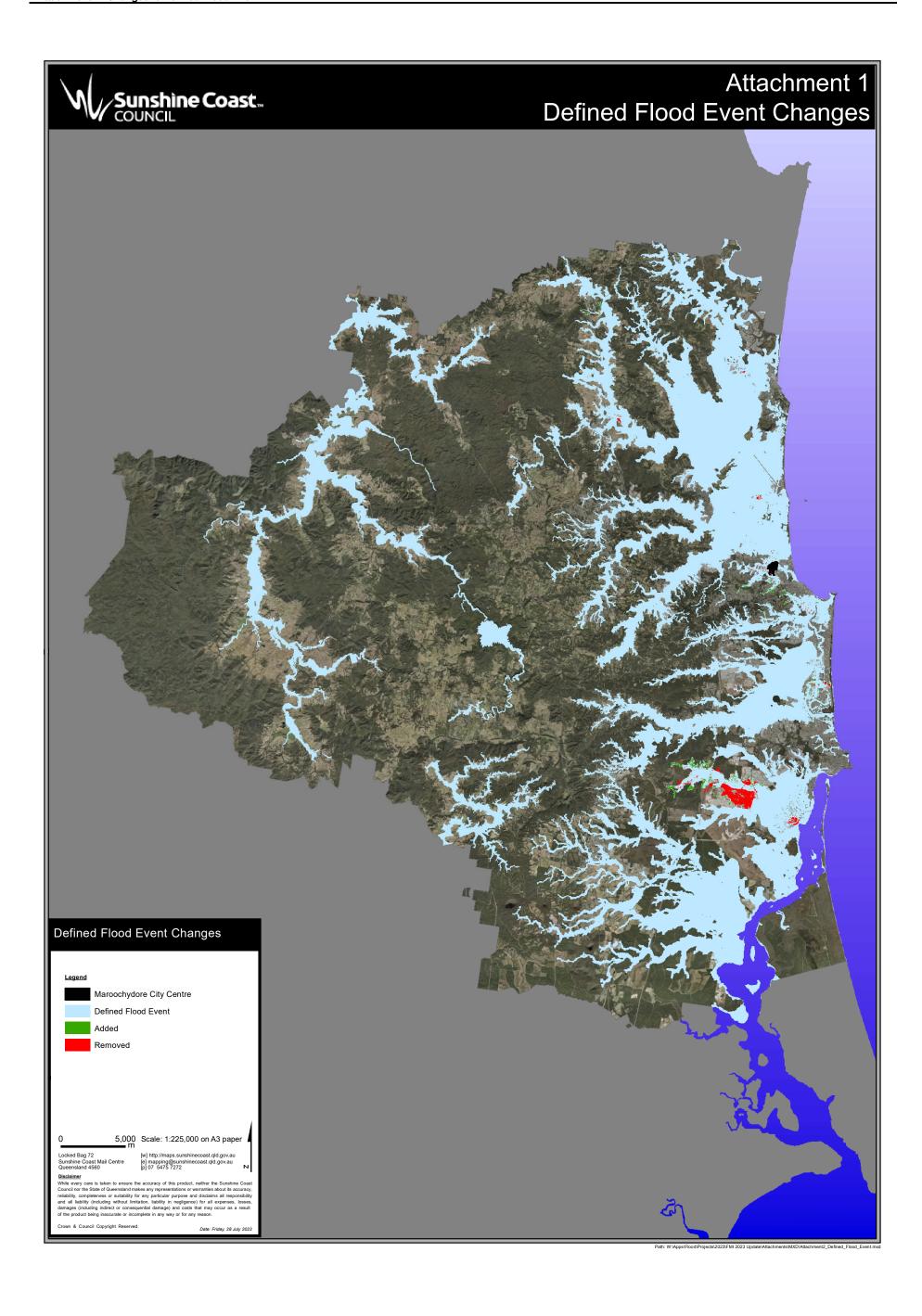
#### **Critical Dates**

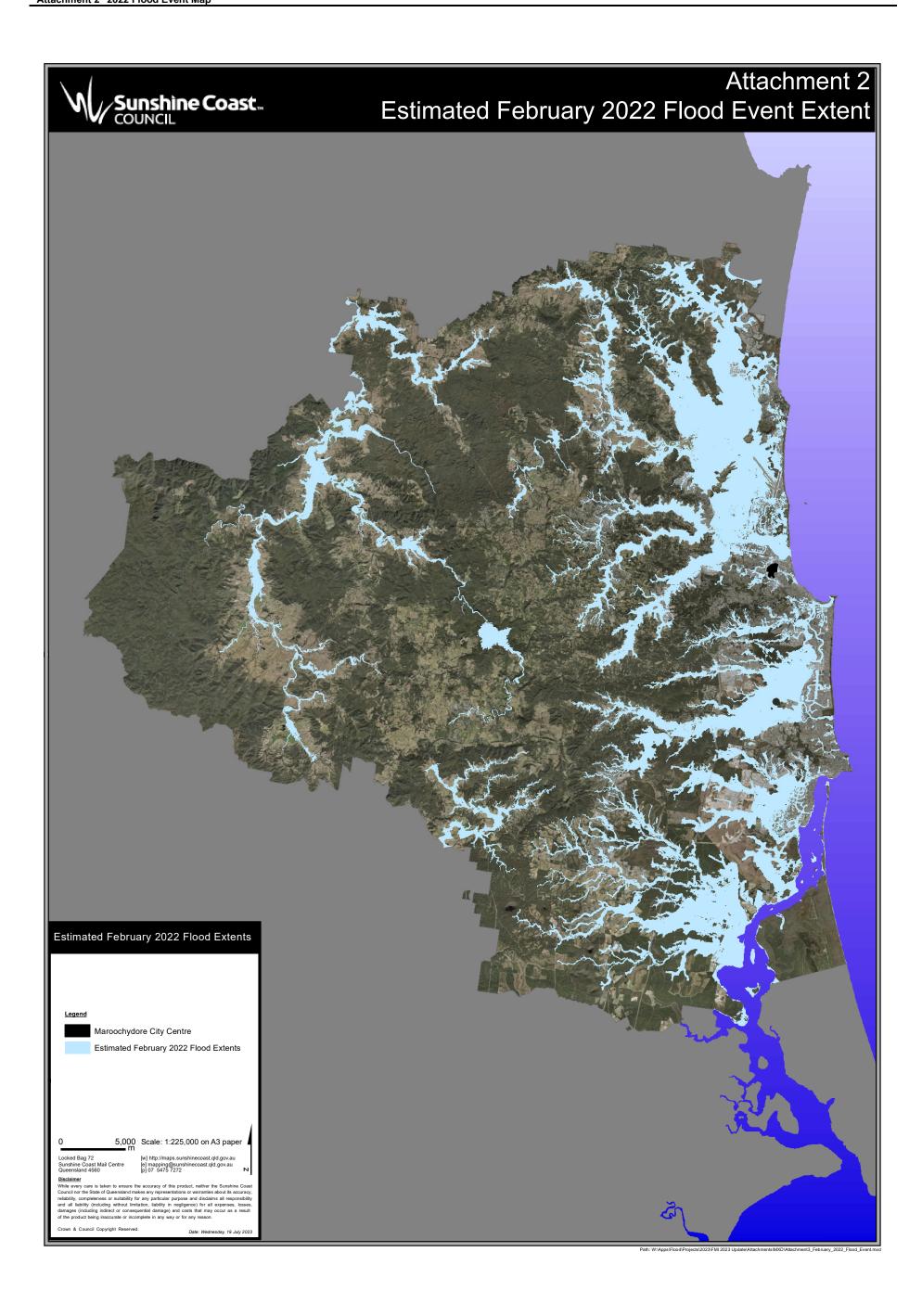
There are no critical dates relevant to this report.

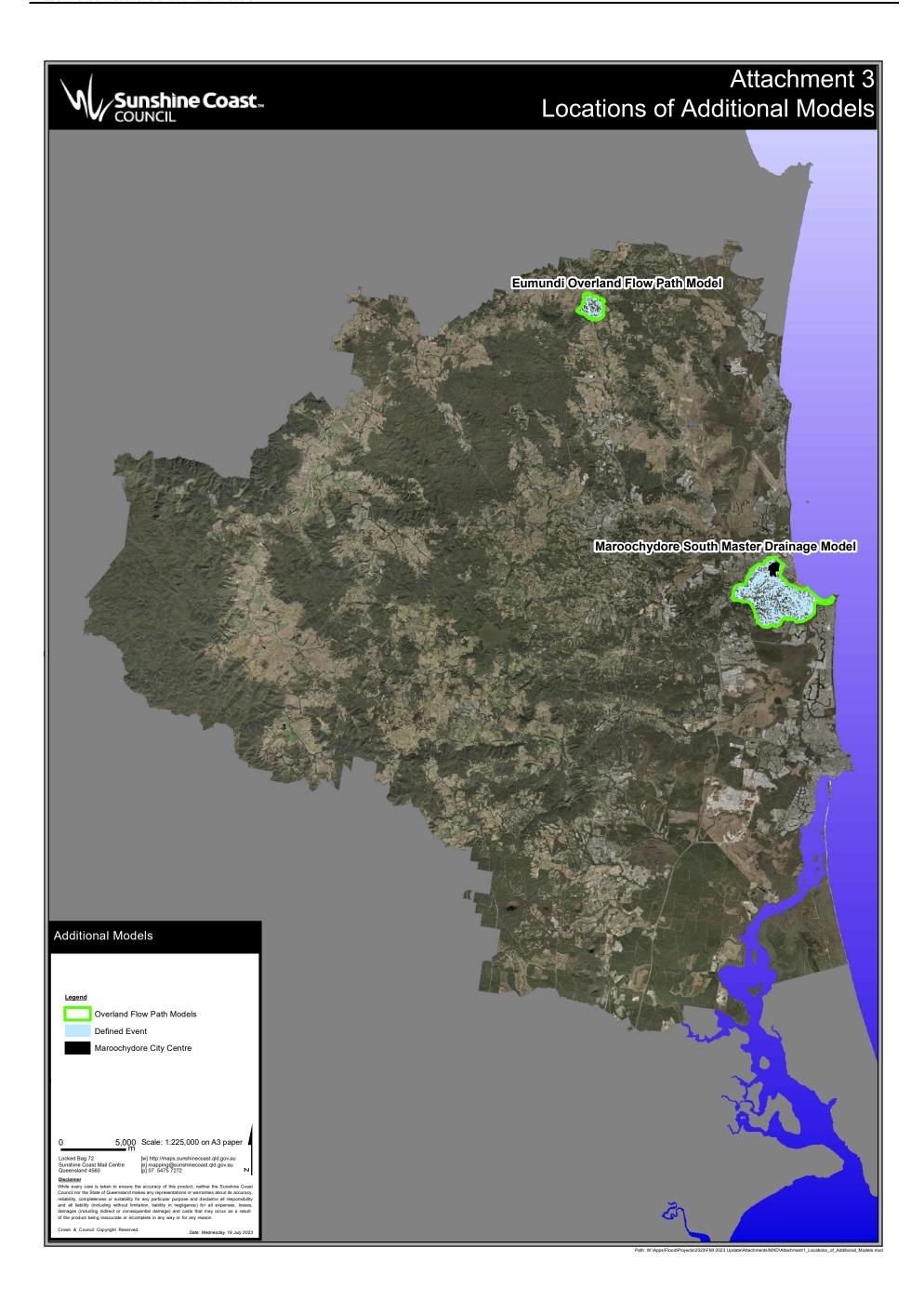
# Implementation

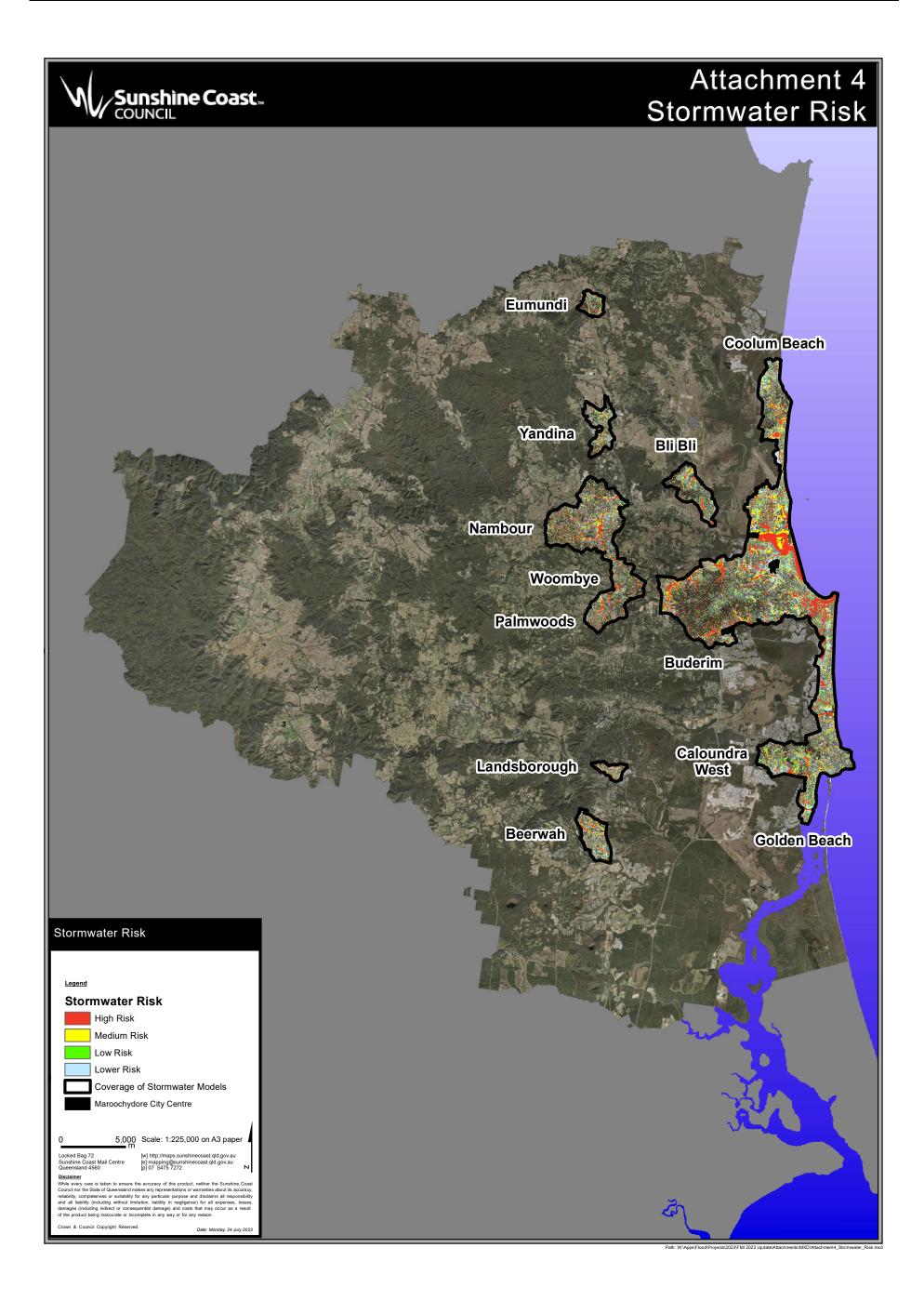
Should the recommendation be accepted by Council, it is noted that the Chief Executive Officer will:

- 1. Update public flood mapping on MyMaps, Development.i and Disaster Hub.
- 2. Make available current climate flood information in GIS format on Council's open data framework.
- 3. Add an addendum to Master Drainage documents provided on Council's Flood Mapping and Information website, to note that flood mitigation projects contained within those reports are conceptual and may not be delivered in concept form, for reasons relating to cost-benefit and constructability.
- 4. Revise the implementation of report OM21/78 relating to the application of SC6.14.3.5(6)(a) of the Planning Scheme Policy for Development Works, such that conceptual works identified in Master Drainage documents are no longer a condition of development (works are only to be conditioned when identified in Council's Capital Works Program and a detailed design has been completed). Land on which works have been identified as necessary are required to be appropriately encumbered or dedicated as part of a development approval in order for Council to deliver future works.









# 8.3 FORMAL DESIGNATION OF THE FLOOD HAZARD AREA FOR BUILDING REGULATION PURPOSES

File No: Council meetings

Author: Coordinator Strategic Flooding & Stormwater Policy & Planning

**Customer & Planning Services Group** 

Appendices: App A - Flood Hazard Area Map for Building Regulation

Attachments: Att 1 - 2021 Newsflash - Important Update on Council Flood

Mapping and Information ...... 101 🗓 🖼

#### **PURPOSE**

The purpose of this report is to seek a resolution of Council to designate part of the Local Government Area as a flood hazard area for building regulation purposes.

# **EXECUTIVE SUMMARY**

There is a need for a flood hazard area map for building regulation purposes. This map defines where building assessment provisions apply. Within the extent of the mapped area there is a statutory requirement for accepted development building works for all new Class 1 buildings (houses or dwellings of a domestic or residential nature—single or horizontally attached to other Class 1 buildings such as terrace houses, row houses, or townhouses) to seek information from Council relating to minimum finished floor level. This information is provided on a property basis, by way of a Flood Information Search.

The Building Regulations allow a local government to designate part of its region as a flood hazard area in the following ways:

- in a planning scheme
- by a temporary local planning instrument or
- by resolution.

Currently the designation occurs within the *Sunshine Coast Planning Scheme 2014* as text referencing the Flood Hazard Overlay Map. This one map serves the dual purpose as a trigger map for the planning scheme and also the building regulation.

This approach is no longer considered best for building regulation purposes. It is proposed to separate the two purposes and have a dedicated map for each purpose. As the *State Planning Policy 2017* and the *Building Regulations 2021* require the two maps to have similar names the following terminology shall be used in this report to better differentiate the maps:

- the Sunshine Coast Planning Scheme 2014 Flood Hazard Overlay Map shall be referred to as the planning scheme flood map
- the flood hazard area map for building regulation purposes shall be referred to as the building regulation flood map.

It is proposed that the designation of a new building regulation flood map occur as a resolution of Council. This would supersede the current designation that occurs as text in the planning scheme and a planning scheme amendment will be required to remove the superseded designation. This could occur with the introduction of the new planning scheme. This amendment would not affect the planning scheme flood map which would continue to trigger the planning scheme Flood Hazard Overlay Code.

Designating the building regulation flood map as a resolution of Council will enable the map to be updated as new data and information becomes available, without the onerous planning scheme amendment process applying.

A draft building regulation flood map has previously been presented to the community and industry as part of the flood mapping and information community engagement campaign which occurred from 22 September to 6 November, 2021. **Appendix A - Flood Hazard Area Map for Building Regulation Purposes** has not changed significantly from the draft.

The report has been delayed due to complexities relating to the inclusion of storm tide mapping as part of the building regulation flood map.

To complement the building regulation flood map, it is proposed that automated free flood information be provided. This will be provided through the Development.i site report for sites where this information is readily and reliably provided. More complex sites will still need to pay to receive a manually generated flood information search. It is anticipated that the loss of financial revenue associated with this change will be in the order of \$40,000 in the 2023/24 financial year.

#### OFFICER RECOMMENDATION

# **That Council:**

- (a) receive and note the report titled "Formal Designation of the Flood Hazard Area for Building Regulation Purposes"
- (b) designate a flood hazard area in accordance with section 32(b) of the *Building Act 1975* and section 8 of the *Building Regulation 2021* (Appendix A Flood Hazard Area Map for Building Regulation Purposes)
- (c) declare the following for the designated flood hazard area (Appendix A Flood Hazard Area Map for Building Regulation Purposes) in accordance with section 32(b) of the *Building Act 1975* and section 8 of the *Building Regulation 2021*:
  - i. the flood likelihood and planning period for climate change for the defined flood event is in accordance with Column 2 of Table 8.2.7.3 Flood levels and flood immunity requirements for development and infrastructure, of the Sunshine Coast Council Planning Scheme 2014 Flood Hazard Overlay Code
  - ii. the defined flood level and maximum flow velocity of water (where available) are the flood levels and velocities for the adopted defined flood events derived from the flood modelling for each catchment of the flood hazard area
  - iii. the following are provided in a Flood Information Search (where available) for lots within the flood hazard area:
    - defined flood level
    - maximum flow velocity
    - inactive flow or backwater area
    - freeboard
    - finished floor level of class 1 buildings and
- (d) in response to item (b), that the existing flood hazard area designation in the Sunshine Coast Planning Scheme 2014, be further considered as part of a future planning scheme amendment or as part of the New Sunshine Coast Planning Scheme Project

#### FINANCE AND RESOURCING

This report does not attract an additional financial commitment of Council to support its implementation. Currently the flood information search service provides Council with approximately \$200,000 revenue per year. However, on the implementation of an automated free flood information service, there will be a loss of revenue. It is estimated that this loss will be in the order of \$40,000 for the 2023/24 financial year. The loss will increase in future years as the automation improves to cater for complex searches.

#### CORPORATE PLAN

Corporate Plan Goal: Our environment and liveability

Outcome: We serve our community by providing this great service

**Operational 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**

A previous Council report was provided on 19 August 2021. As part of this report, Councillors were briefed on issues associated with the current flood hazard area designation, proposed new mapping information and the requirements of the *Building Regulation 2021*.

The Portfolio Councillors for Economic Development, Councillors J O'Pray and T Landsberg and Environment and Liveability Councillors P Cox and M Suarez have been consulted in the preparation of this report.

#### **Internal Consultation**

The following Council officers have been consulted:

- Coordinator, Planning Scheme Amendments, Strategic Planning Branch
- Team Leader, Engagement Systems and Projects, Development Services Branch
- Coordinator, Development Audit and Response, Development Services Branch
- Coordinator, Customer Contact
- Communications Officer, Communication Branch
- Solicitor, Legal Services, Civic Governance
- Senior Building Certifier, Appeals Management and Compliance, Development Services Branch.

#### **External Consultation**

Officers from the Department of State Development, Infrastructure, Local Government and Planning were consulted in the preparation of **Appendix A – Flood Hazard Area Map for Building Regulation Purposes**.

#### **Community Engagement**

A draft building regulation flood map was published publicly online in September 2021 following a report to Council on 19 August 2021.

Building certifiers were specifically advised by way of a Council branded email newsflash on 22 September 2021. This is provided as **Attachment 1, 2021 Newsflash – Important update on Council Flood Mapping and Information**.

Community and industry engagement on Council's updated flood mapping and information occurred from 22 September to 6 November 2021.

In relation to the draft building regulation flood map, there were no negative comments or feedback of concern received as part of the flood mapping and information community engagement.

Educational information has remained on Council's flood mapping and information web page promoting awareness of the new mapping, its purpose and how it will be implemented when designated.

A new Council branded email newsflash has been developed for building certifiers to advise of the designation of the building regulation flood map, when it occurs.

#### **PROPOSAL**

There is a need for a flood hazard area map for building regulation purposes. This map defines where building assessment provisions apply. Within the extent of this mapped area there is a statutory requirement for accepted development building works for all new Class 1 buildings (houses or dwellings of a domestic or residential nature—single or horizontally attached to other Class 1 buildings such as terrace houses, row houses, or townhouses) to seek information from Council relating to minimum finished floor level.

The *Building Act 1975* and *Building Regulation 2021* are the statutory instruments governing accepted development building works.

Section 8 of the *Building Regulation 2021* allows a local government to designate part of its region as a flood hazard area via three mechanisms:

- in a planning scheme
- ii. by a temporary local planning instrument under the Planning Act or
- iii. by resolution.

Council currently makes this designation through the *Sunshine Coast Planning Scheme 2014* Flood Hazard Overlay Map.

This proposal seeks to separate the flood mapping for planning scheme and building regulation purposes.

The Flood Hazard Overlay Map will continue to trigger the *Sunshine Coast Planning Scheme 2014* Flood Hazard Overlay Code.

It is proposed that Council designates a "flood hazard area" by way of a resolution under section 8 of the *Building Regulation 2021*. It is intended that this designation will replace the current designation that occurs as text reference in the planning scheme. The proposed designated extent is provided as **Appendix A - Flood Hazard Area Map for Building Regulation Purposes**.

The building regulation flood map will define where *Mandatory Part 3.5 of the Queensland Development Code for the Construction of Buildings in Flood Hazard Areas* applies. It will trigger those involved in building works to obtain a flood information search to be advised a minimum finished floor level. The map is different from the planning scheme flood map because it includes:

- stormwater related overland flow paths
- street drainage flooding; and
- the extra allowance, called freeboard.

The inclusion of overland flow and stormwater in the building regulation flood is provided for in the relevant State guidance material (Integrating Building Work in Planning Schemes – Guidance for Local Governments, Queensland Treasury, November 2021) and the inclusion

of freeboard in the determination of flood hazard area is incorporated in the definition of the flood hazard level (National Construction Code, Building Code of Australia, Vol 2, 2022), the level from which the flood hazard area is derived.

For building regulation purposes, it is important that building certifiers are aware of these elements to ensure that issues relating to overland flow or drainage are avoided and that building floor levels include appropriate freeboard allowances.

The proposed building regulation flood map includes two layers; the defined event flood hazard area and an additional flood hazard area buffer. Both layers of the flood hazard area map are intended for designation as the "flood hazard area". The additional buffer incorporates the overland flow, drainage and freeboard elements.

Community and industry engagement on updated flood mapping and information occurred in September and October 2021. As part of this engagement, briefings were provided explaining the purpose and basis of the building regulation flood map. The community engagement information has remained on Council's website, with a specific web page dedicated for Flood Information relevant to Building Works.

Building certifiers are the primary audience for the building regulation flood map. They were specifically targeted as part of the community and industry engagement which occurred in late 2021.

The delay in progressing the building regulation flood map to Council for designation relates to clarifying the statutory implications of including storm tide mapping on the proposed new map. With legal assistance, it has since been concluded that Council is only able to designate a storm tide area through its planning scheme, and not by way of resolution. Accordingly, the storm tide layer has been removed from the map that previously went to community engagement in late 2021. It will be included as a new overlay map in the New Sunshine Coast Planning Scheme. Minor amendments to the exhibited building regulation flood map have also been included for recent development areas, with the most significant of these being the developed portion of Caloundra South (Aura).

The building regulation flood map will be accessible through Council's flood mapping and information webpage and Council's Development.i site report.

To support the outcome of ensuring that <u>all</u> newly constructed minimum finished floor levels within the (designated) flood hazard area are informed by best available information, it is proposed that automated free flood information be provided through the Development.i site report for properties where this information is readily available. This would be supported by the paid flood information search service for more complex inquiries.

Thus, by separating the two issues, Council makes it easier for building certifiers to determine the floor levels of new homes. Further, by automating much of the information, they will do this at no cost from their desktop.

The community benefit of avoiding new builds having incorrect finished floor levels within the flood hazard area is significant. There are benefits to residents from avoiding damage and inconvenience of homes flooding as well as avoiding the costs for Council of compliance enforcement. This community benefit supports Council's investment in automating flood information searches.

#### Legal

Legal Services were previously consulted in the preparation of the 19 August 2021 report and provided advice used in the preparation of this report. This endorsed the need for current flood hazard area mapping to be made publicly available to the community.

Legal Services have been consulted and have assisted in obtaining external legal advice in relation to the proposal to progress a flood hazard area designation by way of a council resolution.

#### **Policy**

The designation of a flood hazard area map for building regulation purposes through a resolution of council creates the need for a consequential planning scheme amendment to remove the designation text currently in the Planning Scheme. This could also occur with the introduction of the new planning scheme.

#### Risk

This report seeks to address the risk of buildings being designed and approved with inappropriate floor levels or blocking overland flow paths. Incorporating freeboard allowances and overland flow path information as additional buffers to the designated flood hazard area will assist in mitigating these risks.

# **Previous Council Resolution**

Council Resolution OM21/79 relates to the endorsement for community engagement on the proposal to designate a flood hazard area. This resolution referenced section 13 of the *Building Regulation 2006*. This was superseded by section 8 of the *Building Regulation 2021* on 1 September 2021, with no discernible change to the content of clauses for the designation of area liable to flooding.

# Ordinary Meeting 19 August 2021 (OM21/79)

That Council:

- (a) receive and note the report titled "Designated Flood Hazard Area for Building Regulation Purposes"
- (b) authorise the Chief Executive Officer to commence community engagement on the proposal to designate a flood hazard area in accordance with section 32(b) of the Building Act 1975 and section 13 of the Building Regulation 2006 (Appendix A Flood Hazard Area Map for Building Regulation Purposes) and
- (c) request that the outcomes of the community engagement be presented to Council as part of any future recommendation to make the designation of a flood hazard area.

Council Resolution SM14/8 which relates to the original adoption of the Sunshine Coast Planning Scheme 2014 is relevant to this report.

#### Special Meeting 14 April 2014 (SM14/8)

That Council:

- (a) in accordance with Chapter 3, Part 5 of the Sustainable Planning Act 2009 and section 2.3.2, Stage 4, Step 10.1 of Statutory Guideline 01/13: Making and amending local planning instruments, resolves to adopt the proposed Sunshine Coast Planning Scheme 2014 as amended to incorporate the changes necessary to comply with the additional conditions imposed by the Minister for State Development, Infrastructure and Planning in accordance with section 2.3.2 Stage 4 Step 10A.2(a) of Statutory Guideline 01/13: Making and amending local planning instruments:
  - (i) by letter dated 24 March 2014 the inclusion of Lot 2 RP 841494 in the Medium density residential zone and
  - (ii) by letter dated 14 April 2014 -
    - (1) compliance with condition 2 of the Minister's previous letter dated 5 March 2014 required paragraph (I) of Section 3.3.1 (strategic outcomes) to be amended to include the Caloundra South (Halls Creek) Identified Growth

- Area as an area subject to further planning assessment under the SEQ Regional Plan
- (2) deletion of Paragraph (h) of Section 3.3.8.1 (Specific outcomes for Element 7 further investigation areas) which reads as follows: "(h) The Caloundra South (Halls Creek) SEQ Regional Plan Identified Growth Area has not been identified as a further investigation area as this area forms part of the regional inter-urban break and is unsuitable and not required for urban development in the future" on the basis that it is in conflict with condition 2
- (3) identification of each of the SEQ Regional Plan Identified Growth Areas on Strategic Framework Map SFM1 (land use elements) and Strategic Framework Map SFM2 (Economic development elements)
- (b) in accordance with Chapter 3, Part 5 of the Sustainable Planning Act 2009 and section 3.3.2, Stage 3, Step 5.1 of Statutory Guideline 01/13: Making and amending local planning instruments, resolves to adopt the proposed planning scheme policies (included in Schedule 6 of the Sunshine Coast Planning Scheme 2014)
- (c) continue to advocate the Sunshine Coast's key policy positions to the Minister for State Development, Infrastructure and Planning through the upcoming review of the South East Queensland Regional Plan 2009-2031, including:
  - (i) the unsuitability of Caloundra South (Halls Creek) as an Identified Growth Area and the more appropriate opportunities provided by the Beerwah to Caloundra South Corridor and
  - (ii) the need to protect the Sunshine Coast–Moreton Bay Regional inter-urban break as an important feature for South East Queensland including the area identified as Regional inter-urban break on Strategic Framework Map SFM1 (Land use elements)
- (d) delegate authority to the Chief Executive Officer to:
  - (i) finalise the changes to the proposed Sunshine Coast Planning Scheme 2014 as adopted by Council in paragraph (a) to comply with the additional conditions specified in correspondence from the Minister for State Development, Infrastructure and Planning dated 24 March 2014 and 14 April 2014
  - (ii) amend the proposed Sunshine Coast Planning Scheme 2014 in accordance with the changes adopted by Council in paragraph (a) to comply with the additional conditions specified in correspondence from the Minister for State Development, Infrastructure and Planning dated 24 March 2014 and 14 April 2014
  - (iii) place a notice in the government gazette, a newspaper circulating generally in the local government area and on Council's website about the adoption and commencement of the following:
    - (1) the Sunshine Coast Planning Scheme 2014 in accordance with section 2.3.2, Stage 4, Step 10A.2 (c) of Statutory Guideline 01/13: Making and amending local planning instruments
    - (2) the planning scheme policies (included in Schedule 6 of the Sunshine Coast Planning Scheme 2014), in accordance with section 3.3.2, Stage 3, Step 5A.2 of Statutory Guideline 01/13: Making and amending local planning instruments
  - (iv) commence the Sunshine Coast Planning Scheme 2014 and the planning scheme policies on 21 May 2014
  - (v) provide a copy of the above notice and one electronic copy of the Sunshine Coast Planning Scheme 2014 and the planning scheme policies to the Minister

- for State Development, Infrastructure and Planning in accordance with Statutory Guideline 01/13: Making and amending local planning instruments
- (vi) make electronic copies of the Sunshine Coast Planning Scheme 2014 and the planning scheme policies available for purchase at Council's Development Information Counters
- (vii) make a hard copy of the Sunshine Coast Planning Scheme 2014 and the planning scheme policies available for viewing at each of Council's Development Information Counters
- (viii) communicate information about the commencement of the Sunshine Coast Planning Scheme 2014 and the planning scheme policies to the community through a media launch, other media opportunities, Council's website, information packages, presentations and other forums
- (ix) commence an ongoing amendment process for future amendments to the Sunshine Coast Planning Scheme 2014 and undertake prioritised investigations into the identified Further Investigation Areas in the Strategic Framework to inform future planning schemes
- (x) accept all development applications (superseded planning scheme) to be assessed and decided under the applicable superseded planning scheme in accordance with Chapter 3, Part 2, Division 5 of the Sustainable Planning Act 2009, except in the following circumstances:
  - (1) the Sunshine Coast Planning Scheme 2014 significantly reduces building height or development density or
  - (2) there is another major departure between the provisions of the applicable superseded planning scheme and the provisions of the Sunshine Coast Planning Scheme 2014
- (e) formally recognise the outstanding efforts of the Planning Scheme team and relevant staff and thank them for their contribution.

# **Related Documentation**

The Building Act 1975, Building Regulation 2021 and the Queensland Floods Commission of Inquiry 2012 Final Report relate to this report.

The following recommendations from the Final Report of the *Queensland Floods Commission of Inquiry 2012* are particularly relevant to this report:

- Recommendation 10.9: All councils should, resources allowing, map the overland flow paths of their urban areas.
- Recommendation 2.7: As far as is practicable, councils should maintain up-to-date flood information.

# **Critical Dates**

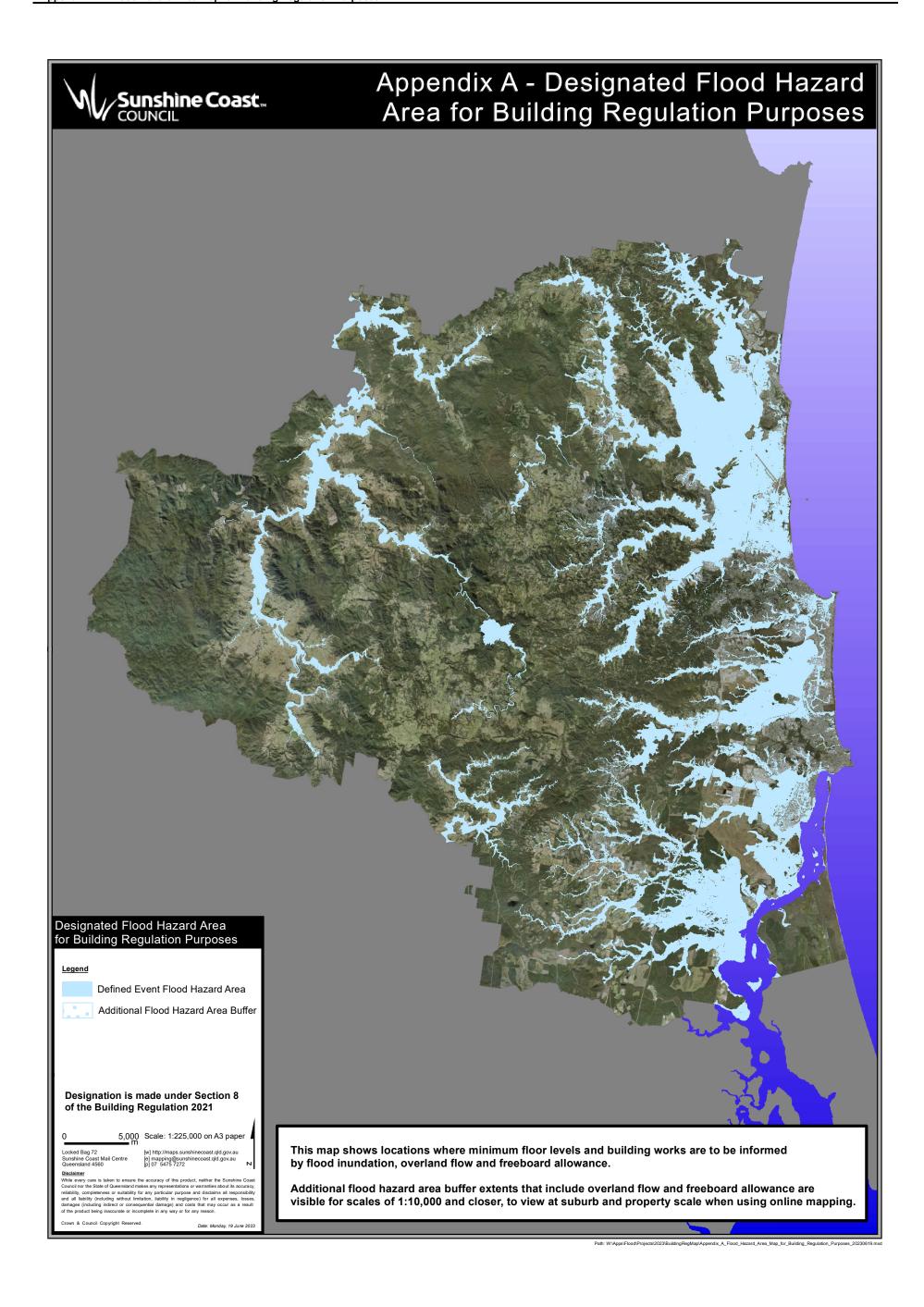
There are no critical dates relevant to this report. Nevertheless, to mitigate the risks outlined in this report, it is desirable that the building regulation flood map is provided statutory effect as soon as possible, by way of a council resolution.

#### Implementation

Should the recommendation be accepted by Council, it is noted that the Chief Executive Officer will:

1. Update the supporting Council webpage to document the formal designation of the flood hazard area map for building regulation purposes.

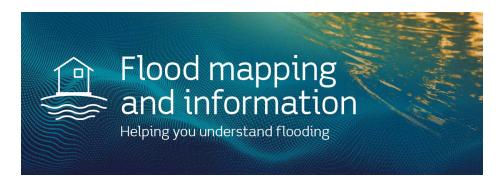
- 2. Create and maintain a register of the designation of flood hazard areas and when each designation is made, in accordance with section 8 (4) of the *Building Regulation 2021*.
- 3. Advise building certifiers of the formal designation of flood hazard area map for building regulation purposes, by way of a Council branded email newsflash.
- 4. Provide free flood information via the Development.i site report for properties where accurate information can confidently be provided through automation.



Purposes

Attachment 1 2021 Newsflash - Important Update on Council Flood Mapping and

Information



#### Good afternoon <<First Name>>,

As you have previously been in contact with Sunshine Coast Council for building certification and/or development assessment purposes, we are getting in touch to advise you of some updates to our Flood Mapping and Information that may be relevant to you. The *Building Act 1975* and *Building Regulation 2021* allow Council to designate a flood hazard area for building regulation purposes.

The Flood Hazard Overlay mapping in the Sunshine Coast Planning Scheme is currently used for this purpose. However, Council is considering changing this approach by introducing a dedicated Flood Hazard Area for Building Regulation Purposes Map. In accordance with section 32(b) of the *Building Act 1975* and section 8 of the *Building Regulation 2021*, this new map is intended to be designated through a resolution of Council.

#### About the Flood Hazard Area for Building Regulation Purposes Map

The new Flood Hazard Area for Building Regulation Purposes Map is based on the latest flood modelling available to Council and includes:

- expanded coverage of mapping, extending into some smaller waterways previously not mapped
- mapping in urban areas, showing road flooding and overland flow paths.

This new map is based on the Defined Flood Event Map but also provides additional buffer flood hazard areas. These additional buffer areas incorporate freeboard allowance, overland flow paths and street drainage. The additional buffer flood hazard areas will be visible on the online mapping when viewed at a property or suburb scale.

Benefits of a dedicated Flood Hazard Area for Building Regulation Purposes Map **Purposes** 

Attachment 1

2021 Newsflash - Important Update on Council Flood Mapping and Information

Using a dedicated map outside the planning scheme would allow the mapping to be easily updated as new information becomes available.

It also ensures the development industry could continue to easily:

- identify properties that are not mapped as flood affected but are adjacent to flooding so this can be considered when setting floor levels
- consider flooding associated with drainage
- understand the location of overland flow paths.

#### Industry Briefing – expressions of interest

At the Ordinary Meeting on Thursday 19 August, Council endorsed community engagement for updated Flood Mapping and Information for the region. Since then, we have updated our online mapping and web content to make sure the information is easy to access and understand.

If you're interested to find out more about the proposed building regulation map and the updated flood mapping and information, please get in touch with us.

We're currently taking expressions of interest for attendance at industry briefings on the below dates.

Thursday 30 September	Thursday 7 October	Thursday 14 October
2.30-4pm	2.30 - 4 pm	2.30-4pm

Please reply to floodmapping@sunshinecoast.qld.gov.au detailing which date suits you, and provide contact details of participants who will attend from your organisation. These sessions will be run online via Microsoft Teams.

# How to access the Flood Hazard Area for Building Regulation Purposes Map

Once endorsed, the Flood Hazard Area for Building Regulation Purposes Map would be included within our **Development.i Site Report**. It would replace the existing Defined Flood Extent mapping, last updated in 2017.

A note detailing the need for a Flood Information Search for all building works within the flood hazard area would also be added to the new map on Council's Development.i Site

The Development.i Site Report is a free online tool that makes it easy to access general planning and development information for a property, such as:

Planning Scheme zoning and overlay information

Item 8.3 Formal Designation of the Flood Hazard Area for Building Regulation

Purposes

Attachment 1 2021 Newsflash - Important Update on Council Flood Mapping and

Information

- interactive maps
- · applications and approval information relating to a site
- other general development information such as water and sewer infrastructure and flooding overlays.

The new Flood Hazard Area for Building Regulation Purposes Map would also be available through our MyMaps system.

To find out more, check out the frequently asked questions, fact sheets and how-to videos available online via <a href="mailto:sunshinecoast.qld.gov.au/floodmapping">sunshinecoast.qld.gov.au/floodmapping</a>

#### Questions?

Get in touch with us via email: floodmapping@sunshinecoast.qld.gov.au





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# 8.4 PROPOSED PLANNING SCHEME AMENDMENT - QUEENSLAND RECONSTRUCTION AUTHORITY RESILIENT HOMES FUND - VOLUNTARY HOME BUY-BACK SITES

File No: Council Meetings
Author: Strategic Planner

**Customer & Planning Services Group** 

Appendices: App A - Explanatory Memorandum....... 113 🗓 🖺

App B - Amendment Instrument ...... 121 🗓 🖫

Attachments: Att 1 - Voluntary Home Buy Back Program Resilient Homes Fund

- Local Government Program Guidelines...... 127 🗓 🖫

#### **PURPOSE**

The purpose of this report is to:

- present to Council a proposed amendment to the Sunshine Coast Planning Scheme 2014, relating to three (3) sites acquired under the Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Program and
- seek Council's endorsement to adopt the proposed planning scheme amendment, in accordance with the *Planning Act 2016* and the *Minister's Guidelines and Rules 2023*.

#### **EXECUTIVE SUMMARY**

The proposed amendment to the Sunshine Coast Planning Scheme 2014 (referred to as the proposed Sunshine Coast Planning Scheme 2014 (Minor Amendment) – Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites), seeks to amend the zoning of three (3) sites acquired under the Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Program.

During 2021-22 Queensland experienced extraordinary levels of rainfall and flooding. To help people living in Queensland recover quickly and become more resilient to future flooding, the Queensland and Australian Governments introduced a \$741 million Resilient Homes Fund.

The Resilient Homes Fund is a jointly funded initiative delivered through Commonwealth-State Disaster Recovery Funding Arrangements, which provides funding to assist eligible flood-impacted homeowners, who applied to the program, to repair, retrofit, raise, demolish and rebuild or relocate flood-affected homes. The Fund also provides the opportunity for properties that were most severely impacted and at greatest risk of future flooding to be purchased under the Voluntary Home Buy-Back Program.

The Queensland Reconstruction Authority (QRA) administers the Voluntary Home Buy-Back Program. The Queensland Reconstruction Authority engaged directly with all impacted Councils about the Voluntary Home Buy-Back Program to gather flood data and information to identify the most at-risk and vulnerable applicants.

A total of three (3) sites have been acquired by Council under the program. Following acquisition of the properties, Council is required to amend the zoning of the land for a non-habitable use under its Planning Scheme by 30 June 2024.

In order to meet Council's obligations under the Voluntary Home Buy-Back Program, it is proposed that Council amend the Sunshine Coast Planning Scheme 2014, to include:

• 11 Vee Road, Yandina (Lot 573 on CG1142) in the Environmental management and conservation zone from the Rural zone

- 2 Elinya Street, Battery Hill (Lot 676 on C92819) in the Open space zone from the Low density residential zone and
- 336-368 Burtons Road, Maroochy River (Lot 102 on SP274300) in the Environmental management and conservation zone from the Rural zone.

Further detail in relation to the proposed planning scheme amendment is contained in **Appendix A – Explanatory Memorandum** and **Appendix B – Amendment Instrument**.

The proposed planning scheme amendment has been prepared in accordance with the *Planning Act 2016* and the *Minister's Guidelines and Rules 2023*. The proposed planning scheme amendment constitutes a 'minor amendment' under Section 2(I) of Schedule 1 of the *Minister's Guidelines and Rules 2023*. The process for making a 'minor amendment' does not require state interest review or public consultation. The next step in the process is for Council to decide to adopt the proposed planning scheme amendment.

#### OFFICER RECOMMENDATION

#### **That Council:**

- (a) receive and note the report titled "Proposed Planning Scheme Amendment Queensland Reconstruction Authority Resilient Homes Fund Voluntary Home Buy-Back Sites"
- (b) decide to make a 'minor amendment' to the Sunshine Coast Planning Scheme 2014 (referred to as the proposed Sunshine Coast Planning Scheme 2014 (Minor Amendment) Queensland Reconstruction Authority Resilient Homes Fund Voluntary Home Buy-Back Sites) (Appendix A and Appendix B)
- (c) adopt the proposed Sunshine Coast Planning Scheme 2014 (Minor Amendment)
   Queensland Reconstruction Authority Resilient Homes Fund Voluntary Home
  Buy-Back Sites (Appendix A and Appendix B) and
- (d) delegate authority to the Chief Executive Officer to undertake the necessary steps to finalise the planning scheme amendment for incorporation into the Sunshine Coast Planning Scheme 2014, in accordance with the Planning Act 2016 and the Minister's Guidelines and Rules 2023.

#### FINANCE AND RESOURCING

Sufficient funds are allocated in the Strategic Planning Branch 2023/24 budget to finalise the proposed amendment to the *Sunshine Coast Planning Scheme 2014*.

#### **CORPORATE PLAN**

Corporate Plan Goal: Our environment and liveability

Outcome: We serve our community by providing this great service

Operational 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 August 2023.

#### **Internal Consultation**

Consultation has occurred with relevant internal officers from the Strategic Property Branch (Business Performance) and the Strategic Infrastructure Planning and Policy Branch (Customer and Planning Services Group) in relation to the acquisition of the sites under the Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Program.

#### **External Consultation**

There has been no external consultation undertaken in relation to this report.

# **Community Engagement**

There has been no community engagement undertaken in relation to this report.

The proposed planning scheme amendment constitutes a 'minor amendment' in accordance with Section 2 (I) of Schedule 1 of the *Minister's Guidelines and Rules 2023*. Community consultation is not required for a 'minor amendment'.

#### **PROPOSAL**

This report presents to Council a proposed 'minor amendment' to the *Sunshine Coast Planning Scheme 2014*, to amend the zoning of three (3) properties acquired under the Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Program.

# **Background**

During 2021-22 Queensland experienced extraordinary levels of rainfall and flooding. To help people living in Queensland recover quickly and become more resilient to future flooding, the Queensland and Australian Governments introduced a \$741 million Resilient Homes Fund.

The Resilient Homes Fund is a jointly funded initiative delivered through Commonwealth-State Disaster Recovery Funding Arrangements, which provides funding to assist eligible flood-impacted homeowners to repair, retrofit, raise, demolish and rebuild or relocate flood-affected homes. The Fund also provided the opportunity for properties that were most severely impacted and at greatest risk of future flooding to be purchased under the Voluntary Home Buy-Back Program, which is administered by the Queensland Reconstruction Authority.

While the Queensland Government sought to provide assistance to as many homeowners who applied to the program as possible, funding for the Voluntary Home Buy-Back Program was limited. The properties with the most damage and exposure to flood risk were prioritised for the program. It should be noted that applications are now closed for the Voluntary Home Buy-Back Program, as all properties have now been identified by the Queensland Reconstruction Authority.

Properties identified for buy-back were based on:

- Meeting the Resilient Homes Fund's eligibility criteria, which included the building envelope being inundated by water as a result of an eligible flooding event
- 2. The extent of damage how heavily impacted the property was during the recent flood event(s)
- 3. The flood risk what impacts floodwaters have to life, safety, and property and the likely frequency of their occurrence and
- 4. Socio-economic factors targeting the more vulnerable areas in our communities.

The Voluntary Home Buy-Back Program provided the opportunity for property owners, to register their interest in being considered under the program. Registered landowners were then subject to an initial eligibility check and a home assessment to confirm eligibility and identify suitable resilience options. Where buy-back is identified for a property, then an independent property valuation is arranged to determine a fair and reasonable sale price. Once agreement is reached on a sale price, the properties to be acquired are advised to Council by the Queensland Reconstruction Authority. Following acquisition, the land and any associated buildings become the property of Council.

In accordance with the *Local Government Program Guidelines for the Voluntary Home Buy Back Program Resilient Homes Fund*, Council is required to amend the zoning of the land for a non-habitable use by 30 June 2024.

# **Proposed amendment**

To date, the following sites on the Sunshine Coast have been identified by the Queensland Reconstruction Authority and purchased by Council through the Voluntary Home Buy-Back Program:

1. 11 Vee Road, Yandina (Lot 573 on CG1142)

The site was purchased by Council on 27 February 2023 through the Voluntary Home Buy-Back Program. This site is entirely affected by flooding, located within a riparian protection area and contains native vegetation. It is proposed to amend the zoning of the subject land from the Rural zone to the Environmental management and conservation zone to reflect the constraints of the land.

The purpose of the Environmental management and conservation zone is to protect and rehabilitate land to maintain biodiversity, ecological processes, coastal processes, water quality, landscape character, scenic amenity, cultural heritage significance and community well-being. All residential uses are Impact assessable and inconsistent (i.e. not intended to occur) in the Environmental management and conservation zone.

Having regard to the constraints of the land and that it is to be used for a non-habitable use, it is considered appropriate to include the subject land in the Environmental management and conservation zone.

2. 2 Elinya Street, Battery Hill (Lot 676 on C92819)

The site was purchased by Council on 27 April 2023 through the Voluntary Home Buy-Back Program. This site is subject to stormwater and sewerage inundation. It is proposed to amend the zoning of the subject land from the Low density residential zone to the Open space zone to reflect the constraints of the land and the potential future use of the site for drainage purposes.

The purpose of the Open space zone is to provide open space and park functions and those uses which are associated with the safe and comfortable public use of those areas. The zone may also accommodate open space required for drainage or amenity purposes. With the exception of a Caretaker's accommodation, all residential uses are Impact assessable and inconsistent (i.e. not intended to occur) in the Open space zone.

Having regard to the constraints of the land and its intended future use for drainage purposes, it is considered appropriate to include the subject land in the Open space zone.

3. 336-368 Burtons Road, Maroochy River (Lot 102 on SP274300)

The site was purchased by Council on 15 August 2023 through the Voluntary Home Buy-Back Program. This site is entirely affected by flooding and located within the Blue

Heart Area. It is proposed to amend the zoning of the subject land from the Rural zone to the Environmental management and conservation zone to reflect the constraints of the land.

Having regard to the constraints of the land and that it is to be used for a non-habitable use, it is considered appropriate to include the subject land in the Environmental management and conservation zone.

Details of the proposed planning scheme amendment are contained in **Appendix A** (Explanatory Memorandum) and **Appendix B** (Amendment Instrument).

# Process for amending a planning scheme

The process for amending a planning scheme is set out in the *Planning Act 2016* and the *Minister's Guidelines and Rules 2023*.

The Queensland Government recently made amendments to the *Minister's Guidelines and Rules* to allow for a zoning change through a 'minor' planning scheme amendment process, where the premises is owned by a local government following acquisition of the premises under a land acquisition scheme wholly or partly funded by the Commonwealth, State or local government for the purpose of disaster recovery or disaster resilience. Section 2 (I)(i) of Schedule 1 of the *Minister's Guidelines and Rules 2023* also outlines that the change to the zone of the premises is to involve any of the following zones:

- Open space
- Conservation
- Environmental management
- Environmental management and conservation
- Recreation and open space
- Open space and recreation and
- Open space and reserve.

The amendments to the Minister's Guidelines and Rules came into effect on 28 July 2023.

In accordance with Section 2 (I) of Schedule 1 of the *Minister's Guidelines and Rules 2023*, it is considered that the proposed planning scheme amendment is a 'minor amendment' for the following reasons:

- the premises are owned by Sunshine Coast Regional Council following acquisition of the premises under a land acquisition scheme - the Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Program, for the purpose of disaster recovery or disaster resilience and
- it involves a change of the zone of the premises to the Open space zone or Environmental management and conservation zone.

The process for making a 'minor amendment' to a planning scheme does not require state interest review or public consultation.

Chapter 2, Part 2 – Minor Amendment of the *Minister's Guidelines and Rules 2023* outlines that Council must decide to amend the planning scheme, and following preparation, must decide to adopt or not proceed with the proposed amendment.

Having regard to the above, it is proposed that Council amend the planning scheme and adopt the proposed amendment, as outlined in **Appendix A (Explanatory Memorandum)** and **Appendix B (Amendment Instrument)** and delegate authority to the Chief Executive Officer to finalise the proposed amendment in accordance with statutory requirements. It is reasonable to allow approximately 6 weeks for a planning scheme amendment of this type to be finalised.

# Legal

The *Minister's Guidelines and Rules 2023* sets out the process that a local government must follow when making or amending a planning scheme. Where necessary, legal advice may be sought to provide drafting, procedural and general advice during the amendment process to ensure compliance with the *Planning Act 2016* and associated legislation.

# Policy

The proposed planning scheme amendment has been prepared in accordance with the *Planning Act 2016* and the *Minister's Guidelines and Rules 2023*. The proposed planning scheme amendment also complies with Council's obligations under the Queensland Reconstruction Authority Resilient Homes Fund – Voluntary Home Buy-Back Program. The proposed planning scheme amendment also aligns with Council's *Corporate Plan 2023 – 2027*.

#### Risk

The proposed planning scheme amendment has been prepared having regard to Council's obligations under the Queensland Reconstruction Authority Resilient Homes Fund – Voluntary Home Buy-Back Program, which requires the zoning of the subject land to be amended by 30 June 2024. Failure to progress the proposed amendment will mean that Council's obligations are unlikely to be met.

# **Previous Council Resolution**

At the Ordinary Meeting held on 17 November 2022, in relation to Item 8.11 – Resilient Homes Fund – Voluntary Home Buy-Back Program, Council resolved to enter into contracts of sale to purchase properties approved for acquisition by the Queensland Reconstruction Authority under the Voluntary Home Buy-Back Program (refer to Council Resolution OM22/104 below).

# Ordinary Meeting 17 November 2022 (OM22/104)

That Council:

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

#### **Related Documentation**

Sunshine Coast Planning Scheme 2014

Planning Act 2016

Minister's Guidelines and Rules 2023

# **Critical Dates**

There is a desire to progress and implement the proposed planning scheme amendment as soon as practicable, to ensure that the zoning of the subject land is implemented in the *Sunshine Coast Planning Scheme 2014* by the 30 June 2024.

# Implementation

If Council decides to adopt 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:

- publish a public notice in the Queensland Government Gazette, newspaper circulating across the local government area and on Council's website advising of the adoption and commencement of proposed planning scheme amendment
- prepare the planning scheme (incorporating the planning scheme amendment) for commencement and
- provide a copy of the public notice and a copy of the planning scheme amendment to the Chief Executive of the Department of State Development, Infrastructure, Local Government and Planning.



# **Explanatory Memorandum**

Proposed Sunshine Coast Planning Scheme 2014 (Minor Amendment) No. [to be inserted] – Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites

September 2023



#### 1. Short title

The amendment instrument to which this explanatory memorandum relates is the proposed Sunshine Coast Planning Scheme 2014 (Minor Amendment) No. [to be inserted] – Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites

#### 2. Type of amendment

The proposed Sunshine Coast Planning 2014 (Minor Amendment) No. [to be inserted] – Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites constitutes a 'minor amendment' in accordance with Section 2 (I) of Schedule 1 of the Minister's Guidelines and Rules 2023 made under the Planning Act 2016, for the following reasons:

- (a) the premises are owned by Sunshine Coast Regional Council following acquisition of the premises under a land acquisition scheme - the Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Program, for the purpose of disaster recovery; and
- (b) involves a change of the zone of the premises to the Open space zone or Environmental management and conservation zone.
- 3. Entity making the proposed Sunshine Coast Planning Scheme 2014 (Minor Amendment) No. [to be inserted] Queensland Reconstruction Authority Resilient Homes Fund Voluntary Home Buy-Back Sites

The entity making the proposed Sunshine Coast Planning Scheme 2014 (Minor Amendment) No. [to be inserted] – Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites is the Sunshine Coast Regional Council.

4. Land affected by the proposed Sunshine Coast Planning Scheme 2014 (Minor Amendment) No. [to be inserted] - Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites

The proposed Sunshine Coast Planning Scheme 2014 (Minor Amendment) No. [to be inserted] – Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites applies to particular land parcels as described in **Table 4.1**.

Table 4.1 Land affected by the proposed Sunshine Coast Planning Scheme 2014 (Minor Amendment) No. [to be inserted] – Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites

Property Description	Address	Ownership Category	Map of Subject Land
Lot 573 on CG1142	11 Vee Road, Yandina	Council	

Property Description	Address	Ownership Category	Map of Subject Land
Lot 102 on SP274300	336-368 Burtons Road, Maroochy River	Council	
Lot 676 on C92819	2 Elinya Street, Battery Hill	Council	

5. Purpose of the proposed Sunshine Coast Planning Scheme 2014 (Minor Amendment) No. [to be inserted] – Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites

The purpose of the proposed Sunshine Coast Planning Scheme 2014 (Minor Amendment) No. Ito be inserted — Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites is to amend the zoning of three (3) sites acquired by Sunshine Coast Regional Council as part of the Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Program.

6. Reasons for the proposed Sunshine Coast Planning Scheme 2014 (Minor Amendment) No. [to be inserted] – Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites

Council has prepared the proposed Sunshine Coast Planning Scheme 2014 (Minor Amendment) No. [to be inserted] – Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites in response to the Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Program.

The Resilient Homes Fund is a jointly funded initiative delivered through Commonwealth-State Disaster Recovery Funding Arrangements, which provides funding to assist eligible flood-impacted homeowners to repair, retrofit, raise, demolish and rebuild or relocate flood-affected homes. It was established in May 2022 following the 2021-22 rainfall and flooding events.

The Fund also provides the opportunity for properties that were most severely impacted and at greatest risk of future flooding to be purchased under the Voluntary Home Buy-Back Program.

The Queensland Reconstruction Authority (QRA) administers the Voluntary Home Buy-Back Program. The QRA engaged directly with all impacted councils about the Voluntary Home Buy-Back Program to gather flood data and information to identify the most at-risk and vulnerable applicants.

Under the Voluntary Home Buy-Back Program, funding is provided to Councils to buy-back homes.

The program provided the opportunity for property owners to register their interest in being considered under the program. Registered property owners were then subject to an initial eligibility check and a

home assessment to confirm eligibility and identify suitable resilience options. Where buy-back is identified for a property, then an independent property valuation is arranged to determine a fair and reasonable sale price. Once agreement is reached on a sale price, the properties to be acquired are advised to Council by the Queensland Reconstruction Authority. Following acquisition, the land and any associated buildings become the property of Council.

In accordance with the Local Government Program Guidelines for the Voluntary Home Buy-Back Program Resilient Homes Fund, Council is required to amend the zoning of the land for a non-habitable use by 30 June 2024.

To amend the zoning of the subject properties, Council is required to make an amendment to its Planning Scheme. As outlined in Section 2 of this report, the proposed amendment constitutes a 'minor amendment' in accordance with Section 2 (I) of Schedule 1 of the *Minister's Guidelines and Rules 2023*.

Section 2 (I)(i) of Schedule 1 of the *Minister's Guidelines and Rules 2023* outlines that the change to the zone of the premises is to involve any of the following zones:

- Open space;
- Conservation;
- Environmental management;
- Environmental management and conservation;
- · Recreation and open space;
- · Open space and recreation; and
- Open space and reserve.

# 7. Details of the proposed Sunshine Coast Planning Scheme 2014 (Minor Amendment) No. [to be inserted] – Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites

The proposed Sunshine Coast Planning Scheme 2014 (Minor Amendment) No. [to be inserted] – Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites involves amendments to the relevant zone maps in Schedule 2 (Mapping) of the Sunshine Coast Planning Scheme 2014.

Having regard to the zones outlined in Section 2 (I)(i) of Schedule 1 of the *Minister's Guidelines and Rules 2023* and the suite of zones under the *Sunshine Coast Planning Scheme 2014*, it is proposed to amend the zoning of:

- Lot 573 on CG1142 (11 Vee Road, Yandina) from the Rural zone to the Environmental management and conservation zone;
- Lot 102 on SP274300 (336-368 Burtons Road, Maroochy River) from the Rural zone to the Environmental management and conservation zone; and
- Lot 676 on C92819 (2 Elinya Street, Battery Hill) from the Low density residential zone to the Open space zone.

**Table 6.1** provides a summary of the planning scheme amendment and **Appendix 1** provides details of the mapping amendments affecting the zoning of specific sites.

Table 6.1 – Summary of proposed planning scheme amendment

Planning Scheme Part	Summary of Amendment
Schedule 2 (Mapping)	Amend all relevant zone maps in accordance with <b>Appendix</b> 1.

#### 8. Compliance with the *Planning Act 2016*

The proposed Sunshine Coast Planning Scheme 2014 (Minor Amendment) No. [to be inserted] – Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites complies with and has been prepared in accordance with:

- Section 20 (Amending planning schemes under the Minister's rules) of the Planning Act 2016;
   and
- (b) Minister's Guidelines and Rules 2023 made under the Planning Act 2016.

#### 9. Compliance with State planning instruments

At the time of the gazettal of the Sunshine Coast Planning Scheme 2014 in May 2014, the Minister identified that the South East Queensland Regional Plan 2009-2031 and the State Planning Policy were appropriately reflected in the planning scheme.

A new State Planning Policy (SPP) commenced on 3 July 2017 and a new Regional Plan, ShapingSEQ South East Queensland Regional Plan 2017, was released on 11 August 2017.

The proposed Sunshine Coast Planning Scheme 2014 (Minor Amendment) No. [to be inserted] – Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites does not affect the planning scheme's compliance with State planning instruments.

# 10. Consultation with government agencies

Consultation with relevant state agencies is not a mandatory requirement for a 'minor amendment' under Chapter 2, Part 2 of the *Minister's Guidelines and Rules 2023*.

#### 11. Public consultation

No public consultation has been undertaken during the preparation of the proposed Sunshine Coast Planning Scheme 2014 (Minor Amendment) No. [to be inserted] — Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites, noting that the amendment constitutes a 'minor amendment' under the Minister's Guidelines and Rules 2023. Such an amendment does not require any public consultation to be undertaken in accordance with the Minister's Guidelines and Rules 2023.

# 12. Background studies and reports

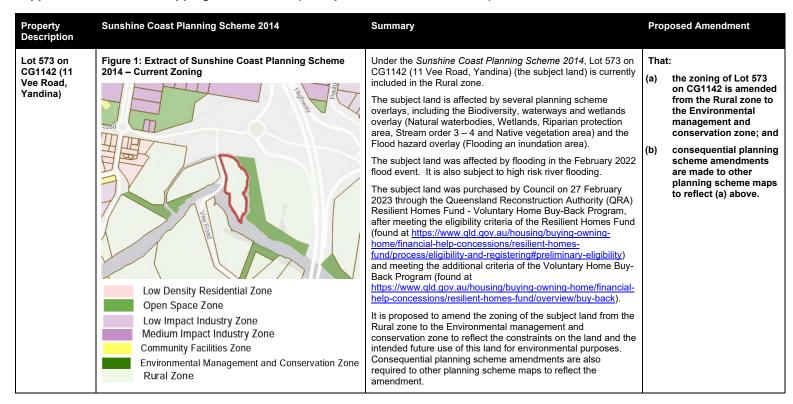
No background studies or reports have been prepared during the preparation of the proposed Sunshine Coast Planning Scheme 2014 (Minor Amendment) No. [to be inserted] – Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites.

Item 8.4 Proposed Planning Scheme Amendment - Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back

Sites

Appendix A Explanatory Memorandum

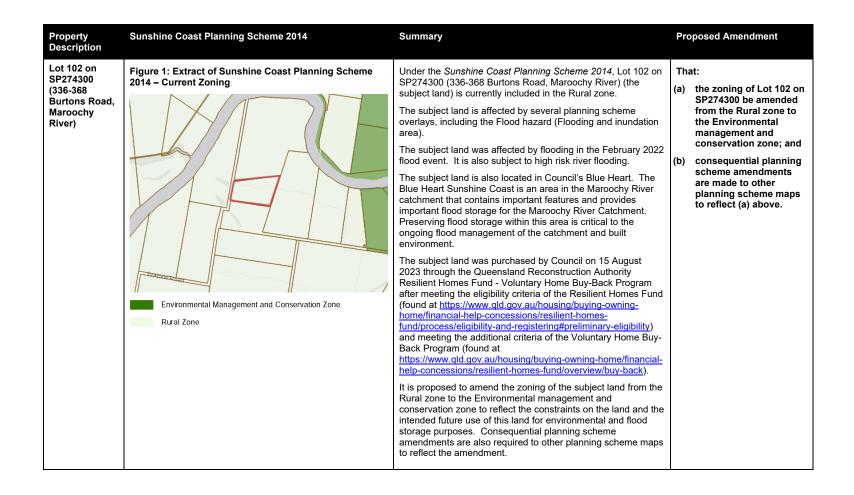
Appendix 1: Details of Mapping Amendments (site specific zone amendments)



Item 8.4 Proposed Planning Scheme Amendment - Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back

Sites

Appendix A Explanatory Memorandum



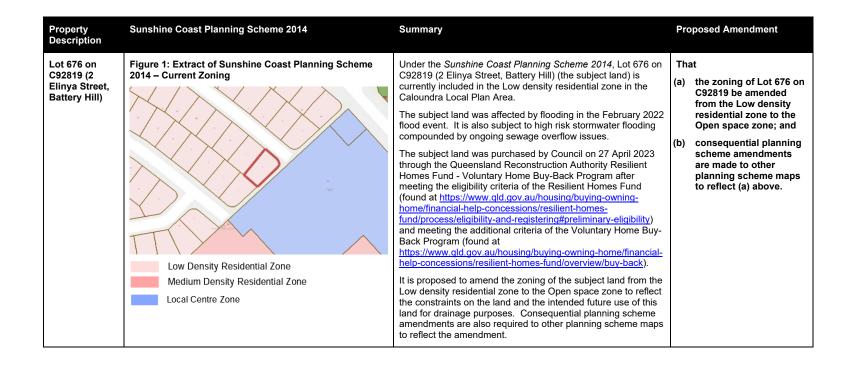
Explanatory Memorandum to the Sunshine Coast Planning Scheme 2014 (Minor Amendment) No. [to be inserted] – Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites

Page A1-2

Item 8.4 Proposed Planning Scheme Amendment - Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back

Sites

Appendix A Explanatory Memorandum



Explanatory Memorandum to the Sunshine Coast Planning Scheme 2014 (Minor Amendment) No. [to be inserted] - Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites



# **Amendment Instrument**

Proposed Sunshine Coast Planning Scheme 2014 (Minor Amendment) No. [to be inserted] – Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites

September 2023

Made under the *Planning Act 2016*, section 20 (Amending planning scheme under Minister's rules)

This amendment has effect on and from [to be inserted]



#### 1. Short title

This amendment instrument may be cited as the proposed Sunshine Coast Planning Scheme 2014 (Minor Amendment) No. [to be inserted] – Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites.

#### 2. Commencement

This amendment instrument has effect on and from [to be inserted].

#### 3. Purpose

The purpose of the proposed Sunshine Coast Planning Scheme 2014 (Minor Amendment) No. [to be inserted] – Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites is to amend the zoning of three (3) sites acquired by Sunshine Coast Regional Council as part of the Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Program.

#### 4. Amendment tables

This amendment instrument amends the component of the *Sunshine Coast Planning Scheme 2014* in Table 1, Column 1, in respect of the provisions stated in Table 1, Column 2, in the manner stated in Table 1, Column 3.

Table 1 Amendment table

Column 1	Column 2	Column 3
Schedule 2 (Mapping)	Zone map ZM7	Amend as shown in <b>Appendix A</b>
	Zone map ZM9	Amend as shown in <b>Appendix A</b>
	Zone map ZM45 (Caloundra Local Plan Area)	Amend as shown in <b>Appendix A</b>

As a consequence of the amendments in Table 1, this amendment instrument also makes consequential amendments to the component of the *Sunshine Coast Planning Scheme 2014* in Table 2, Column 1, in respect of the provisions stated in Table 2, Column 2, in the manner stated in Table 2, Column 3.

Table 2 Consequential amendments

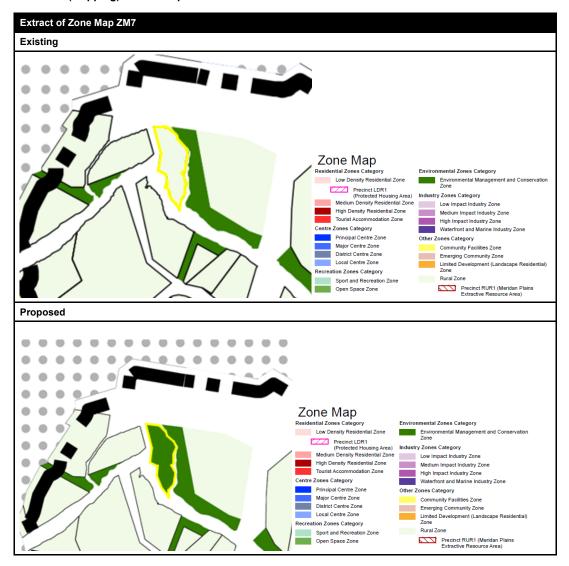
Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Schedule 2 (Mapping)	Zone map ZM8 (Yandina Local Plan Area)	Amend to reflect zone change to Zone map ZM7
	Zone map ZM20	Amend to reflect zone change to Zone map ZM9
	Zone map ZM44 (Caloundra West Local Plan Area)	Amend to reflect zone change to Zone map ZM45 (Caloundra Local Plan Area)
	LGIP Map PIA7 (Local Government Infrastructure Plan Map – Priority Infrastructure Area)	Amend to reflect zone change to Zone Map 7
	LGIP Map PIA8 (Yandina Local Plan Area - Local Government Infrastructure Plan Map – Priority Infrastructure Area)	Amend to reflect zone change to Zone Map 7

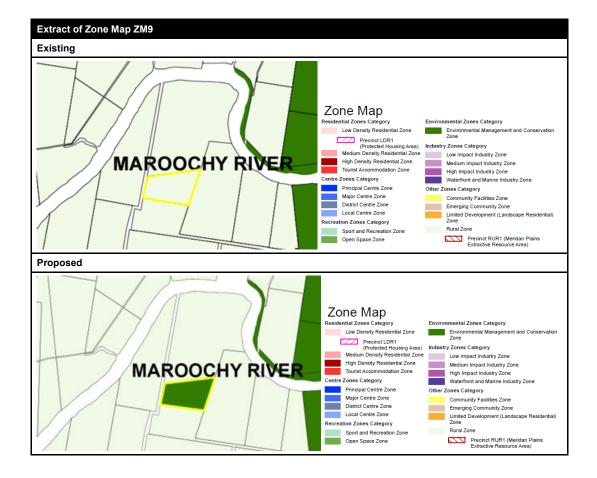
Amendment Instrument Appendix B

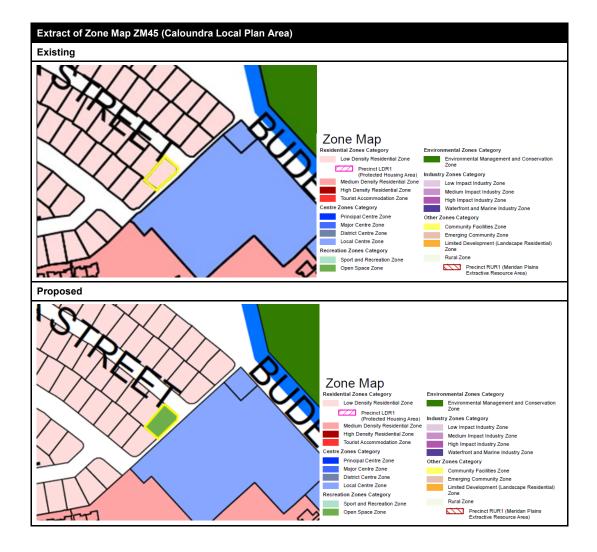
Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	LGIP Map PIA9 (Local Government Infrastructure Plan Map – Priority Infrastructure Area)	Amend to reflect zone change to Zone Map 9
	LGIP Map PIA20 (Local Government Infrastructure Plan Map – Priority Infrastructure Area)	Amend to reflect zone change to Zone Map 9
	LGIP Map PIA44 (Caloundra West Local Plan Area - Local Government Infrastructure Plan Map – Priority Infrastructure Area)	Amend to reflect zone change to Zone Map 45
	LGIP Map PIA45 (Caloundra Local Plan Area - Local Government Infrastructure Plan Map – Priority Infrastructure Area)	Amend to reflect zone change to Zone Map 45

# Appendix A Amendment schedule (mapping)

Schedule 2 (Mapping) - Zone maps







**Government Program Guidelines** 



# **Local Government Program Guidelines**

# Voluntary Home Buy Back Program **Resilient Homes Fund**





QUEENSLAND RECONSTRUCTION AUTHORITY

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Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites Voluntary Home Buy Back Program Resilient Homes Fund - Local

Attachment 1

# **Government Program Guidelines**

# PART A – OVERVIEW AND OBJECTIVES

Funding program	Disaster Recovery Funding Arrangements – Category D
Purpose	The Voluntary Home Buy Back Program is part of the \$741 million Resilient Homes Fund.  Funding will be used to buy back eligible at-risk residential homes, to reduce the risk to life and property of flooding.
	This guideline applies to eligible councils, except Brisbane City Council.
Eligible properties	<ul> <li>Eligible properties must meet the following criteria:         <ul> <li>the home is within one of the local government areas activated for Disaster Recovery Funding Arrangements.</li> <li>the home is a residence, whereby its primary use was not for business purposes at the time of inundation</li> <li>the home's residential building footprint was inundated by water during one or more of the 2021–22 rainfall and flooding events listed below:</li></ul></li></ul>
Administered by	Queensland Reconstruction Authority
More information	Phone: (07) 3008 7200 Email_buyback@qra.qld.gov.au

#### **Overview**

The Voluntary Home Buy Back Program (VHBB) is part of the \$741 million Resilient Homes Fund (RHF), funded jointly by the Commonwealth and Queensland governments under Category D of the Disaster Recovery Funding Arrangements (DRFA).

Voluntary home buy-back will be considered on a case-by-case basis and will take into consideration the risk to life and property experienced at that location during 2022, or likely to be experienced at that location in the future.

The VHBB will provide funding to Local Government Authorities (LGAs) for the purchase of eligible properties, where it is determined that repair, retrofitting or raising is not suitable to address the flood risk.

The VHBB includes an independent property valuation, the purchasing of the property including associated conveyancing costs, demolition, and disposal of material and appropriate site rehabilitation.

Funding will be provided to LGA's to facilitate the purchase of the house and land, its demolition/clearing/rehabilitation, and re-zoning to an appropriate and contextually suitable non-occupied use (i.e. such as open space/green corridors). Should the LGA sell the land (which will only be permitted for non-occupied future users) or assets on the land (such as the home, to be relocated), the proceeds of such sale must be returned to Queensland Reconstruction Authority (QRA).

#### **Objectives**

The objectives of the VHBB are to help the community become more resilient by providing funding to:

- a. Reduce flood risk to residential properties by removing them from high-risk flood prone areas;
- b. Reduce costs for the community and all levels of government following future flood events.

Attachment 1 Voluntary Home Buy Back Program Resilient Homes Fund - Local

**Government Program Guidelines** 

#### Allowable Time Limit

All eligible activities must be completed, and expenditure must be incurred by 30 June 2024 unless the VHBB is extended in the absolute discretion of the Commonwealth and Queensland governments.

#### **Funding**

A total of \$741 million in joint DRFA Category D funding is available for the RHF, which includes an allocation of \$350 million for the VHBB across all eligible local government areas.

Funding will be progressively provided to LGA's under the VHBB following the identification of eligible properties.

Funding will be approved as a capped amount to deliver approved activities in response to eligible extraordinary events. Additional funding contribution/s may be provided from other sources.

#### **Eligible properties**

Eligible properties must meet the following criteria:

- the home is within one of the local government areas activated for DRFA
- the home is a residence (house/unit\*/duplex\*), whereby its primary use was not for business purposes at the time of inundation
- the home's residential building footprint was inundated by water during one or more of the 2021– 22 rainfall and flooding events listed below:
  - Central, Southern, and Western Queensland rainfall and flooding 10 November to 3
     December 2021
  - o Ex-tropical Cyclone Seth 29 December 2021 to 10 January 2022
  - o South-east Queensland rainfall and flooding 22 February to 5 April 2022.
  - o Southern Queensland flooding 6 to 20 May 2022.

#### **Prioritisation criteria**

Program prioritisation will be based on applicants' extent of damage in the 2021-22 disaster season, flood risk exposure and socio-economic factors.

# **Eligible activities**

Eligible activities, in accordance with the Property Acquisition Policy to faciliate purchase of the house and land, its clearing/rehabilitation, and re-zoning to an appropriate and contextually suitable, non-occupied use may include:

- Project Management and Program Administration
  - o Project management of budget, schedules and coordination of eligible activities
  - Communications requirements and reporting
- Property valuations
  - o Property valuations initiated by Council / State
  - Property valuations initiated by homeowner in accordance with Part B of these
     Administration Guidelines (reasonable cost reimbursement)
- Costs associated with the sale of properties
  - Property purchase price (informed by agreed valuation)
  - Legal / conveyancing costs
  - O Legal costs for homeowner (reasonable cost reimbursement)
- Demolition, disposal of assets
  - Temporary security and fencing
  - O Demolition of dwelling and associated structures such as sheds, garden beds, fencing etc.
  - o Removal of debris, including hazardous material if required (e.g. asbestos)

4

<sup>\*</sup>Strata title property eligibility may require an assessment of all units within the scheme (units/duplexes).

Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites Voluntary Home Buy Back Program Resilient Homes Fund - Local

Attachment 1

**Government Program Guidelines** 

- O Disconnection of services (Gas, water, electricity)
- Site rehabilitation
  - Appropriate earthworks (e.g. pool decommissioning / infilling)
  - Seeding, turfing or planting of site (as deemed appropriate)
  - Appropriate boundary treatment (such as fencing, bollards/lockrail etc.).
- Rezoning to non-habitable uses

#### Valuation guidance

For the purposes of the VHBB, valuations must be issued in accordance with the Valuation Guidelines for the Voluntary Home Buy-Back program Resilient Homes Fund (Valuation Guidelines), which is available: https://www.gra.gld.gov.au/resilient-homes-fund.

#### **Eligible costs**

Eligible costs, in accordance with the Property Acquisition Policy must be directly associated with delivery of approved eligible projects/activities, and may include:

- a. Contractor costs to undertake specialist services related to delivery of the VHBB
- Inspection costs to gather or validate data on location and extent of the flood inundation, including house floor level
- Purchase of property, including legal costs, valuation service, demolition and appropriate site rehabilitation following purchase
- d. Reasonable legal and valuation costs for the homeowner undertaken in accordance with Part B of these Administration Guidelines (in addition to legal and valuation costs of the Brisbane City
- e. Local government internal plant and equipment hire rates and associated operating consumables (fuel, oil, grease, etc.) consumed while undertaking eligible activities
- Local government project specific management and administration costs directly incurred in delivering the VHBB.
- Hire of additional plant and equipment, labour and materials for demolition and disposal, and site rehabilitation activities.

If there are any queries about eligibility, please contact QRA.

# **Ineligible costs**

Ineligible costs include:

- a. non-specific indirect and overhead costs
- b. legal costs (excluding conveyancing linked to the Voluntary Buy Back)
- c. costs that are reimbursable under other funding sources
- d. costs of works/activities completed prior to the eligible event

Voluntary Home Buy Back Program Resilient Homes Fund - Local

**Government Program Guidelines** 

# PART B – Delivery

#### Assessment of eligible properties

QRA and the relevant LGA will undertake a joint assessment to identify potential eligible properties under the VHBB.

The assessment process will identify a priority acquisition list, which is a list of eligible properties in the LGA area, which is prioritised based on the joint assessment by QRA and the LGA.

Following the identification of eligible properties, the following process is used:

- a. VHBB team will contact the homeowner and advise the homeowner they are eligible under the VHBB.
- b. VHBB team will arrange for a valuation of the property by an independent registered valuer. The valuer is instructed to value the property in accordance with the Valuation Guidelines for the Voluntary Home Buy Back Program, which is available: <a href="https://www.qra.qld.gov.au/resilient-homes-fund">https://www.qra.qld.gov.au/resilient-homes-fund</a>.
- c. VHBB team will present an offer based on the valuation advice obtained.
- d. Should the homeowner disagree with the independent valuer, the homeowner may engage an independent registered valuer to assess the market value of the property in accordance with the Valuation Guidelines for the Voluntary Home Buy Back Program and submit to the VHBB team for consideration. If the offer is increased in line with the homeowner's appointed valuer's advice, the reasonable costs of that independent valuation advice will be reimbursed as part of the settlement of contract of sale.
- e. If agreement is reached, a contract of sale (REIQ contract) between Council and the homeowner is prepared subject to funding approval.
- f. The draft contract will be reviewed by QRA for funding approval.
- g. Once approved, QRA will provide funding to Council, enabling the homeowner and Council to execute the contract and arrange for settlement of the purchase.
- If either the homeowner or Council chooses not to progress with the purchase, negotiations may be concluded and advice must be provided to QRA. The homeowner may wish to consider other options under the RHF.
- Following purchase, demolition and site rehabilitation works must be undertaken. Where undertaken
  by the LGA, actual eligible costs may be reimbursed by QRA following Council lodgement of a
  submission with ORA.
- j. The LGA is required to re-zone land purchased under the VHBB to an appropriate and contextually suitable non-occupied use (i.e. such as open space/green corridors/drainage easement).
- k. The LGA must prepare a close out report for each acquired property, outlining eligible expenditure, post-sale rehabilitation undertaken, photos evidencing any works undertaken, and such evidence of change of zoning to non-habitable use as is reasonably possible in the circumstances.

# **Progress reporting**

Monthly Progress Reporting

QRA requires monthly progress reporting throughout delivery, to update on status of activities and works, dates and expenditure.

Monthly progress reports are created and lodged through the Management and Reporting System (MARS) Portal, detailing:

- Actual expenditure reported against the approved scope and approved capped amount (recommended value)
- b. Percentage of works completed
- c. Project milestones, start and finish dates

Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites Voluntary Home Buy Back Program Resilient Homes Fund - Local

Attachment 1

- **Government Program Guidelines**
- d. Any variances in scope, cost or time
- e. Details of complementary works.

#### **Acquittal**

Acquittal of costs is required to be undertaken following completion of all activities on an individual project

For the purposes of administration, a completed project is considered a project where the residence has been purchased, demolished and/or removed, remediation works undertaken, and re-zoning occurred.

Final costs and supporting documentation for projects completed up to 30 June each year are required to be lodged to QRA within three months from end of financial year (by 30 September) for assessment. This requirement includes lodging all expenditure incurred on the eligible activities undertaken for completed projects during the financial year to 30 June, regardless of when the invoice was paid.

The final acquittal report is required to be submitted to QRA within three (3) months of program completion.

All expenditure relating to grants must be lodged to QRA for acquittal assessment within three months from the end of the financial year in which Council finalise activities associated with an individual project (i.e. by 30 September).

Acquittal reports must be lodged through the MARS portal and include the following details:

- certification by the Chief Executive Officer, or an equivalent / delegate
- details of activities completed
- actual costs reported against the capped amount
- evidence of final expenditure claimed, linked to the activities, including:
  - detailed general ledger or transaction report in editable format to support all claimed
  - source documents (e.g. tax invoices, timesheets) supporting the claimed expenditure must be made available upon request

Where a third-party supplier is sub-contracted to deliver works on behalf of Council, Council must obtain and hold all the above information and source documentation from the supplier.

Transaction reports and source documents must support the expenditure incurred in delivering the services by the supplier, not the payments between Council and the supplier. Council may be requested to supply invoices or timesheets to support any of the costs incurred by the supplier.

Council is required to centrally hold all progress reports, acquittal reports, detailed general ledgers, and all source documents for no less than seven years from the acquittal of funds by the Commonwealth.

QRA will undertake a final assessment of each project to ensure approved scope is delivered within timeframe, expenditure is eligible and assurance requirements are satisfied.

Item 8.4 Proposed Planning Scheme Amendment - Queensland Reconstruction

Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites

Attachment 1 Voluntary Home Buy Back Program Resilient Homes Fund - Local

**Government Program Guidelines** 

### PART C - GOVERNANCE

#### **Funding Agreement**

It is a requirement that all recipients of QRA funding enter into a Head Agreement with QRA.

Where a recipient is successful in its application for funding, QRA will issue a Project Funding Schedule which, when executed by both parties, will be considered a binding Project Funding Agreement under the terms and conditions of the Head Agreement.

The Project Funding Schedule will detail the terms and conditions specific to the approved funding, including reference to the relevant funding guidelines that govern the program, funding type and amount, key date and milestone schedules, payment claim and reporting requirements.

#### **Variations**

All variations to a Project Funding Agreement, scope or change in control of a project are to be agreed formally in writing.

#### **Procurement**

The procurement of goods or services must be in accordance with the applicant's procurement policy. When procuring goods or services, local governments must comply with the <u>Local Government Act 2009</u>, <u>Local Government Regulation 2012</u> and their own procurement policy.

If expenditure is in breach of the applicant's procurement standards, then reimbursement of these costs is unable to be sought under this program.

#### **Record keeping**

All state agencies and local governments must keep an accurate audit trail. DRFA records must be available for seven years from the end of the financial year the claim is acquitted by the Australian Government.

For assurance purposes, the Australian Government may at any time, via QRA, request documentation from state agencies or local governments to evidence the State's compliance with any aspect of the DRFA. This may include, but not be limited to access to project level information, to confirm acquittal in accordance with the DRFA

#### **Extension of time**

An extension of time beyond the detailed eligible timeframes may be requested in exceptional circumstances.

Please contact QRA to facilitate an EOT request as early as possible, detailing the unforeseen circumstances impacting project completion, the actions taken to minimize the impact.

#### Assurance activities

Applicants may be required to provide documentation to support any assurance activities. These assurance activities may include, but are not limited to:

- a. Audit, site visits or inspections
- b. Obtaining relevant documentary evidence to support estimated/actual costs and/or value for money assessments
- c. Verification reviews on measures or projects
- d. Compliance with legislative and policy requirements.

#### Certification

All project documentation, including applications, progress reports and final reports matbe certified by the applicant in line with its delegations.

8

Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites

Attachment 1 Voluntary Home Buy Back Program Resilient Homes Fund - Local

**Government Program Guidelines** 

# **Good and Services Tax (GST)**

All amounts claimed must exclude GST and be actual expenditure, paid prior to lodging the submission.

#### Insurance

Homeowners must claim on any applicable insurance policy prior to seeking funding under the DRFA.

#### Public acknowledgment of joint Australian Government and State Government assistance

Eligible applicants must acknowledge DRFA funding contribution in public materials, which includes but is not limited to:

- a. Media releases regarding the approved project
- b. Acknowledgement or statements in project publications and materials
- c. Events that use or include reference to the approved project.

To comply with this requirement, all public advice and media releases should refer to the relevant funding source, as being "jointly funded by the Australian and Queensland governments under the Disaster Recovery Funding Arrangements".

Operational messaging and advice, such as road closures and tender advertisements, are excluded from this requirement.

Contact QRA for assistance and approval for any releases at <a href="media@qra.qld.gov.au">media@qra.qld.gov.au</a> or (07) 3008 7200.

#### 8.5 PROPOSE TO MAKE AMENDMENT SUBORDINATE LOCAL LAW NO.2 (ANIMAL MANAGEMENT) 2023

File No: **Council Meetings** 

Author: **Governance Policy Lead** 

Civic Governance

**Appendices:** App A - Amendment Subordinate Local Law No.2 (Animal

Management) 2023 ...... 145 🗓 🖼

#### **PURPOSE**

The purpose of this report is to seek Council's approval to commence the local law making process to propose to make Amendment Subordinate Local Law No. 2 (Animal Management) 2023.

# **EXECUTIVE SUMMARY**

At the Ordinary Meeting held on 24 August 2023, Council endorsed the Point Cartwright and La Balsa Park Master Plan ("Master Plan") and resolved to request the Chief Executive Officer to prepare a report for Council's consideration to proceed with a local law making process to make amendments to Subordinate Local Law No. 2 (Animal Management) 2011.

The proposed amendment to the Subordinate Local Law relates to the reconfiguration of animal access areas to support the adopted Master Plan.

Should Council accept the recommendations in this report, the local law amendment process will commence, with the proposed amendment being referred to the community for feedback.

#### OFFICER RECOMMENDATION

#### That Council:

- receive and note the report titled "Propose to Make Amendment Subordinate (a) Local Law No.2 (Animal Management) 2023"
- resolve to propose to make Amendment Subordinate Local Law No. 2 (Animal (b) Management) 2023
- resolve to undertake community consultation on the draft subordinate local law (c) from 25 September 2023 to 30 October 2023 (5 weeks) and
- note the proposed amendments have been reviewed pursuant to section 38 of (d) the Local Government Act 2009 and the amendments do not contain anticompetitive provisions.

# FINANCE AND RESOURCING

The cost of drafting the proposed Amendment Subordinate Local Law No. 2 (Animal Management) 2023 has been funded through existing budget allocations within the Corporate Governance Branch.

# **CORPORATE PLAN**

Our service excellence **Corporate Plan Goal:** 

We serve our community by providing this great service Outcome:

**Operational Activity:** S21 Local amenity and local laws – maintaining and regulating

local amenity through local laws, regulated parking, community land permits and management of animals, overgrown land and

abandoned vehicles.

# CONSULTATION

#### **Councillor Consultation**

Council endorsed the Point Cartwright and La Balsa Park Master Plan at the Ordinary Meeting held on 24 August 2023. Council also endorsed the recommendation to commence a local law making process to propose to make amendments to *Subordinate Local Law 2* (Animal Management) 2011 regarding changes to animal access areas.

#### Internal Consultation

Extensive internal consultation was undertaken as part of the Point Cartwright and La Balsa Park master planning process.

# **External Consultation**

External consultation was undertaken throughout the Point Cartwright and La Balsa Park master planning process, the results of which were considered when Council considered and endorsed the Master Plan.

# **Community Engagement**

Council may at its discretion determine the amount of public consultation it undertakes before resolving to adopt a local law or local law amendment. A consultation period of no less than 28 days is consistent with previous practice when proposing to make or amend a local law or subordinate local law.

Community consultation forms part of Council's statutory local law making process which is a principle of the *Local Government Act 2009*.

Subject to Council's consideration of this report and acceptance of the recommendations contained herein, the community engagement process for the Subordinate Local Law Amendment proposal will be undertaken from 25 September 2023 to 30 October 2023. A period of 35 days for community consultation is considered good practice and takes into account that the first week of consultation commences during Queensland school holidays, hence the consultation period is proposed to be extended from the usual 4 weeks to 5 weeks.

# **PROPOSAL**

A master planning process was initiated by Council in 2021 to provide direction for the conservation and management of Point Cartwright and La Balsa Park, with the intention of balancing the interests of users and preserving the environmental values and cultural heritage of the area.

To inform the development of the draft master plan, specialist reports were commissioned along with further investigations undertaken and a comprehensive community engagement process was deployed.

The Point Cartwright and La Balsa Park Master Plan, endorsed at Council's Ordinary Meeting on 24 August 2023, provides for the conversion of 850 metres of timed dog off-leash coastline to an animal prohibited area (ie. northern beach and rocky foreshore) and the inclusion of dog on lead access along the pathway from La Balsa Park and Half Moon Bay area to and along the beach access pathway. The Master Plan provides for existing off-leash activity to be retained on the eastern beach.

# Draft Amendment Subordinate Local Law No. 2 (Animal Management) 2023

Following is a short summary of the proposed amendment to *Subordinate Local Law No. 2* (*Animal Management*) 2011 (refer to appendix A for further details and maps of proposed changes).

# Point Cartwright Reserve and Buddina Beach

The amendment local law proposes the following changes to animal access areas:

- the existing timed (4.00pm to 8.00am) dog off leash area on the pathway from La Balsa Park along Half Moon Bay to the northern beach area to be changed to dog on lead at all times
- the existing timed (4.00pm to 8.00am) dog off leash area on the northern beach onto and around the rocky foreshore to now be a prohibited animal area
- the existing dog off leash at all times on the eastern rocky foreshore onto Buddina Beach to change to now be a prohibited animal area
- the existing timed (4.00pm to 8.00am) dog off leash area within Point Cartwright Reserve to change to both dog on lead at all times and also areas that will be prohibited animal areas
- the existing off leash at all times area within Point Cartwright Reserve to change to both dog on lead at all times and also areas that will prohibit animals
- the Buddina beach dog off leash area at all times is to remain in place
- the dunes along Buddina Beach will be prohibited animal areas, with access to the pathways and beach access to be dog on lead.

### La Balsa Park

La Balsa Park area is to remain as dog on lead at all times.

#### **Proposed Amendments**

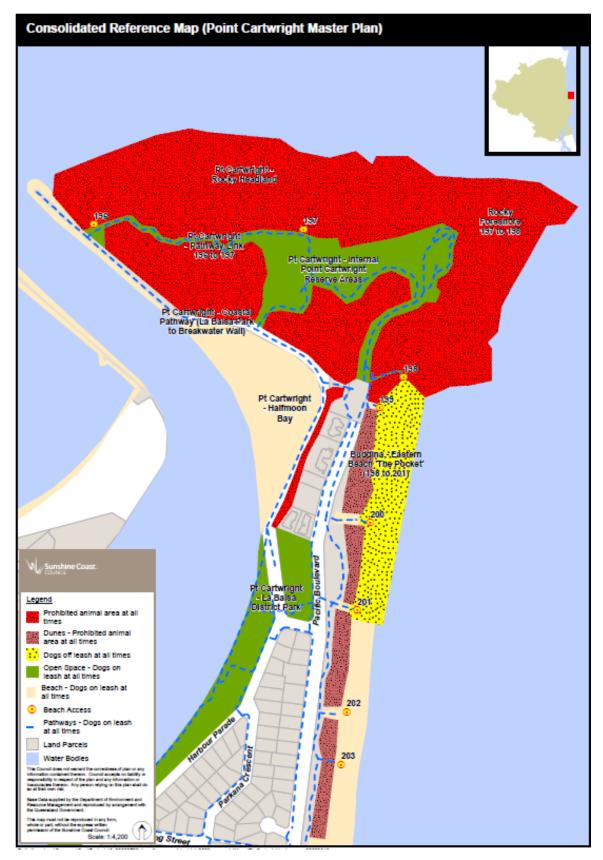
The proposed Subordinate Local Law amendment will amend Schedule 6 of *Subordinate Local Law No. 2 (Animal Management) 2011* to include new visual maps representing the new animal access areas.

Table 1 - Proposed changes

Local Law	Proposed Change	Reason for change
Subordinate Local Law No. 2 (Animal Management) 2011	See attached maps within the Appendix 1	Adoption of Point Cartwright and La Balsa Park Master Plan

# Consolidated Map of Proposed Changes

The proposed changes to the Subordinate Local Law No. 2 maps, which includes prohibited animal areas and dog off leash areas, are depicted in the consolidated map below:



# **Local Law Making Process**

Before the amendment subordinate local law can be made, a number of statutory and other requirements need to be fulfilled. Table 2 below outlines these requirements:

**Table 2 - Local Law Making Process** 

Statutory Requirement	Action taken	Date	Status
Propose to make local law amendments	Report to Council to propose to make Amendment Subordinate Local Law No. 2 (Animal Management) 2023	21 September 2023	Current
Community Consultation	<ul> <li>Undertake community consultation, including:</li> <li>media releases</li> <li>notification through Council's social media</li> <li>website notification with relevant information and documentation placed on and available through Council's website on "Have your say" page.</li> </ul>	25 September 2023 – 30 October 2023	To commence
Council Website Updated	Update Council's website on "Have your say" page following the close of consultation, with relevant information regarding process and next steps.	Post – 30 October 2023	To commence
Report to Council to make the amendment subordinate local laws	Report to be presented to Council to make a recommendation on whether to proceed with the amendment to the Subordinate Local Law	Date to be confirmed	To be completed
Gazette Notice	Publication of Government Gazette notifying of any amendment made by Council to the Subordinate Local Law.	To occur subject to outcome of Council's consideration of the above report and within one month of any decision to amend the subordinate local law	To be completed
Consolidation of Local Laws	Preparation and adoption of the consolidated local laws.	To occur following any decision by Council to amend the subordinate local law	To be completed

# Legal

The development of *Amendment Subordinate Local Law No. 2 (Animal Management) 2023* has occurred in line with consideration of the following legislation:

- sections 29-32 of the Local Government Act 2009 and section 15 of the Local Government Regulation 2012 and
- Sunshine Coast Council's suite of Local Laws and Subordinate Local Laws.

Council also has obligations under section 58 of the *Human Rights Act 2019* in the context of its decision making functions. As such, an assessment of compatibility of the proposed subordinate local law amendments with the obligations in the *Human Rights Act 2019* will be undertaken. This assessment will take into consideration community feedback and will be reported to Council as part of the report to Council on the outcome of the community engagement process and any proposal to proceed to make the amendment subordinate local law.

# **Policy**

The recommendations in this report accord with the intent of the Point Cartwright and La Balsa Park Master Plan.

#### Risk

The risks associated with progressing with the making of the proposed amendment to the subordinate local law will be managed through the community engagement process, including managing risks to the safety and well-being of relevant staff through the community engagement process.

Further consideration of operational risks will be reported to Council in any subsequent report proposing the making of the amendment subordinate local law.

# **Previous Council Resolution**

# Ordinary Meeting 24 August 2023 (OM23/82)

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.

#### **Related Documentation**

- Local Government Act 2009 and Local Government Regulation 2012
- Sunshine Coast Regional Council Local Laws and Subordinate Local Laws
- State Government Guidelines for Drafting Local Laws 2016
- Sunshine Coast Council Corporate Plan 2022-2026
- Compliance and Enforcement Policy

Point Cartwright Reserve and La Balsa Park Master Plan

# **Critical Dates**

Given the recent endorsement of the Point Cartwright and La Balsa Park Master Plan, it is considered appropriate that Council proceed in a timely manner with the local law making process to give effect to the intent of the Master Plan.

# **Implementation**

Should the recommendations in this report be accepted by Council, it is noted the Chief Executive Officer will progress the statutory and other obligations for the local law making process as outlined in **Table 2** above.

Appendix A Amendment Subordinate Local Law No.2 (Animal Management) 2023

## **Sunshine Coast Regional Council**

## Amendment Subordinate Local Law No. 2 (Animal Management) 2023

## **Contents**

Short title	2
Commencement	2
	_
Subordinate local law amended	2
Amendment of ech 6 (Dog off leach areas)	1
	Short title

Appendix A Amendment Subordinate Local Law No.2 (Animal Management) 2023

Amendment Subordinate Local Law No. 2 (Animal Management) 2023

2

#### 1 Short title

This subordinate local law may be cited as *Amendment Subordinate Local Law No. 2 (Animal Management) 2023*.

### 2 Commencement

This subordinate local law commences on the date it is published in the gazette.

### 3 Subordinate local law amended

This subordinate local law amends Subordinate Local Law No.2 (Animal Management) 2011.

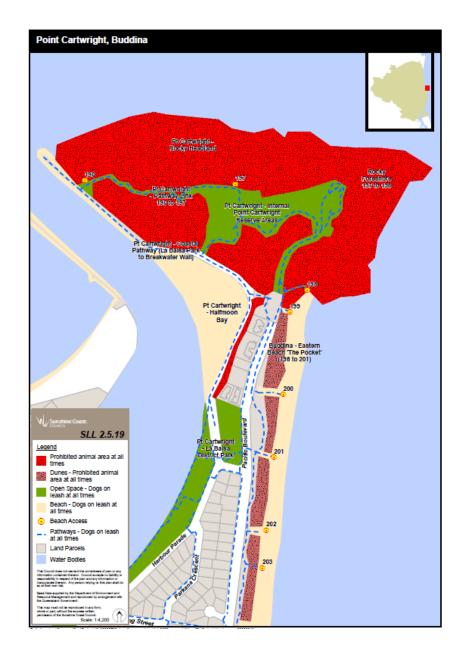
## 4 Amendment of sch 5 (Exclusion of animals from specific places)

(1) Schedule 5, after last row—

insert-

park/reserve   Point Cartwright, Buddina	all animals	SLL 2.5.19
--	-------------	------------

(2) Schedule 5, after map SLL 2.5.18 insert-



Appendix A Amendment Subordinate Local Law No.2 (Animal Management) 2023

Amendment Subordinate Local Law No. 2 (Animal Management) 2023

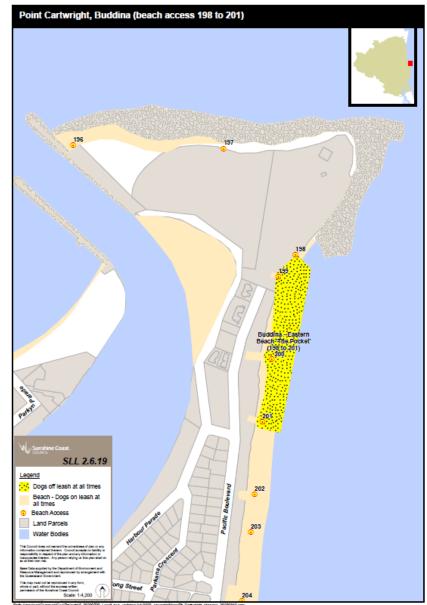
## Amendment of sch 6 (Dog off-leash areas)

Schedule 6, row 10 (relating to Point Cartwright Reserve)— (1) omit, insert-

foreshore	Point Cartwright, Buddina (beach access 198 to 201)	SLL 2.6.19	all times

(2) Schedule 6, row 11 (relating to Point Cartwright to Gulai Street, Buddina) omit.

(3) Schedule 6, map SLL 2.6.19 omit, insert-



Schedule 6, map SLL2.6.20-

omit.

### 8.6 AUGUST 2023 FINANCIAL PERFORMANCE REPORT

File No: Council Meetings

Author: Coordinator Financial Services

**Business Performance Group** 

Attachments: Att 1 - August 2023 Financial Performance Report ........... 155 🖟 🖺

Att 2 - Capital Grant Funded Project Report August 2023 165 🗓 🖺

### **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 31 August 2023 in terms of the operating result and delivery of the capital program.

## **Operating Performance**

Table 1: Operating Budget as at 30 June 2024

	Original Budget \$000
Total Operating Revenue	590,615
Total Operating Expenses	566,003
Operating Result	24,612

Details of the monthly financial report are contained in Attachment 1.

### OFFICER RECOMMENDATION

That Council receive and note the report titled "August 2023 Financial Performance Report".

#### FINANCE AND RESOURCING

This report sets out the details of Council's financial performance and investments for the month ending 31 August 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 2023/24 Investment Policy and

Sunshine Coast Council's 2023/24 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**

## Special Meeting 22 June 2023 (SM23/2)

That Council:

#### 1. STATEMENT OF ESTIMATED FINANCIAL POSITION

receive and note Appendix A, pursuant to section 205 of the Local Government Regulation 2012, the statement of the financial operations and financial position of the Council in respect to the 2022/23 financial year

#### 2. ADOPTION OF BUDGET

adopt Appendix A as tabled, pursuant to sections 169 and 170 of the Local Government Regulation 2012, Council's budget for 2023/24 financial year incorporating:

i. the statement of income and expenditure

- ii. the statement of financial position
- iii. the statement 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 (adopted by Council resolution on 25 May 2023)
- viii. the Revenue Policy (adopted by Council resolution on 25 May 2023)
- ix. 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
- x. the Revenue Statement
- xi. Council's 2023/24 Capital Works Program, endorse the indicative four-year program for the period 2025 to 2028, and note the five-year program for the period 2029 to 2033
- xii. the rates and charges to be levied for the 2023/24 financial year and other matters as detailed below in clauses 3 to 10
- xiii. the 2023/24 Minor Capital Works Program
- xiv. the Strategic Environment Levy Policy
- xv. the Strategic Arts and Heritage Levy Policy
- xvi. the Strategic Transport Levy Policy and
- xvii. the Derivatives Policy

#### **Related Documentation**

2023/24 Adopted Budget

#### **Critical Dates**

There are no critical dates for this report.

## Implementation

There are no implementation details to include in this report.



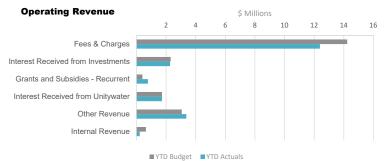
# Statement of Income and Expenses



Council has a positive operating result of \$139 million, which is \$4 million above current budget as at 31 August 2023.

Statement of Income &	Expens	es					
	Ann			YT	D.		Annual
	Original Budget \$000	Current Budget \$000	Current Budget \$000	Actuals \$000	Variance \$000	Variance %	Forecast Budget \$000
Operating Revenue	φ000	φυυυ	φυσο	φυσο	φυσο	70	<b>\$000</b>
Net Rates and Utility Charges	405,349	405.349	200.808	200.558	(251)	(0.1%)	405,349
Fees and Charges	82,335	82,335	14,231	12,387	(1,844)		82,335
Interest Received from Investments	13.850	13.850	2.308	2.264	(45)	(1.9%)	13.850
Operating Grants and Subsidies	14.977	14.977	399	771	371	93.0%	14.977
Operating Contributions	320	320	7	2	(5)	(67.3%)	320
Unitywater Participation	52,438	52.438	1.723	1.723	-	/	52.438
Other Revenue	17,787	17,787	3,061	3,363	303	9.9%	18,588
Internal Sales/Recoveries	3,560	3,560	637	217	(420)	(65.9%)	3,554
Total Operating Revenue	590,615	590,615	223,175	221,284	(1,890)	(0.8%)	591,411
Operating Expenses							
Employee Costs	176.203	176,203	25.213	23.250	(1,962)	(7.8%)	176,580
Materials and Services	235.600	235.600	34,320	30.286	(4,034)	(11.8%)	236,095
Finance Costs	13.137	13,137	2.311	2,102	(210)	(9.1%)	13.137
Company Contributions	4,657	4.657	4.657	4.656	(0)	(0.0%)	4.657
Depreciation Expense	105,674	105,674	17,696	17,696	-	/	106,176
Other Expenses	26,732	26,732	3,131	3,336	205	6.6%	26,817
Recurrent Capital Expenses	4,000	4,000	557	557	-	_	4,000
Total Operating Expenses	566,003	566,003	87,885	81,883	(6,001)	(6.8%)	567,463
Operating Result	24,612	24,612	135,290	139,401	4,111	3.0%	23,948
Capital Revenue							
Capital Grants and Subsidies	70,836	70,836	6,674	6,674	-	-	70,837
Capital Contributions - Cash	32,384	32,384	2,107	2,107	-	-	32,384
Capital Contributions - Fixed Assets	82,820	82,820	908	908	-	-	82,820
Total Capital Revenue	186,040	186,040	9,689	9,689	-	-	186,041
Non-recurrent Expenses Profit/Loss on disposal, revaluation							
& impairment Movements in landfill and quarry	-	-	-	404	404	-	-
provisions	2,982	2,982	497	497	-	-	2,982
Assets Transferred to Third Parties	-	-	-	-	-	-	-
Total Non-recurrent Expenses	2,982	2,982	497	901	404	81.4%	2,982
Net Result	207,671	207,671	144,483	148,189	3,707	2.6%	207,008

# Operating Result – August 2023



Operating Summary							
	Ann	ual		YTD			
	Original	Current	Current	Actuals	Variance	Variance	
	Budget \$000s	Budget \$000s	Budget \$000s	\$000s	\$000s	%	
Operating Revenue	590,615	590,615	223,175	221,284	(1,890)	(0.8%)	
Operating Expenses	562,003	562,003	87,328	81,326	(6,001)	(6.9%)	
Recurrent Capital Expenses	4,000	4,000	557	557	-	-	
Operating Result	24,612	24,612	135,290	139,401	4,111	3.0%	
Capital Revenue	186,040	186,040	9,689	9,689	-	-	
Non-recurrent Expenses	2,982	2,982	497	901	404	81.4%	
Net Result	207,671	207,671	144,483	148,189	3,707	2.6%	

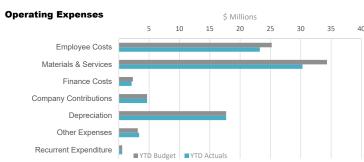
Substantial Revenue Variance for the Period Ending August 2023										
	Ann	ual		YTD						
	Original	Current	Current	Actuals	Variance	Variance	Forecast			
	Budget	Budget	Budget				Budget			
	\$000	\$000	\$000	\$000	\$000	%	\$000			
Operating Revenue										
Fees and Charges	82,335	82,335	14,231	12,387	(1,844)	(13.0%)	82,335			
Operating Grants and Subsidies	14,977	14,977	399	771	371	93.0%	14,977			

As at 31 August 2023, \$221 million operating revenue had been achieved which is \$1.9 less than budget.

#### Significant revenue variances:

- Fees and Charges Council's holiday park revenue remains on budget for August while quarry services and plumbing application relating to development services are below budget
- Operating Grants and Subsidies Council received a \$300,000 Cascading Climate Risk grant during July

# Operating Result – August 2023 (continued)



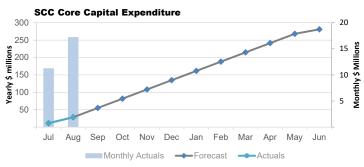
Operating Summary						
	Ann			ΥT		
	Original	Current	Current	Actuals	Variance	Variance
	Budget	Budget	Budget			
	\$000s	\$000s	\$000s	\$000s	\$000s	%
Operating Revenue	590,615	590,615	223,175	221,284	(1,890)	(0.8%)
Operating Expenses	562,003	562,003	87,328	81,326	(6,001)	(6.9%)
Recurrent Capital Expenses	4,000	4,000	557	557	-	-
Operating Result	24,612	24,612	135,290	139,401	4,111	3.0%
Capital Revenue	186,040	186,040	9,689	9,689	-	_
Non-recurrent Expenses	2,982	2,982	497	901	404	81.4%
Net Result	207,671	207,671	144,483	148,189	3,707	2.6%

Substantial Expenditure Variance for the Period Ending August 2023										
	Ann	ual	YTD				Annual			
	Original Budget	Current Budget	Current Budget	Actuals	Variance	Variance	Forecast Budget			
	\$000	\$000	\$000	\$000	\$000	%	\$000			
Operating Expenses										
Employee Costs	176,203	176,203	25,213	23,250	(1,962)	(7.8%)	176,580			
Materials and Services	235,600	235,600	34,320	30,286	(4,034)	(11.8%)	236,095			

As at 31 August 2023, \$82 million had been expended resulting in a variance of \$6 million (6.9%) lower than budget.

- Employee costs are below budget for the current financial year due to vacancies throughout the organisation. The annual certified agreement increase has also not been received by all staff as at the end of August 2023.
- Materials and Services Lower then expected contractor expenses have been realised throughout various areas in Council including quarry services, waste management and road maintenance services.

# Capital Expenditure - August 2023

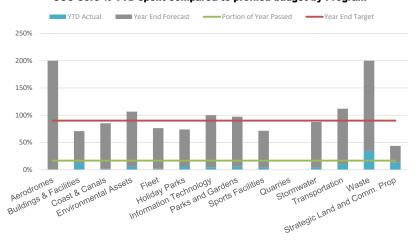


- As at 31 August 2023, \$38 million (11.6%) of Council's \$331 million Capital Works Program was financially expended.
- The Core Capital Program has progressed 10.9% of budget, an actual spend of \$28 million.
- Corporate Major Projects progressed 15%

	Ann	ual	YT	D	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	845	845	4	0.5%	1,691	840
Buildings and Facilities	32,269	32,269	4,026	12.5%	22,857	(9,412
Coast and Canals	7,677	7,677	139	1.8%	6,543	(1,134
Environmental Assets	4,695	4,695	271	5.8%	5,006	31 <sup>-</sup>
Minor Works	5,205	5,205	308	5.9%	6,315	1,110
Fleet	5,242	5,242	93	1.8%	4,000	(1,242
Holiday Parks	2,556	2,556	149	5.8%	1,891	(665
Information Technology	10,000	10,000	458	4.6%	10,000	
Parks and Gardens	12,176	12,176	670	5.5%	11,839	(337
Sports Facilities	19,438	19,438	752	3.9%	13,886	(5,552
Quarries	-	-	41	-	41	4
Stormwater	17,845	17,845	606	3.4%	15,637	(2,208
Transportation	116,910	116,910	12,174	10.4%	130,896	13,98
Waste	25,203	25,203	8,709	34.6%	50,397	25,19
Total SCC Core Capital Program	260,062	260,062	28,400	10.9%	280,999	20,93
Corporate Major Projects	32,975	32,975	4,950	15.0%	34,257	1,28
Strategic Land and Commercial Properties	37,680	37,680	4,852	12.9%	16,505	(21,175
Maroochydore City Centre	-	-	9	-	275	27
Sunshine Coast Airport Runway	-	-	1	-	1	
Total Other Capital Program	70,655	70,655	9,811	13.9%	51,038	(19,617
TOTAL	330,716	330,716	38,211	11.6%	332,036	1,32

# Capital Expenditure - August 2023 (continued)

#### SCC Core % YTD spent compared to profiled budget by Program



#### **Buildings and Facilities**

- \$2.9 million budget for Caloundra Indoor Sports Stadium progressed 60% with a spend of \$1.7 million
- \$9 million budget for Kawana Waters Regional Aquatic Centre progressed 8% with a spend of \$760,000

#### Fleet

\$3.4 million of orders have been placed for delivery in the 2023-24 financial year with \$93.000 of items received.

#### **Holiday Parks**

 Cotton Tree Holiday Park new camp kitchen has progressed 13% with construction scheduled for completion in September 2023

#### Stormwater

Council's \$3.5 million stormwater pipe relining program has progressed 6%

#### Strategic Land and Commercial Properties

 Negotiations for land acquisitions associated with Council's trunk road infrastructure and open space requirements will continue through the new financial year

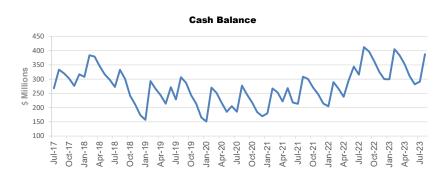
#### Transportation

- Council's \$24.5 million road resurfacing and rehabilitation program has progressed 20% with a spend of \$5 million
- Council's \$7.4 million Unsealed Road Upgrades program has progressed 33% with a spend of \$2.5 million
- Council's \$660,000 bus stop program has progressed 34% with a spend of \$222,000
- Pedestrian and Cycling Enabling Facilities has progressed 29% with a spend of \$760,000

#### Waste

 Construction and fitout is progressing for the new material resource facility at the Nambour resource recovery centre

## Cash Flows and Balance Sheet





	Original Budget \$000s
CASH FLOWS	
Opening Cash	289,72
Net Cash Inflow/(Outflows) from:	
Operating Activities	83,314
Investing Activities	(170,353
Financing Activities	4,45
Net Increase/(decrease) in Cash Held	(82,581
Cash at year end	207,14
BALANCE SHEET	
Current Assets	264,95
Non Current Assets	7,297,36
Total Assets	7,562,31
Current Liabilities	191,950
Non Current Liabilities	527,57
Total Liabilities	719,52
Net Community Assets/Total Community Equity	6.842.79

- Council's cash at 31 August 2023 is \$381 million
- Council's debt at 31 August 2023 is \$425 million

## Debt

Sunshine Coast Council's debt program is governed by the 2023/24 Debt Policy, which was adopted with the Original Budget adoption on 22 June 2023.

New borrowings are undertaken in accordance with the Queensland Treasury Corporation Guidelines, the Statutory Bodies Financial Arrangements Act 1982 and Section 192 of the Local Government Regulation 2012.

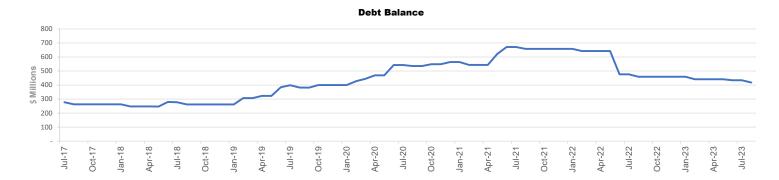
Council's anticipated borrowings for the 2023-24 financial year are forecast at \$28.5 million and relate to:

- · \$23.6 million for Waste
- \$1.9 million for Holiday Parks
- · \$3 million for Sunshine Coast Stadium Upgrade

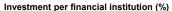
Council's current debt balance at 31 August 2023 has been reduced to \$425 million with a \$17 million scheduled debt payment processed during the month

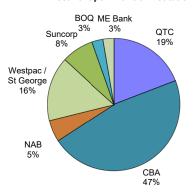
Debt - 2023/24				
	Opening Balance	Debt Redemption	New Borrowings	Closing Balance
	\$000	\$000	\$000	\$000
Sunshine Coast Council Core	335,286	18,103	28,542	345,724
Maroochydore City Centre	106,481	6,042	-	100,439
Total	441,767	24,145	28,542	446,164

Table 1: 2023/24 Adopted Debt Balance

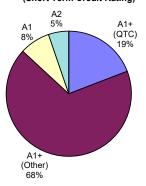


## **Investment Performance**





Investment by Standard & Poor's (Short Term Credit Rating)



Investment Performa	nce - Augus	t 2023			
Liquidity as at:	:	31/08/2023	Term deposits matu	ring:	
	\$'000's			\$'000's	Count
At-call accounts			within 30 days	20,000	2
QTC + CBA (excl. trust)	200,414	52.58%	30-59 days	20,000	2
			60-89 days	40,000	4
Maturities within 7 days	-	0.00%	90-179 days	90,000	8
Total at-call	200,414	52.58%	180-364 days	-	-
Investment Policy Target		10.00%	1 year - 3 years	-	-
			Total	170,000	16

INVESTMENT SUMMAR	Y (including Trust)	as at:					Investment	Policy
	31/08/202	3	31/05/2	023	31/08/20	)22	Individual Limit	Group Limits
A1+ (QTC)	73,045	19%	129,710	40.5%	250,743	59.0%	100%	100%
A1+ (Other)	258,141	68%	140,634	43.9%	153,931	36.2%	40%	100%
A1	30,000	8%	30,000	9.4%	10,000	2.4%	30%	50%
A2	20,000	5%	20,000	6.2%	10,000	2.4%	30%	45%
A3	-	0%	-	0.0%	<u>-</u>	0.0%	5%	10%
Total Funds	381,186		320,343		424,675			
FUND SUMMARY								
General Funds	370,414		308,504		414,111			
Trust Funds	10,772		11,839		10,564			
Total Funds	381,186		320,343		424,675			

- All investment parameters remain within the guidelines established by the Investment Policy.
- For the month ending 31 August 2023 Council had \$370 million cash (excluding Trust Fund), with an average
  interest rate of 4.67%, being 0.19% above benchmark. This is compared to the same period last year with \$414
  million cash (excluding Trust Fund) with an average interest rate of 2.49%, being 0.78% above benchmark.
- · The benchmark used to measure performance of cash funds is Bloomberg AusBond Bank Bill index (BAUBIL).



						2023/24 Financ		
	Description	Division		Suburb	Estimated Construction Start Month	Construction Completed Month	TOTAL Grant Revenue \$'000	Project Expenditure to date \$'000
ed	eral Government						(\$4,473)	\$19
1	Roads to Recovery Program						(\$3,644)	
	Local Road and Community Infrastructure Grant Funding - Round 3 - Agreeme	nt end date 30 J	lune 2	023			(\$370)	\$13
2	H5465 - LRCIP3 Lake Weyba Foreshore Trail Upgrade	Division	09	Weyba Downs			(\$370)	\$13
	Black Summer Bushfire Recover Grants Program						(\$459)	\$6
3	K3402 - Nambour Showgrounds PA System	Division	10	Nambour			(\$459)	\$6
Stat	e Government						(\$45,436)	\$1,975
4	Disaster Recovery Funding Arrangements						(\$31,657)	
	2022-24 Local Government Grants and Subsidies Program						(\$800)	\$22
5	H5637 - Caloundra Headland Coastal Pathway	Division	02	Kings Beach	May 2023	December 2023	(\$800)	\$22
	Queensland Transport Cycle Network Program						(\$2,110)	\$10
6	H3839 - LGIP Stringybark Rd Footbridge-Pathway	Division	07	Sippy Downs			(\$2,100)	\$10
7	H4617 - Mooloolaba School Precinct	Division	04	Mooloolaba			(\$10)	\$0
	Community Recreational Assets Recovery Resilience Program						(\$750)	
8	H1977 - CRARRP - Maroochy Multi-Sports Development		07	Maroochydore			(\$297)	\$0
9	K4238 - CRARRP - Maroochydore Regional Football	Division	07	Kunda Park			(\$40)	\$0
10	K4240 - CRARRP - Suncoast Hinterland BMX Club	Division	05	Landsborough Caloundra West			(\$81)	\$1
12	K4243 - CRARRP - Sugar Bag Eastern Trail Repairs  K4244 - CRARRP - Parklands Conservation Park Tra	Division Division	02	Bli Bli			(\$279)	\$0
12	N4244 - CIVANNE - Paikiailus Conseivation Paik IIIa	DIVISION	05	Dii Dii			(\$52)	\$0
13	Passenger Transport Accessible Infrastructure Program						(\$330)	
	Transport Infrastructure Development Scheme						(\$1,954)	\$66
14	H4615 - Sippy Downs School Precinct	Division	06	Sippy Downs			(\$500)	\$21
15	H4613 - Cotton Tree Precinct Improvements	Division	04	Maroochydore			(\$190)	\$0
16	H8416 - Emu Mountain Road Pathway Construction	Division	09	Coolum Beach			(\$120)	\$24
17	K2723 - Camp Flat Road Upgrade Stage 4	Division	09	Bli Bli	August 2023		(\$1,144)	\$20
	South East Queensland Community Stimulus Program - Agreement end date 3						(\$2,462)	\$1,847
18		Division	04	Maroochydore		0	(\$910)	\$11
19	K1618 - SEQCSP Caloundra Indoor Sports Stadium - Roof Replacement	Division Division	02	Caloundra	June 2023	September 2023	(\$357)	\$1,731
21	K1647 - SEQCSP Outrigger Park - Public Amenity	Division	04	Minyama Coolum Beach			(\$178)	\$4
21	H7863 - SEQCSP Coolum Sports Complex intersection  H4605 - SEQCSP Eumundi Town Centre Placemaking	Division	10	Eumundi	July 2023	March 2024	(\$647)	\$20
23	K1308 - SEQCSP Cean Street Placemaking Renewal	Division	08	Maroochydore	May 2023	June 2024	(\$170)	\$58
23	177000 SEQUO. GOODI GROOT INCOMINANTING NOTIONAL	Division	50		Way 2023	53116 E024	(\$200)	\$23
	Qcoast 2100						(\$300)	\$29
24		Division	02	Golden Beach			(\$300)	\$29
							(4000)	423
25	Queensland Recycling Modernisation Fund						(\$5,072)	

Project Complete

# 8.7 QUEENSLAND AUDIT OFFICE - SECOND INTERIM MANAGEMENT REPORT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2023

File No: Council Meetings

Author: Coordinator Financial Accounting

**Business Performance Group** 

Attachments: Att 1 - Queensland Audit Office Second Interim Report 2023 ..171

I Reals

#### **PURPOSE**

This report provides for the information of Councillors, the results of the second interim audit for 2022/23 by the Queensland Audit Office (QAO), which was conducted in June this year.

Section 213(3) of the *Local Government Regulation 2012* requires that the report be presented at the next Ordinary Meeting of Council.

### **EXECUTIVE SUMMARY**

Council has a statutory obligation to prepare "General Purpose" Financial Statements on an annual basis, culminating in audit certification in October, before publication in Council's Annual Report.

The Queensland Audit Office audits Council's annual financial statements to ensure the statements give a true and fair view of Council's financial position, financial performance and cash flows for the relevant year, and that they comply with the *Local Government Act 2009*, the *Local Government Regulation 2012* and Australian Accounting Standards.

The annual audit process for the 2022/23 financial year consists of 4 parts as follows:-

- Planning (December 2022)
  - Confirmation of deliverables and timelines for the audit process
- 1<sup>st</sup> Interim Audit (March 2023)
- 2<sup>nd</sup> Interim Audit (June 2023)
- Final audit of financial statements (September 2023)

Following the final audit, Queensland Audit Office provides its Closing Report, Certification and Final Management Report in October 2023 which includes their audit opinion as well as a summary and status of any issues identified during the course of the audit.

Council has consistently received an unmodified audit opinion meaning the annual financial statements, in all material aspects, give a true and fair view of Council's financial position, financial performance and cash flows for the relevant year, and that they comply with the applicable legislation and Australian Accounting Standards.

The results of all Queensland local government audits are included in the Auditor General's annual report to Parliament on the results of local government audits.

## Second Interim Audit

The Second Interim Audit assessed the design and implementation of Council's internal controls relevant to the financial report, and whether they are operating effectively. Queensland Audit Office assess the key controls they intend to rely on in auditing Council's financial statements.

Based on the results of Queensland Audit Office's testing completed to date and the resolution of some of the prior year issues, they have determined Council's internal control environment does support an audit strategy where they can rely on Council's controls, except for certain aspects of payroll.

One new issue has been identified for the 2022/23 audit.

#### OFFICER RECOMMENDATION

That Council receive and note the report titled "Queensland Audit Office - Second Interim Management Report for the financial year ended 30 June 2023".

#### FINANCE AND RESOURCING

The estimated audit fee for the financial year is \$291,500 and this is provided for in Council's budget.

## **CORPORATE PLAN**

Corporate Plan Goal: Our outstanding organisation

Outcome: 5.1 - Maintain a financially sustainable organisation that balances

the needs of our growing region.

#### CONSULTATION

#### **Portfolio Councillor Consultation**

The Portfolio Councillors have received advice of this report.

#### **Internal Consultation**

Internal consultation was held with the following areas:

- People and Culture
- Finance
- Digital and Information Services

#### **External Consultation**

External consultation has been held with Queensland Audit Office.

## **Proposal**

This report details the outcome of the Second Interim Audit for the 2022/23 financial year.

The Second Interim Audit involves assessment of the design and implementation of Council's internal controls Queensland Audit Office intend to rely on in auditing Council's financial statements.

One new issue (deficiency) been identified for the 2022/23 audit, along with one other matter.

A summary of outstanding issues raised in the prior year, and current status, is summarized below.

1. Internal control issues	1 prior year significant deficiency
	1 current year deficiency
	1 prior year deficiency
	1 other matter
2. Financial reporting issues	1 moderate financial reporting issue

3. Milestones	On track
4. Audit Fees	On track

Details of outstanding issues are below.

## (a) Internal Controls

Queensland Audit Office categorise internal control issues as either Significant Deficiencies (requiring immediate action to resolve), Deficiencies (requiring resolution in a timely manner), or Other Matters (action taken at management's discretion).

## (i) <u>Significant Deficiency (prior year)</u>

22IR-2 Weaknesses in security over EFT payment data, user access privileges, and checking of key control reports (payroll & accounts payable systems)

- The outstanding component of this issue relates to implementation of software to automate the upload and processing of the payroll file to CommBiz. Manual controls are in place in the meantime.
- Status: In progress; revised action date 30 September 2023.

## (ii) <u>Deficiency (prior year)</u>

22IR-8 Other Infrastructure asset class - comprehensive revaluation

Status: In progress; due as at 30 June 2023

## (iii) <u>Deficiency (current year)</u>

23-IR-1 Weakness in payroll control processes

Status: In progress; action date 18 September 2023.

### (iv) Other matter (current year)

23-IR-2 Improvements to revenue recognition and cut-off practices

Status: Resolved pending audit clearance; action date 15 August 2023.

## (b) Financial Reporting Issues

Queensland Audit Office categorise financial reporting issues as either High (requiring immediate action to resolve), Moderate (requiring timely action), or Low (action taken at management's discretion).

#### Moderate financial reporting issue (prior year)

22FR-1 Formal review of remaining useful lives for assets is required

- Status: Partially resolved.
- Formal review implemented and processed by Finance Branch.
- Further improvements to be implemented by Asset Management Branch and Asset Managers.

#### (c) Milestones

- Status: On track.
- All financial reporting and audit deliverables milestones have been met.

## (d) Audit Fees

- Status: On track.
- No scope changes have been identified.

#### **Outcome**

Based on the results of testing to date and the resolution of prior year issues, Queensland Audit Office have determined that Council's internal control environment does support an audit strategy where they can rely on Council's controls, except for certain aspects of payroll.

## Legal

Section 213(3) of the *Local Government Regulation 2012* requires this Queensland Audit Office Interim Report be presented at the next Ordinary Meeting of Council.

## **Policy**

There are no internal policy documents relating to this report. It is a legislative requirement – refer Sections 212 and 213 of the *Local Government Regulation 2012*.

#### Risk

Council has a statutory obligation to prepare general purpose financial statements that are subject to audit by the Auditor-General or their contracted representative.

#### **Previous Council Resolution**

## Audit Committee Meeting 7 September 2023 (AC/37)

That the Audit Committee receive and note the report titled "Queensland Audit Office: Second Interim Report for 2022/23".

## Ordinary Meeting 25 May 2023 (OM23/39)

That Council receive and note the report titled "Queensland Audit Office – First Interim Management Report for the financial year ended 30 June 2023".

### Audit Committee Meeting 22 May 2023 (AC23/22)

That the Audit Committee receive and note the report titled "Queensland Audit Office: First Interim Report for 2022/23".

### Audit Committee Meeting 23 January 2023 (AC23/7)

That the Audit Committee

- (a) receive and note the report titled "Planning for the 2022/23 Financial Statements Audit Process" and
- (b) request the forward schedule of the asset revaluations for 2023 and 2024 to be tabled at the May 2023 Audit Committee Meeting.

#### **Critical Dates**

The final audit of the 2022/23 financial statements commenced in September 2023.

Council certification of the 2022/23 financial statements and current year financial sustainability statement is due by 6 October 2023 to allow time to comply with the statutory deadline of 31 October.

#### **Implementation**

All identified issues will be stored in Council's corporate reporting system with implementation to be monitored by the Audit Committee.



## **Sunshine Coast Regional Council** 25 August 2023

Queensland **Audit Office** Better public services



Councillor M Jamieson Mayor Sunshine Coast Regional Council

Dear Mr Jamieson

#### 2023 Interim report

We present our interim report for Sunshine Coast Regional Council for the financial year ending 30 June 2023. This report details the results of our second interim work performed to date. Under section 213 of the *Local Government Regulation 2012*, you must present a copy of this report at your council's next ordinary meeting.

#### Results of our interim audit

In this phase, we assessed the design and implementation of your internal controls relevant to the financial report, and whether they are operating effectively. We assessed the key controls we intend to rely on in auditing your financial statements. Our audit does not assess all controls that management has implemented across the organisation.

#### Significant deficiencies:

1 prior year significant deficiency relating to EFT payments is partially resolved

#### Deficiencies:

- 1 deficiency raised in the current year, relating to weaknesses in payroll control environment
- · Recommendation to 1 issue relating to other infrastructure valuations is in progress

#### Financial reporting matters:

Recommendation to 1 issue relating to review of remaining useful lives is in progress

Based on the results of our testing completed to date and the resolution of prior year issues, we have determined your internal control environment does support an audit strategy where we can rely upon your entity's controls, except for certain aspects of payroll.

Refer to section 2 for further details.

#### Milestones - On track

All financial reporting and audit deliverables milestones have been met. We will continue to work with management to meet the audit milestones as outlined in our External Audit Plan. Refer to section 4 for further details.

#### Audit fees - On track

No scope changes have been identified.

If you have any questions or would like to discuss the audit report, please contact me on 3149 6211 or Lara Byrnes on 3149 6225.

Yours sincerely

David Adams Senior Director

Enc.

cc. Ms E Thomas, Chief Executive Officer Mr M Petrie, Chair Audit Committee Attachment 1 Queensland Audit Office Second Interim Report 2023

2023 Interim report

## 1. Areas of audit focus

In our external audit plan, we identified those classes of transactions, accounts, and balances that we considered to present the greatest risk of material misstatement to the financial statements. The following table sets out our identified areas of audit focus, including any new areas, and progress on the audit procedures conducted to address the risk.

## Risk Description of risk Audit response

### 1 Valuation of infrastructure Assets

The valuations are dependent on certain key assumptions that require significant management judgment.

These key assumptions and judgments cannot be readily verified to market-based information as comparable fair value of the assets due to the specialised nature of the assets

Infrastructure assets generally have long lives, requiring significant estimation of useful lives.

We have reviewed the valuation methodology for other infrastructure assets. Management advised that a similar methodology will be adhered to for the valuation of the stormwater network.

The transportation network and buildings were revalued by indexation. We verified the initial calculated increments of \$261 million and \$29 million respectively to supporting documentation. Final indexation will be applied and verified during our final visit.

No exceptions have been identified in our audit testing results to date

Due to delays from the independent valuer, our audit of the comprehensive revaluation of land has been rescheduled to September.

During our final visit we will review the valuations of land, other infrastructure assets and stormwater network, and review the disclosures in the financial statements relating to the valuation results.

#### 2 Revenue recognition of infrastructure charges and contributed assets

There are accuracy and completeness risks on infrastructure charges regarding the amount levied and the timely collection of the charges.

Council (consistent with the broader sector) has experienced fluctuation of contributed assets revenue over the financial years which is attributable to the untimely recognition of contributed assets.

We have enquired with management about the internal processes for the timely collection of infrastructure charges. We are satisfied that appropriate prompts are in place when an infrastructure charge notice is issued.

We have tested the design and implementation of controls over the approval process on developer's application and confirmed appropriate controls are designed and implemented.

We have performed testing to verify the accuracy of infrastructure charges, discounts, and refunds to 31 March 2023 with satisfactory results.

No exceptions were noted from the results of our testing of the fair value measurement basis for revenue from contributed assets to 31 January 2023. Results were consistent with AASB13 Fair Value Measurement.

During our final visit we will perform additional sample testing over infrastructure charges and contributed assets.

#### 3 Consolidation and valuation of investment in associates

Investment in associate (UnityWater) is equity accounted into council's financial results at year end.

There is valuation risk for the council because UnityWater adopts a cost model in the valuation of their property, plant and equipment while the council adopts a fair value approach.

Audit procedures over consolidation and valuation of investment in associates will be performed at year-end visit, as planned.

2023 Interim report

## 2. Status of issues

#### Internal control issues

The following table identifies the number of deficiencies in internal controls and other matters we have identified. Details of the deficiencies we identified during our interim audit are outlined further in this section. Refer to section 3 *Matters previously reported* for the status of previously raised issues.

Issues	Significant deficiencies	Deficiencies	Other matters*
Unresolved issues	1	2	1
Resolved	1	-	-
Total issues	2	2	1

<sup>\*</sup>Queensland Audit Office only tracks resolution of other matters where management has committed to implementing action.

The following section details control deficiencies and other matters identified as at 25 August. It includes a response from management.

Our ratings are as follows. For more information and detail on our rating definitions, please see the webpage here: <a href="www.qao.qld.gov.au/information-internal-controls">www.qao.qld.gov.au/information-internal-controls</a> or scan the QR code.







## **Deficiency**

## 23-IR-1 Weaknesses in payroll controls

#### Observation

During our interim testing, we noted the following:

#### 1. Untimely review of masterfile changes

For a small sample we recorded a 100% exception rate where the review of the "Audit Job Report" of payroll Masterfile changes was performed post payment rather than before. Management advised these untimely reviews were due to team resourcing issues.

#### 2. Lack of review in fortnightly payroll processing

We recorded a 42% exception rate where the preparer of the payroll "Payrun Process Checklist" was also the reviewer. Consequently, no independent review of the checklist was evident.

#### 3. Weakness in segregation of duties of CommBiz authorisers and the EFT preparer

For a small sample we recorded an exception rate of 33% where the CommBiz EFT file preparer was also one of the two CommBiz signatories. We acknowledge the CommBiz payment approval requires two signatories, however, it is considered best practice to have both signatories independent from the preparer.

#### Implication

#### 1. Untimely review of masterfile changes

Untimely review of the "Audit Job Report" increases the risk of incorrect or unauthorised masterfile changes, including bank account details, going undetected. This increases the risk of fraudulent payments occurring.

#### 2. Lack of review in fortnightly payroll processing

A lack of review of the payroll processing checklist increases the risk of incorrect payroll calculations and payments being processed, either intentionally or unintentionally. It significantly increases the chance of an error or fraud being undetected.

Attachment 1 Queensland Audit Office Second Interim Report 2023

#### 2023 Interim report

3. Weakness in segregation of duties of CommBiz authorisers and the EFT preparer

When the CommBiz EFT file preparer is also one of the signatories of the payrun in CommBiz, it compromises the strength of the dual authorisation control which when operating effectively provides an additional layer of defence against incorrect or unauthorised payments.

#### QAO recommendation

#### We recommend:

- 1. performing the check of masterfile changes prior to the pay run being processed.
- 2. that the review of the payroll checklist be performed independently of the preparer.
- 3. the authorising signatories of a CommBiz payment be independent of the EFT preparer

#### Management response

- A review of the timing of the review of the Masterfile will be undertaken with the payroll team with a view to the Payroll Compliance & Systems specialist reviewing the Masterfile prior to the pay being processed.
- 2. The team will ensure that the reviewer of the Payrun Process Checklist (Authorising Officer) is independent of the preparer (Responsible Processing Officer).
- 3. The process in place is as recommended ie. The EFT file preparer is not a CommBiz signatory. The 2 instances identified previously were where extenuating circumstances were at play with under-resourcing within the team and the processing of the EFT payment to meet our pay run deadlines.

Responsible officer: Head of People and Culture

Status: Work in progress

Action date: 18 September 2023



#### Other matter

### 23-IR-2 Improvements to revenue recognition and cut-off practices

#### **COSO** element: Other

#### Observation

We identified one exception in our testing results over 'Sales from contracts and recoverable works'. The exception related to revenue (\$25,000) recognised in the incorrect financial year. Council has rectified the accounting treatment for this transaction.

#### Implication

Incorrect classification of cash received in advance could lead to a material misstatement of revenue on the statement of comprehensive income and unearned revenue on the statement of financial position.

#### **QAO** recommendation

We recommend that Council regularly review revenue transaction postings to ensure the correct accounting treatment.

#### Management response

Council agrees with the recommendation and has implemented a regular review of revenue to ensure compliance with AASB 15 Revenue from Contracts with Customers where applicable.

Responsible officer: Chief Financial Officer Status: Resolved pending audit clearance

Action date: 15 August 2023

2023 Interim report

## Financial reporting issues

This table identifies the number of financial reporting issues we raised. Refer to section 3 Matters previously reported for the status of previously raised financial reporting issues.

Year and status	High risk	Moderate risk	Low risk
Unresolved issues	-	1	-

## **Matters previously reported**

The following table summarises the status of deficiencies, financial reporting issues, and other matters previously reported to you.

Ref.	Rating	Issue	Status
22-IR-2	<b>S</b>	Weaknesses in security over EFT payment data, user access privileges, and checking of key control reports  1. The payroll EFT file is not in a secure drive or format before it is processed into CommBiz. The EFT file can be generated into any Council's network drive which is accessed by other users in the Council.	Work in progress  Software is being implemented to automate the upload and processing to CommBiz. In the interim, this folder has been restricted to the relevant staff and audit logging functions are being improved to identify user movements in the secured drive.  Responsible officer: Head of People and Culture Initial action date: 30 Apr 2022  Revised action date: 30 September 2023
		The TechOne generated vendor EFT file is not stored in a secure TechOne drive, and it is in an editable format. The vendor EFT file is moved to a secure Council's network drive before processing into CommBiz.	Resolved Automatic account payable bank file transfer process that includes file encryption has been implemented.
22-IR-8	D	Other infrastructure asset class – comprehensive revaluation Comprehensive revaluation is not performed For the other infrastructure asset class at the 5 years interval.	Work in progress  Management have prepared a proposed revaluation methodology that will be applied by year end. QAO has assessed the proposal and provided feedback to management in April.  Responsible officer: Chief Financial Officer Initial action date: 30 June 2022  Revised action date: 30 June 2023
22-FR-1	M	Formal review of remaining useful lives for assets is required  No formal review of assets' remaining useful lives and, no formal assessment of assets' impairment indicators.	Partially resolved pending audit verification  Management performed a review of useful lives in the current year for fleet, general plant and equipment and intangibles.  Management facilitated a useful life review process for the remaining asset classes in coordination with the business units. A project is currently underway to create an asset condition assessment framework to formalise the process.  Responsible officer: Chief Financial Officer  Action date: 30 June 2023

2023 Interim report

## 4. Key financial audit milestones

The following table details the current status of milestones for key financial reporting and audit deliverables.

Planning	Agreed date	Completed date	
Planning visit	5–16 Dec	5–16 Dec	
External audit plan	16 Dec	16 Dec	
Interim			
Interim testing 1 visit	13–31 Mar	13–31 Mar	
Asset revaluation – other infrastructure assets methodology due to audit	20 Mar	20 Mar	
Property, plant and equipment; and intangible assets useful life review completed	20 Mar	20 Mar	
Interim report 1 outlining preliminary audit findings	5 May	5 May	
Position papers on known accounting issues due to audit	28 Apr	28 Apr	
Proforma financial statements due to audit	28 Apr	28 Apr	
Feedback on accounting papers	19 May	25 May	
Feedback on proforma financial statements	19 May	25 May	
Interim testing 2 visit	5–16 Jun	5–16 Jun	
Asset revaluation – indexation due to audit (transportation and buildings)	5 Jun	5 Jun	
Asset revaluation – comprehensive revaluation due to audit (land and stormwater)	5 Jun	N/a*	
Asset revaluation – other infrastructure assets finalised	5 Jun	N/a*	
Interim report 2 outlining preliminary audit findings issued	25 Aug	25 Aug	
Final			
Year-end visit	4 Sep-6 Oct		
Complete draft financial statements to audit	4 Sep		
Asset valuations due to audit (all finalised and processed)	4 Sep		
Feedback on draft financial statements to client	15 Sep		
Asset valuations reviewed by audit	28 Sep		
QAO closing report issued to client	28 Sep		
Audit committee clearance	5 Oct		
Financial statements signed by management	6 Oct		
Audit report including our audit opinion issued to the client	9 Oct		
Final management report	31 Oct		
Completed I On track I Pohind schedule			

Completed | ● On track | ● Behind schedule

If there are any issues/concerns in meeting these time frames, which were agreed at the planning phase, please discuss with your engagement leader, David Adams.

<sup>\*</sup> Land valuations will be rescheduled to our final visit due to delays from the independent valuer. Per discussions with management, we will receive part of the land valuation on 4 September and the remainder on 14 September. Other infrastructure assets and stormwater valuations are being conducted in-house and are due to be finalised at the final audit.

Item 8.7

2023 Interim report

## 5. Update on new reports and resources

## Forward work plan

QAO's forward work plan for 2023–26 is now available. Our plan provides our expected audit activity for the next 3 years in response to the strategic risks facing public sector entities and local governments. Our upcoming audits cover a broad range of government services. Auditing the right matters at the right time is key for ensuring we add value for the entities we engage with, and to ensure our work drives positive change. Our plan includes 6 focus areas for the coming year:

- Technology risk and opportunities
- · Sustainable communities and environment
- · Governance of government
- · Healthy and safe Queenslanders
- · Infrastructure investment
- · Economic risk and recovery.

We also provide an acquittal with the plan outlining any changes to the topics, timing, or audit scope from the previous year's plan.

Read the Forward work plan 2023-26.

## Relevant reports in progress

The below reports to parliament do not directly involve your entity but are currently underway and may be of further interest to you.

Title	Audit status
Responding to and recovering from cyber security incidents	Conduct phase. Likely tabling: October 2023
Managing Queensland's Regional Water Supply	Report is in conduct phase. Likely tabling: April 2024

## Recently tabled reports to parliament

Since your last meeting, we have tabled the below reports to parliament. For more information on any of these reports, please see our website: <a href="www.qao.qld.gov.au/reports-resources/reports-parliament">www.qao.qld.gov.au/reports-resources/reports-parliament</a>

Report	Summary
Improving asset management in local government Report 2: 2023–24 Tabled 25 July 2023	Councils are responsible for the long-term upkeep of local roads, water and sewerage, town and land planning, building approvals, and animal control for their communities. As Queensland councils own and operate approximately \$114 billion worth of infrastructure assets, it is pivotal they manage them effectively. This means council leaders require accurate information on the status, condition, and value of their assets so they know how much revenue they need to maintain them and so they can make informed investment decisions. This report examines the effectiveness of 5 Queensland councils' asset management approaches: <a href="https://www.qao.qld.gov.au/reports-resources/reports-parliament/improving-asset-management-local-government">www.qao.qld.gov.au/reports-resources/reports-parliament/improving-asset-management-local-government</a>

2023 Interim report

Report Summary

#### Wider learnings

#### **Entities should:**

- Regularly update their asset register and asset management plans to ensure they have accurate information to help them make timely decisions to maintain, renew and update their assets. This will help entities to ensure they are prioritising investments in the areas of highest need
- Integrate their asset management plans with their corporate/planning documents, to clearly show how its asset portfolio can support them in achieving their service delivery
- Assess and build the capability of their workforce with structured training programs
- Ensure corporate asset plans are aligned with better practice and allow executive and elected members to make sound evidence based decisions
- Measure the performance of their assets against service targets to monitor how well they are achieving the targets and at what cost. This will help entities to identify inefficiencies and to help them deliver better services

Have effective governance oversight in place that brings together cross-team collaboration to ensure infrastructure decisions are well informed and are based on complete and accurate information.

Wider learnings applicable to all results of financial audits reports tabled in 2022–23

#### Wider learnings

#### Strong information security practices remain vital

Entities must remain vigilant and ensure their information systems are appropriately secured. Risk is increasing and the threat of cyber attacks continues across the public sector; however, we continue to find weaknesses in entities' internal controls relating to the security of information systems.

All entities should:

- provide security training for employees so they understand the importance of maintaining strong information systems, and their roles in keeping them
- assign employees only the minimum access required to perform their job, and ensure important stages of each process are not performed by the same person
- · regularly review user access to ensure it remains appropriate
- monitor activities performed by employees with privileged access (allowing them to access sensitive data and create and configure within the system) to ensure they are appropriately approved
- implement strong password practices and multifactor authentication (for example, a username and password, plus a code sent to a mobile), particularly for systems that record sensitive information
- · encrypt sensitive information to protect it
- patch vulnerabilities in systems in a timely manner, as upgrades and solutions are made available by software providers to address known security weaknesses that could be exploited by external parties.

Entities should also self-assess against all of the recommendations in our report – Managing cyber security risks (Report 3: 2019–20) – to ensure their systems are appropriately secured.

#### Procurement practices and controls

- To ensure the integrity of procurement decisions, employees involved in the procurement process must report any conflicts of interest that might influence their decisions. Employees should also complete independence declarations before participating in tender panels
- All entities should:
  - ensure they have appropriate contract management and procurement systems in place
  - provide training in procurement processes and procedures
  - maintain complete and up-to-date contract registers
  - ensure all documents relating to contracts are kept in a central location.

2023 Interim report

Report Summary

#### Local government 2022 Report 15: 2022–23

Report 15: 2022–23 Tabled 22 June 2023 Queensland's local governments, also known as councils, provide a wide range of services, such as roads, water and waste, libraries, and parks, to their communities. To help deliver their corporate objectives and services to the public, some create council-related entities, for example in the pastoral, property services, and arts sectors.

This report summarises the audit results of Queensland's 77 local government entities (councils) and the entities they control: <a href="https://www.qao.qld.gov.au/reports-resources/reports-parliament/local-government-2022">www.qao.qld.gov.au/reports-resources/reports-parliament/local-government-2022</a>.

#### Growing ecotourism in Queensland

Report 12: 2022–23 Tabled 9 May 2023 Blessed with world-class natural and cultural assets, Queensland has a competitive advantage over many other locations. The Queensland Government's vision is to capitalise on this and make it a world leader in ecotourism, while ensuring conservation and partnering with Traditional Owners of the land. The state's tourism and environmental entities face a difficult challenge between protecting the unique natural environment and deriving economic benefit for Queenslanders.

This report examines whether the state's tourism and environmental entities are effectively developing sustainable ecotourism in Queensland:

www.qao.qld.gov.au/reports-resources/reports-parliament/growing-ecotourismgueensland

The recommendations and learnings from this audit are targeted mainly at managing ecotourism, so they are relevant for the state's 3 tourism and environmental entities. However, there are 2 learnings that can be applied to the wider public sector.

#### Wider learnings

- Where multiple entities are involved in delivering government activities, there
  needs to be a shared and clear understanding of desired outcomes and
  government priorities. The entities' respective roles, including the governance
  arrangements, should be clearly defined and communicated with key
  stakeholders.
- Entities must ensure their plans and strategies have clear goals, measurable indicators of success, and performance targets, and they should regularly monitor and report on progress.

# Update on QAO's recommendations self-assessment system and report to parliament

QAO has a new approach for how we track entities' progress in implementing Auditor-General performance and assurance audit recommendations.

Our easy-to-use, online system allows entities to self-assess and monitor their progress, view a record of recommendations made to them, provide clarity over previously reported self-assessments, and identify recommendations made more broadly across government. Nominated contacts for involved entities provide their self-assessments via the online portal and QAO liaises with them closely.

We tabled our report <u>2022 status of Auditor-General's recommendations</u> on 31 October 2022. This is the second of what is a yearly report to parliament, and captures 56 entities' self-assessed progress in implementing the 454 recommendations we made in 34 reports between 2019–20 and 2020–21. We also discuss any outstanding recommendations from last year's report. We share insights on the most common types of recommendations we made, highlighting challenges and opportunities facing the public sector.

We also updated our <u>interactive dashboard</u> that allows you to explore entities' self-assessed progress based on your area of interest or responsibility. You can search by year, report, entity, parliamentary committee, and recommendation implementation status.

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#### QAO Queensland dashboard

Our <u>interactive dashboard</u> helps you understand more about the area or region you live in and the public services you receive. You can search your address to view important financial information about public sector and local government entities, and interesting demographical information. You can also compare your region.

### Recent blog articles of interest

QAO's blog, available at <a href="www.qao.qld.gov.au/blog">www.qao.qld.gov.au/blog</a>, provides updates on topical issues, insights from our work, and general news from QAO. Here are the latest posts you may be interested in.

### Top 5 most read blog posts published in the past 6 months

- What we covered at our client technical update for 2023

   Advice on reporting data breaches

  Our journey from graduates to now
  - 4 For a successful contract planning is key!
  - 5) Better practices for regulators taking action

Published	About
The Queensland budget and our audit topics 21 July 2023	To ensure we select audit topics that matter most to Queensland, we apply a strategic planning approach to identify the risks and opportunities facing public service delivery, and align our audit topics in response. This blog is a high-level overview of the Queensland Budget 2023–24 and how it relates to our planned audits and reports to parliament: <a href="https://www.qao.qld.gov.au/blog/queensland-budget-our-audit-topics">www.qao.qld.gov.au/blog/queensland-budget-our-audit-topics</a>
Our new tool to help councils with procurement 17 July 2023	Each year, we develop better practice guides in response to the challenges and opportunities we identify through our audit work and engagement across our clients. Our latest guidance is a procure-to-pay model for councils, which outlines 4 levels of maturity across 5 key attributes of procure-to-pay functions. We recently used this model in our <i>Local government 2022</i> report to parliament, and encourage councils to self-assesses their practices to identify strengths and improvement opportunities: <a href="www.qao.qld.gov.au/blog/our-new-tool-help-councils-procurement">www.qao.qld.gov.au/blog/our-new-tool-help-councils-procurement</a>
How do leaders support strategic asset management? 6 July 2023	Most infrastructure assets are expensive to build and maintain, but are the main way that public sector entities, including councils, deliver key services to their communities. In this blog, we share some advice on how leaders can support a more strategic approach to asset management. What do leaders need to be asking? How do they ensure they build the right assets, well? And how do they manage their assets to ensure they last? Click through for some insights: <a href="www.qao.qld.gov.au/blog/how-do-leaders-support-strategic-asset-management">www.qao.qld.gov.au/blog/how-do-leaders-support-strategic-asset-management</a>
What audits are we planning for the next 3 years? 23 June 2023	Auditing the right topics at the right time is key for supporting better public services for Queenslanders.  This blog discusses where we're focusing our audit work in the next 3 years and provides an overview of our planned audits for 2023–24. The next year will see us examine a range of topics, such as diverting young offenders from crime, minimising gambling harm, managing regional water quality, and responding to cyber attacks, to name just a few:  www.qao.qld.qov.au/blog/what-audits-are-we-planning-next-3-years
Asset management – where do I start? 1 June 2023	Queensland's state and local government entities manage \$475 billion in infrastructure assets, and this is expected to grow substantially in the future. To plan well, make sound investment decisions, and maximise services for the community while minimising costs, these entities need complete and accurate asset data, and comprehensive management strategies and plans.  This blog outlines key areas entities need to be aware of to accurately record asset data and
	meet community needs: www.qao.qld.gov.au/blog/asset-management-where-do-i-start

**SENSITIVE** 

#### 2023 Interim report

Published	About
The importance of developing effective strategies 8 May 2023	A meaningful and clearly articulated strategy can help entities bring about changes, address potential risks, and result in improved outcomes. The emphasis should be on careful planning and development – merely drafting a document with goals, visions, objectives, and actions isn't enough.  This blog outlines key areas entities should include to ensure their strategies are effective, comprehensive, and useful: <a href="https://www.qao.qld.gov.au/blog/importance-developing-effective-strategies">www.qao.qld.gov.au/blog/importance-developing-effective-strategies</a>
If you don't set clear measures, you can't effectively monitor performance 21 April 2023	When setting up a contract, entities often focus on securing the best deal as quickly as possible. In doing so, they may not properly consider and craft the conditions meant to manage and drive performance. But without clear measures, how do you effectively monitor performance and achieve intended outcomes?  This is the third blog in our contract management series, and explores how to set simple, clear and direct measures and why doing so from the outset can be invaluable to success: <a href="www.qao.qld.gov.au/blog/if-you-dont-set-clear-measures-you-cant-effectively-monitor-performance">www.qao.qld.gov.au/blog/if-you-dont-set-clear-measures-you-cant-effectively-monitor-performance</a>
Are you delivering the services your community values? 3 April 2023	Small savings across many services can have a large impact on a council's financial position, so it's important that councils regularly review their services to understand what value the community gets from them. They can use this information to manage costs, and to guide decisions on implementing new services and reducing or removing services.  This blog discusses why it's important that councils review their services and how using our prioritisation tool can help them be confident that they are allocating funding to high-value services: <a href="https://www.qao.qld.gov.au/blog/are-you-delivering-services-your-community-values">www.qao.qld.gov.au/blog/are-you-delivering-services-your-community-values</a> The Service prioritisation tool is available on our website: <a href="https://www.qao.qld.gov.au/reports-resources/better-practice">www.qao.qld.gov.au/reports-resources/better-practice</a>
What we covered at our client technical update for 2023 30 March 2023	Each year, we hold a technical update for our clients' chief finance officers and financial managers. We discuss emerging issues and opportunities from our work, upcoming changes to financial reporting requirements and other technical matters, and on our audit program. This blog highlights the main takeaways from our 2023 event, including a technical and accounting standards update, insights into strengthening internal controls, considerations for valuations, and key learnings from our reports to parliament: <a href="https://www.qao.qld.gov.au/blog/what-we-covered-our-client-technical-update-2023">www.qao.qld.gov.au/blog/what-we-covered-our-client-technical-update-2023</a>
Better practices for regulators – reporting and continuous improvement 22 February 2023	You can't know whether you are successful unless success is defined and tracked. As successful regulation helps ensure community safety and protects the environment and the rights of Queenslanders, regulators should report on how well they're achieving regulatory outcomes. This, in turn, helps to enhance the accountability of the regulatory environment and provides insights for learning and improvements.  This is the third and final blog in our series on regulation. It discusses why regulators should report on how well they achieve their objectives and identify areas for improvement: <a href="https://www.qao.qld.gov.au/blog/better-practices-regulators-reporting-continuous-improvement">www.qao.qld.gov.au/blog/better-practices-regulators-reporting-continuous-improvement</a>

## **Upcoming QAO events**

### Briefing for audit committee chairs

QAO briefs the chairs of public sector and local government audit committees twice each year. The next briefing will be in December 2023.

### Client technical audit update

The most recent update was held on 28 February 2023 and details were provided at the May meeting.

### **Copies of event presentations**

You can see the presentation packs from our events at: <a href="www.qao.qld.gov.au/reports-resources/events">www.qao.qld.gov.au/reports-resources/events</a>.

### **SENSITIVE**



### qao.qld.gov.au/reports-resources/reports-parliament



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### 8.8 BUDGET REVIEW 1 - 2023/24

File No: Council Meetings

Author: Coordinator Financial Services

**Business Performance Group** 

Appendices: App A - 2023/24 Amended Budget Financial Statements.. 189 🗓 溢

App B - Minor Capital Works Program ...... 195 🗓 🖺

### **PURPOSE**

To amend the 2023/24 budget to reflect Council's anticipated revenue and expenditure forecasts to 30 June 2024 following the first budget review.

### **EXECUTIVE SUMMARY**

Section 170 of the *Local Government Regulation 2012* allows Council to amend its budget by resolution at any time before the end of the financial year. Major budget reviews are undertaken on a periodic basis to reflect management's best estimate of its financial position at the end of a financial year.

This report, as the first budget review for 2023/24, predominantly identifies works from the revised 2022/23 budget that were not completed as at 30 June 2023 and require funds to be carried forward to the 2023/24 financial year. This report also includes items referred to a budget review by Council Resolution and operating or capital expenditure with additional funding sources.

The 2022/23 interim financial position incorporates end of financial year adjustments. The final year end position however will be subject to review by Council's external auditors in September and October 2023. Council's interim financial results as at 30 June 2023 reflects a positive \$7.3 million operating result against a budgeted result of \$23.7 million.

The result of this budget review will decrease the 2023/24 operating result by \$3.2 million, from \$24.6 million to \$21.5 million.

Capital revenues have increased by \$26.2 million from \$186 million to \$221.2 million. Capital expenditure increased by \$1.3 million, from \$330.7 million to \$332 million. Loan borrowings for 2023/24 will remain unchanged at \$28.6 million.

#### OFFICER RECOMMENDATION

### **That Council:**

- (a) receive and note the report titled "Budget Review 1 2023/24" and
- (b) adopt Appendix A as tabled, pursuant to sections 169 and 170 of the Local Government Regulation 2012, Council's amended budget for 2023/24 financial year incorporating:
  - (i) the statement of income and expenditure
  - (ii) the statement of financial position
  - (iii) the statement of changes in equity
  - (iv) the statement of cash flow
  - (v) the relevant measurers of financial sustainability
  - (vi) the long term financial forecast

- (vii) Council's 2023/24 Capital Works Program, endorse the indicative four-year program for the period 2025 to 2028, and note the five-year program for the period 2029 to 2033
- (c) note the following documentation applies as adopted 22 June 2023
  - (i) the Debt Policy
  - (ii) the Revenue Policy
  - (iii) the total value of 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
  - (v) the rates and charges to be levied for the 2023/24 financial year and other matters as adopted 22 June 2023
  - (vi) the Strategic Environment Levy Policy
  - (vii) the Strategic Arts and Heritage Levy Policy
  - (viii) the Strategic Transport Levy Policy
  - (ix) the Derivatives Policy and
- (d) endorse the Minor Capital Works Program (Appendix B)

#### FINANCE AND RESOURCING

Adoption of the recommendation of this report will formally amend the 2023/24 Budget.

The revised closing cash balance for 2023/24 and the amendments in this budget review will increase the cash position by \$9.3 million to \$216.1 million as at 30 June 2024.

Loan borrowings for 2023/24 will remain at \$28.6 million. Maintaining unrestricted cash and core debt balances were two key principles for development of the 2023/24 budget.

#### CORPORATE PLAN

Corporate Plan Goal: Our outstanding organisation

Outcome: 5.1 - Maintain a sustainable organisation that is well placed to

respond to the needs of our growing region

**Operational Activity:** 5.1.1 Review the long-term financial plan based on sound financial

modelling that includes improved contributed asset processes, enhanced asset management valuation systems and the delivery

of a well informed budget.

### **CONSULTATION**

#### **Councillor Consultation**

A workshop was held with Councillors in September 2023.

### **Internal Consultation**

All Groups of Council were consulted in the course of the review.

#### **External Consultation**

No external consultation is required for this report.

### **Community Engagement**

No community engagement is required for this report.

#### **PROPOSAL**

Section 170 of the Local Government Regulation 2012 allows Council to amend its budget by resolution at any time before the end of the financial year.

Budget reviews are undertaken on a periodic basis to reflect management's best estimate of its financial position at the end of a financial year. Prudent financial management also requires Council to amend its budget if there are material changes to expected revenue or expenses for the year.

The below table highlights the adjustments required to the 2023/24 budget through both operational and capital expenditure and revenues.

Table 1: Revised 2023/24 Budget Summary (Details contained in Appendix A)

	2023/24	2023/24	
	Original Budget	Budget Review 1	Change
	\$'000	\$'000	\$'000
Operating Revenue	590,615	591,591	976
Operating Expenditure	566,003	570,122	4,119
Operating Result	24,612	21,470	(3,143)
Capital Revenue	186,040	212,210	26,170
Capital Expenditure - SCC Core	260,062	280,958	20,897
Capital Expenditure – Other Capital Program	70,655	51,037	(19,618)
Total Capital Expenditure	330,716	331,995	1,279

Council's operating budget is proposed to reduce to \$21.5 million, with adjustments required to several service areas and separate levy programs. The reduction in operating result is largely due to the timing of Council's contribution towards the Sunshine Coast Public Transport project detailed business case.

Capital expenditure has increased by \$1.3 million, from \$330.7 million to \$332 million. The increase in budget predominately relates to carry over of unfinished works from the 2023/24 financial year. Additional grant funds for infrastructure projects have also caused an increase to the expenditure budget.

### Legal

The report complies with Council's legislative obligations to amend its budget in accordance with Section 170 of the *Local Government Regulation 2012*.

### **Policy**

There are no policy implications associated with this report

### Risk

While this report is focussed on estimated financial position at the end of the current financial year, the capital budget for the 2024/25 and subsequent financial years will need to be reviewed.

There has been considerable work undertaken in reviewing the current years capital budget and further review will be undertaken to reduce the current indicative budgets for 2024/25 and subsequent years. This review will occur as part of the next budget review process (BR2) and as part of developing the 2024/25 capital works program.

### **Previous Council Resolution**

### Special Meeting Budget 22 June 2023 (SM23/2)

That Council adopt Appendix A as tabled, pursuant to sections 169 and 170 of the Local Government Regulation 2012, Council's budget for 2023/24 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 (adopted by Council resolution on 25 May 2023)
- viii. the Revenue Policy (adopted by Council resolution on 25 May 2023)
- ix. 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
- x. the Revenue Statement
- xi. Council's 2023/24 Capital Works Program, endorse the indicative four-year program for the period 2025 to 2028, and note the five-year program for the period 2029 to 2033
- xii. the rates and charges to be levied for the 2023/24 financial year and other matters as detailed below in clauses 3 to 10 and
- xiii. endorse the 2023/24 Minor Capital Works Program
- xiv. the Strategic Environment Levy Policy
- xv. the Strategic Arts and Heritage Levy Policy and
- xvi. the Strategic Transport Levy Policy
- xvii. the Derivates Policy

#### **Related Documentation**

2023/24 Adopted Budget.

### **Critical Dates**

Following adoption of this report, the proceeding month's financial reports will reflect the amendments in the current budget.

#### Implementation

Council's budget will be formally adjusted following the Council resolution and included in future monthly reports.



For Period Ending 30 June

	Original	Revised					Forecast				
	Budget	Budget					Forecast				
	2024	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Operating Revenue											
Gross Rates & Utility Charges	410,295	410,295	430,242	449,492	468,857	488,966	510,061	531,968	554,948	578,814	603,848
Interest from Rates & Utilities	790	790	806	822	838	855	872	890	907	926	944
Less Discounts, Pensioner Remissions	(5,735)	(5,735)	(5,959)	(6,168)	(6,408)	(6,632)	(6,891)	(7,132)	(7,410)	(7,670)	(7,969)
Net Rates & Utility Charges	405,349	405,349	425,089	444,146	463,287	483,189	504,042	525,726	548,445	572,070	596,823
Fees & Charges	82,335	82,391	85.488	88,004	90.634	93.302	96.090	98.918	101.875	104,873	108.007
Interest Received from Investments	13,850	13,850	13,157	11.842	11,250	10.687	10.687	10.687	10,687	10.687	10.687
Grants and Subsidies - Recurrent	14,977	15,240	14,478	14,478	14,478	14,478	14,478	14,478	14,478	14,478	14,478
Operating contributions	320	320	320	320	320	320	320	320	320	320	320
Unitywater Participation	52,438	52,438	52,438	54,378	54.378	54.378	54,378	54.378	54.378	54.378	54.378
Other Revenue	17,787	18,022	22,252	33,182	33.017	35.339	37,054	43,182	45,135	41,915	32,189
Internal Revenues	3,560	3,982	4,099	4,212	4,336	4,455	4,587	4,713	4,852	4,985	5,132
Total Operating Revenue	590,615	591,591	617,321	650,562	671,700	696,148	721,636	752,402	780,169	803,706	822,015
Operating Expenses											
Employee costs	176,203	176,587	184,247	191,555	197,302	203,221	209,318	215,597	222,065	228,727	235,589
Materials & Services	235,600	239,272	243,211	250,898	260,474	268,724	277,899	286,721	296,538	305,974	316,479
Finance Costs	13,137	13,309	14,011	15,630	16,391	16,326	15,397	14,401	13,253	12,058	10,777
Company Contributions	4,657	4,657	4,697	4,114	4,156	4,199	4,243	4,288	4,134	4,180	4,228
Depreciation	105,674	105,674	110,914	115,315	119,892	125,985	132,361	140,923	149,576	158,422	166,530
Other Expenses	26,732	26,623	27,262	27,916	28,586	29,272	29,975	30,694	31,431	32,185	32,957
Recurrent Capital Expenses	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Total Operating Expenses	566,003	570,122	588,342	609,428	630,802	651,727	673,193	696,625	720,997	745,547	770,561
Operating Result	24,612	21,470	28,979	41,134	40,898	44,421	48,443	55,777	59,172	58,159	51,454
Non-recurrent Revenue & Expenses											
Capital Revenue											
Capital Grants and Subsidies	70,836	97,006	12,185	12,185	12,185	12,185	12,185	12,185	12,185	12,185	12,185
Capital Contributions	32,384	32,384	33,528	33,348	33,258	33,258	33,258	33,258	33,258	33,258	33,258
Contributed Assets	82,820	82,820	74,538	76,401	78,311	80,269	82,276	84,333	86,441	88,602	90,817
Total Capital Revenue	186,040	212,210	120,251	121,934	123,754	125,712	127,718	129,775	131,884	134,045	136,260
Non-recurrent Expenses											
Profit/Loss on disposal, revaluation & impairment Movements in landfill and quarry provisions Assets transferred to third parties	(3,070)	(3,070)	(3,132)	(3,194)	(3,258)	(3,323)	(3,390)	(3,458)	(3,527) -	(3,597) -	(3,669)
NET RESULT	207,582	230,610	146,098	159,874	161,394	166,810	172,772	182,094	187,529	188,607	184,044

### Sunshine Coast Council - Total Statement of Financial Position (ii)

For Period Ending 30 June

	Original	Revised					Forecast	:			
	Budget	Budget									
	2024	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Current Assets											
Cash & Investments	196,224	215,855	80,938	66,186	46,609	55,699	65,570	89,924	120,297	134,230	136,498
Trade and other receivables	21,357	21,379	22,363	23,265	24,176	25,119	26,107	27,131	28,203	29,315	30,478
Inventories	3,905	4,035	4,065	4,095	4,126	4,158	4,191	4,225	4,259	4,294	4,330
Other Financial Assets	23,122	34,284	35,141	36,019	36,920	37,843	38,789	39,758	40,752	41,771	42,815
Non-current assets classified as held for sale	9,740	4,180	4,285	4,392	4,502	4,614	4,730	4,848	4,969	5,093	5,221
Total Current Assets	254,347	279,734	146,792	133,957	116,332	127,433	139,386	165,886	198,480	214,703	219,343
Non-Current Assets											
Trade and other receivables	434,393	434,893	434,893	434,893	434,893	434,893	434,893	434,893	434,893	434,893	434,893
Property, plant & equipment	6,278,100	6,314,099	6,773,267		7,473,025	7,795,290	8,135,167	8,475,041	8,816,040	9,189,033	9,569,496
Investment in associates	538,213	538,213	538,213	538,213	538,213	538,213	538,213	538,213	538,213	538,213	538,213
Long Term Inventories	36,568	36,568	36,568	36,568	36,568	36,568	36,568	36,568	36,568	36,568	36,568
Intangible assets	10,087	8,368	8,368	8,368	8,368	8,368	8,368	8,368	8,368	8,368	8,368
Total Non-Current Assets	7,297,361	7,332,142	7,791,310	8,141,940	8,491,068	8,813,332	9,153,210	9,493,084	9,834,083	10,207,076	10,587,538
TOTAL ASSETS	7,551,708	7,611,876	7,938,102	8,275,897	8,607,400	8,940,765	9,292,596	9,658,969	10,032,563	10,421,779	10,806,881
Current Liabilities											
Trade and other payables	79,169	79,872	82,059	84,853	87,709	90,362	93,214	96,040	99,079	102,089	105,327
Short Term Borrowings	24,084	24,084	26,439	30,065	33,016	35,223	36,588	37,957	39,274	38,681	38,268
Provisions	43,383	47,806	49,111	50,452	51,830	53,246	54,700	56,195	57,731	59,309	60,930
Other	45,314	27,152	27,831	28,527	29,240	29,971	30,720	31,488	32,275	33,082	33,909
Total Current Liabilities	191,950	178,915	185,440	193,897	201,795	208,802	215,223	221,680	228,360	233,161	238,434
Non-Current Liabilities											
Long Term Borrowings	421,510	420,580	437,120	437,001	420,771	388,057	353,402	315,630	278,104	248,395	210,526
Long Term Provisions	106,060	89,169	91,621	94,141	96,730	99,390	102,123	104,931	107,817	110,782	113,829
Total Non-Current Liabilities	527,570	509,749	528,741	531,142	517,501	487,446	455,525	420,562	385,921	359,177	324,355
TOTAL LIABILITIES	719,520	688,664	714,181	725,039	719,295	696,248	670,748	642,242	614,280	592,338	562,789
NET COMMUNITY ASSETS	6,832,188	6,923,212	7,223,921	7,550,858	7,888,105	8,244,517	8,621,848	9,016,728	9,418,283	9,829,440	10,244,092
Community Equity											
Asset revaluation surplus	1,479,877	1,477,961	1,633,549	1,800,662	1,976,564	2,161,218	2,353,830	2,554,669	2,763,752	2,981,291	3,208,083
Retained Earnings	5,365,588	5,445,250		5,750,196	5,911,540		6,268,018		6,654,530	6,848,149	7,036,009
TOTAL COMMUNITY EQUITY	6,845,465	6,923,212	7,223,920	7,550,858	7,888,104	8,244,517	8,621,848	9,016,727	9,418,282	9,829,440	10,244,092

# Sunshine Coast Council - Total Statement of Changes in Equity (iii)

Statement of Changes in Equit	y (iii)								For Pe	riod Endin	g 30 June
	Original Budget	Revised Budget					Forecast	:			
	2024 \$'000	2024 \$'000	2025 \$'000	2026 \$'000	2027 \$'000	2028 \$'000	2029 \$'000	2030 \$'000	2031 \$'000	2032 \$'000	2033 \$'000
Capital Accounts Asset Revaluation Reserve Balance at beginning of period Asset revaluation adjustments		1,387,937					2,161,218		<b>2,554,669</b> 209,083		
Transfers to capital, reserves and shareholdings  Balance at end of period	1,479,877	1,477,961	1.633.549	1.800.662	1.976.564	2.161.218	2.353.830	2,554,669	2,763,752	2,981,291	3,208,083
Retained Earnings Balance at beginning of period  Net result for the period  Transfers to capital, reserves and shareholdings  Transfers from capital, reserves and shareholdings  Asset revaluation adjustments		<b>5,209,135</b> 230,610		<b>5,590,372</b> 159,874 - (49)	<b>5,750,196</b> 161,394 - (50)	<b>5,911,540</b> 166,810 4,949 -	172,772	<b>6,268,018</b> 182,094 11,946	<b>6,462,058</b> 187,529 4,943 -	<b>6,654,530</b> 188,607 5,012 -	<b>6,848,149</b> 184,044 3,816 -
Balance at end of period	5,362,919	5,445,250	5,590,372	5,750,196	5,911,540	6,083,299	6,268,018	6,462,058	6,654,530	6,848,149	7,036,009
Total Balance at beginning of period  Net result for the period  Transfers to capital, reserves and shareholdings  Transfers from capital, reserves and shareholdings  Asset revaluation adjustments	<b>6,463,553</b> 207,582 8,174 - 144,586	230,610 5,505	.,	<b>7,229,100</b> 159,874 - (49) 167,113	<b>7,556,038</b> 161,394 - (50) 175,902	<b>7,893,284</b> 166,810 4,949 - 184,654	172,772	<b>8,627,028</b> 182,094 11,946 - 200,839	<b>9,021,907</b> 187,529 4,943 - 209,083	<b>9,423,462</b> 188,607 5,012 - 217,539	<b>9,834,620</b> 184,044 3,816 - 226,792
Balance at end of period	6,823,896	6,928,392	7,229,100	7,556,038	7,893,284	8,249,697	8,627,028	9,021,907	9,423,462	9,834,620	10,249,272

## Sunshine Coast Council - Total

Statement of Cash Flow (iv)

_			
For	Period	l Endina	30 June

	Original	Revised					Forecast				
	Budget	Budget									
	2024	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Cash flows from operating activities											
Operating Result	24,612	21,470	28,979	41,134	40,898	44,421	48,443	55,777	59,172	58,159	51,454
Adjustments for:											
Depreciation	105,674	105,674	110,914	115,315	119,892	125,985	132,361	140,923	149,576	158,422	166,530
Interest and dividends received	(66,288)	(66,288)	(65,595)	(66,220)	(65,628)	(65,065)	(65,065)	(65,065)	(65,065)	(65,065)	(65,065
Landfill Quarry Provision	(3,070)		(3,132)	(3,194)	(3,258)	(3,323)	(3,390)	(3,458)	(3,527)	(3,597)	(3,669
Finance Costs	13,137	13,309	14,011	15,630	16,391	16,326	15,397	14,401	13,253	12,058	10,777
Change in Working Capital	9,249	14,587	4,648	5,432	5,584	5,449	5,708	5,751	6,026	6,070	6,362
Net cash inflow (outflow) from operating activities	83,314	85,682	89,824	108,097	113,879	123,792	133,454	148,329	159,435	166,046	166,388
Cash flows from investing activities											
Payments for property, plant and equipment	(326,724)	(327,261)	(342,086)	(221,802)	(214,110)	(177,531)	(185,405)	(183,624)	(188,193)	(220,881)	(225,584
Proceeds from disposal non current assets	-	-	-	-	-	-	-	-	-	-	
Capital grants, subsidies, contributions, donations	103,220	.,	45,713	45,533	45,442	45,442	45,442	45,442	45,442	45,442	45,442
Interest and dividends received	66,288	66,288	65,595	66,220	65,628	65,065	65,065	65,065	65,065	65,065	65,065
Finance Costs	(13,137)	(13,309)	(14,011)	(15,630)	(16,391)	(16,326)	(15,397)	(14,401)	(13,253)	(12,058)	(10,777
Net cash inflow (outflow) from investing activities	(170,353)	(144,892)	(244,789)	(125,680)	(119,430)	(83,349)	(90,295)	(87,518)	(90,938)	(122,432)	(125,853
Cash flows from financing activities											
Proceeds from borrowings	28,542	28,542	46,486	32,895	18,990	3,870	3,300	1,500	1,150	9,000	
Repayment of borrowing	(24,084)	(24,084)	(26,439)	(30,065)	(33,016)	(35,223)	(36,588)	(37,957)	(39,274)	(38,681)	(38,268
Net cash inflow (outflow) from financing activities	4,457	4,457	20,047	2,830	(14,026)	(31,353)	(33,288)	(36,457)	(38,124)	(29,681)	(38,268
Net increase (decrease) in cash held	(82,581)	(54,753)	(134,917)	(14,752)	(19,577)	9,090	9,871	24,354	30,373	13,933	2,268
Cash at beginning of reporting period	289,414	270,608	215,855	80,938	66,186	46,609	55,699	65,570	89,924	120,297	134,23
Cash at end of reporting period	206.833	215 855	80 938	66 186	46 609	55 699	65 570	89 924	120 297	134 230	136 498

### Sunshine Coast Council - Total Measures of Financial Sustainability (v)

For Period Ending 30 June

	Target	Original Budget	Revised Budget				For	ward Estim	ate			
	Tier 2	2024	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	Council	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Financial Capacity												
Council Controlled Revenue Ratio	> 60%	82.6%	82.4%	82.7%	81.8%	82.5%	82.8%	83.2%	83.0%	83.4%	84.2%	85.7%
Operating Performance												
Operating Surplus Ratio	> 0%	4.2%	3.6%	4.7%	6.3%	6.1%	6.4%	6.7%	7.4%	7.6%	7.2%	6.3%
Operating Cash Ratio	> 0%	24.3%	23.7%	24.9%	26.5%	26.4%	26.8%	27.2%	28.1%	28.5%	28.4%	27.8%
Liquidity												
Inrestricted Cash Expense Cover Ratio (months)	> 2 months	2.6 months	2.3 months	-0.1 months	-0.1 months	0 months	0.2 months	0.2 months	0.6 months	1.3 months	1.4 months	1.6 months
Total Cash expense cover ratio (months)	> 3 months	5.6 months	5.7 months	2.1 months	1.7 months	1.1 months	1.3 months	1.5 months	2 months	2.6 months	2.8 months	2.8 months
Asset Management												
Asset Sustainability Ratio (%)	> 60%	88.0%	88.2%	81.7%	70.9%	73.8%	71.4%	68.3%	67.4%	62.3%	61.2%	61.19
Debt Servicing Capacity												
Total debt service cover ratio (times)	> 2 times	3.8 months	3.7 months	3.7 months	3.7 months	3.5 months	3.5 months	3.7 months	3.9 months	4.1 months	4.4 months	4.6 month
Leverage Ratio (times per year)	0 - 4 times	3.6 times	3.7 times	4.2 times	3.7 times	3.5 times	3 times	2.6 times	2.2 times	1.9 times	1.6 times	1.4 time
Net Financial Liabilities Ratio (%)	< 60%	78.6%	69.8%	92.6%	91.5%	90.4%	82.4%	74.3%	64.0%	53.9%	47.6%	42.49



### **Sunshine Coast Council**

### Capital Program (in 2024 dollars) (vii)

	Revised Budget					Forecas	s <b>t</b>			
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Sunshine Coast Council Core Capital Program										
Aerodromes	1,691	4,593	1,636	832	6,213	3,100	200	200	200	200
Buildings & Facilities	23,057	38,524	26,149	36,035	19,793	50,321	29,300	20,250	14,620	25,494
Coast & Canals	6,543	7,704	3,050	2,390	1,700	2,645	2,750	2,750	2,750	2,750
Minor Works	6,315	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500
Environmental Assets	5,006	3,296	2,800	2,800	3,000	2,840	2,720	2,720	2,720	2,760
Fleet	4,000	5,879	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Holiday Parks	1,891	2,476	3,835	4,500	2,245	2,245	2,280	2,000	2,000	2,000
Information Communication Technology	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Parks & Gardens	11,839	10,667	6,319	10,961	10,000	8,500	7,000	7,000	7,000	7,000
Sports Facilities	13,886	28,073	16,015	11,500	5,550	3,300	5,725	4,750	3,100	1,050
Quarries	-	-	-	-	-	-	-	-	-	-
Stormwater	15,637	26,514	16,344	13,679	14,224	14,009	16,406	17,078	11,683	10,331
Transportation	130,696	114,035	73,630	84,355	74,168	65,361	73,554	71,531	67,312	62,708
Waste	50,397	36,198	25,086	17,185	2,810	2,255	2,230	2,465	9,520	470
Total Sunshine Coast Council Core Capital Program	280,958	293,460	193,363	202,737	158,203	173,076	160,665	149,244	139,405	133,263
Other Capital Program			40.500		40.000					
Corporate Major Projects	34,257	33,032	12,560	14,127	10,000					
Strategic Land & commercial Properties	16,505	16,310	13,580	12,000	4,500	7,500	2,500	3,000	4,300	4,300
Maroochydore City Centre	275	-	-	-	-	-	-	-	-	-
Total Other Capital Program	51,037	49,342	26,140	26,127	14,500	7,500	2,500	3,000	4,300	4,300
SCC Total Capital Works Program	331,995	342,802	219,503	228,864	172,703	180,576	163,165	152,244	143,705	137,563

### Appendix B. 2023/24 Minor Capital Works Program

This appendix outlines allocations within Council's 2023/24 Minor Works Program for Council's consideration.

Project Number	Project Name	Division	Suburb	Budget Allocation
CEASE	ED PROJECTS			
K4330	Mandarra Drive Pathway	Division 3	Wurtulla	(\$34,000)
K5449	Maleny Bowls Club construct all abilities amenity (contribution)	Mayor	Maleny	(\$80,000)
TRANS	SFER PROJECTS			
K5493	Gossamer Drive Kangaroo warning signage and associated works	Division 6	Buderim	(\$3,500)
K6352	CCTV Albany Street, Sippy Downs	Division 6	Sippy Downs	\$3,500
K3351	Elizabeth Street to Clithero Street School Drop Off / Pick Up (contribution)	Division 7	Buderim	(\$100,000)
K4015	Buderim Pump Track Construction	Division 7	Buderim	\$100,000
NEW P	PROJECTS			
K1316	Glasshouse Streetscape Refurbishment	Division 1	Glasshouse Mountains	\$40,000
K6006	Beach Shower Upgrade BA 246 Bokarina Beach	Division 3	Bokarina	\$34,000
K5996	Coastal Pathway Bench Seat Warana	Division 3	Warana	\$7,000
K3358	Cotton Tree Precinct - Pathway Renewals Top Up Contribution	Division 4	Cotton Tree	\$27,500
K6297	Bray Road Service Lane - New pathway	Division 5	Mooloolah Valley	\$6,000
K5496	Coral Street Pathway Construction from Cooperative Park Boardwalk to Coral Street	Division 5	Maleny	\$20,000
H4258	Wyndlorn Avenue & Clithero Avenue - New Pathway Top Up	Division 7	Buderim	\$45,000
K6001	Tom Rickards Park, Buderim Bench Seat and Slab	Division 7	Buderim	\$6,000
K6041	Ash Road Park Diddillibah Amenities investigation and design	Division 7	Diddillibah	\$30,000
K6042	76-78 Upper Rosemount Road Stormwater drain trash rack	Division 7	Rosemount	\$3,000
K6016	Maleny Tennis Lights	Mayor	Maleny	\$80,000
ADOP	TED			
K5958	Old Gympie Road Pathway continuation	Division 1	Beerwah	\$35,000
K4096	Howard Walker Park Fence Install	Division 1	Peachester	\$120,000
K5466	Emma Place Pathway connection through to Coochin Twins Estate	Division 1	Beerwah	\$70,000
K5467	Beerburrum Streetscape Improvements	Division 1	Beerburrum	\$40,000
K4202	Mill Park Boundary Fence Installation – Stage One	Division 1	Beerwah	\$100,000

Project Number			Suburb	Budget Allocation	
K5973	Canavan Gracie - Active Parks Bellvista Community Engagement for possible Dog Off Leash Area location	Division 1	Caloundra West	\$5,000	
K5468	Free Tree Day	Division 1		\$1,000	
H8225	Clarke Place Park Happy Valley Bubbler	Division 2	Caloundra	\$20,000	
K3847	King Street Pathway – Construction of Section 1 and 2	Division 2	Kings Beach	\$128,000	
K5501	Ballinger Beach - Beach Access 261 extra seating along embankment of access ramp	Division 2	Dicky Beach	\$44,000	
H7269	Shelly Beach Park Drinking Foundation Installation	Division 2	Shelly Beach	\$30,000	
K1713	Pelican Waters/Golden Beach Dog Off Leash Area Investigation/Consultation	Division 2	Pelican Waters	\$100,000	
K5498	Golden Beach Shops Installation 2x Bike Hoops	Division 2	Golden Beach	\$5,000	
K5499	Free Tree Day x 2	Division 2		\$1,000	
K1890	Moffat Beach Traffic Study implementation	Division 2	Moffat Beach	\$100,000	
K5500	Queen of Colonies Parade Pathway and fence realignment	Division 2	Moffat Beach	\$45,000	
H6458	Kawana Way Underpass and Pathway Solar Lighting	Division 3	Birtinya	\$32,000	
K3838	Ridgehaven Park Dog of Leash Area Extension Division 3 Aroona		Aroona	\$40,000	
K5501	Ballinger Beach - Beach Access 261 extra seating along embankment of access ramp and install 3x bar stool seats along rail	Division 3	Dicky Beach	\$44,000	
K4900	Westaway Parade Boat Ramp Carpark and picnic combo	Division 3	Currimundi	\$65,000	
K3357	Bokarina Beach Park Half Basketball Court (top up)	Bokarina Beach Park Half Basketball Court (top   Division 3   Bo		\$55,000	
K5502	Minkara Street Street Tree Plantings	Division 3	Warana	\$11,000	
K4327	Limosa Crescent Pathway	Division 3	Aroona	\$37,000	
K4330	Mandarra Drive Pathway	Division 3	Wurtulla	\$34,000	
K4328	Grebe Street Pathway	Division 3	Caloundra West	\$15,000	
K4363	Ketch Street Pathway	Division 3	Wurtulla	\$31,000	
K5503	Lake Kawana Boulevard Nicklin Way Intersection Lighting of Pine Tree and Uplight Place Signage	Division 3	Bokarina	\$50,000	
K3370	Croydon Avenue Car Parking Bays and Drainage Works (top up)	Division 3	Currimundi	\$57,000	
K5504	Corner Bokarina Boulevard and Longboard Parade garden to turf conversion	Division 3	Bokarina	\$6,500	
K2609	John Hotton Park Community Engagement – Park Shelter detailed design	Division 4	Warana	\$10,000	
K3439	Bermagui Crescent raised Pedestrian Crossing	Division 4	Buddina	\$150,000	
K1896	4 <sup>th</sup> Avenue 1x Wombat Crossings	Division 4	Maroochydore	\$100,000	
K4254	Grand Parade Dog Off Leach Area Extension	Division 4	Parrearra	\$100,000	
K4864	Kevin Asmus Park DDA Play Space Fence	Division 4	Buddina	\$50,000	

Project Number	Project Name	Division	Suburb	Budget Allocation	
K5505	Nelsen Park Island "Sisters by Choice" Sculpture Renewal	Division 4	Alexandra Headland	\$15,000	
K3905	Emerald Woods Park new pathway	Division 4	Mooloolaba	\$43,000	
K5453	Tesch Park Shade Sail installation	Division 5	Maleny	\$65,000	
K5444	Corner Margaret Street and Little Main Street all abilities access pathway design and construction	Division 5	Palmwoods	\$50,000	
K5455	Mooloolah Recreation Reserve Playground Shade Sail	Division 5	Mooloolah Valley	\$65,000	
K4012	Fig Tree Place Park Bollards Installation	Division 5	Maleny	\$4,000	
H9013	Federation Park Dog of Leash Area – Installation of Dog Agility Equipment	Division 5	Palmwoods	\$20,000	
H9232	Mooloolah Recreation Park Tap and Dog Bowl Installation	Division 5	Mooloolah Valley	\$5,000	
K1020	Maleny Entrance Welcome Sign Construction (top up)	Division 5	Maleny	\$70,000	
K5458	Montville Entry Statement upgrade works (Contribution)	Division 5	Montville	\$5,000	
K5456	Stanley River Road bitumen showgrounds entrance	Division 5	Maleny	\$20,000	
K5491	Western Avenue investigation and design of pathway from Russell Family Park to The Narrows Road	Division 5	Montville	\$60,000	
H4264	Mountain View Road – Design Pathway from McCarthy Road to McCarthy Lookout	Division 5	Maleny	\$60,000	
K5496	Coral Street Pathway Construction from Cooperative Park Boardwalk to Coral Street	Division 5	Maleny	\$40,000	
K5486	Mooloolaba Tennis Club Pickle Ball Courts Construction (Contribution)	Division 6	Mountain Creek	\$100,000	
K1055	Jingellic Drive - Pathway Staged Construction	Division 6	Buderim	\$50,000	
K1456	Glenfields Neighbourhood Park Amenity Block (top up)	Division 6	Mountain Creek	\$105,000	
K5487	Khancoban Park Dog Off Leash Signage	Division 6 Buderim		\$5,000	
K1456	Glenfields Neighbourhood Park Landscape Plan	Division 6	Mountain Creek	\$25,000	
H9544	Durrack Place Park Basketball Half Court – design and costing	Division 6	Buderim	\$5,000	
K5489	Sippy Downs Dog Off Leash Area Extension	ppy Downs Dog Off Leash Area Extension Division 6 Sippy Downs		\$100,000	
K5494	Brightwater Community Park power supply installation	Division 6	Mountain Creek	\$15,000	
K1841	Brightwater Sportsground installation of double plate BBQ	Division 6	Mountain Creek \$30,0		
H6216	Brightwater Community Park installation of Dog Drinking Bowl	rightwater Community Park installation of Dog		\$10,000	
K5492	Street Tree Plan – scope and develop	Division 6		\$10,000	
K5493	Gossamer Drive Kangaroo warning signage and associated works	Division 6	Buderim	\$20,000	
K5956	Brightwater Estate Investigation/Design Wombat Crossings	Division 6	Mountain Creek	\$10,000	
K5957	Glenfields Boulevard Safety Improvements investigation	Division 6	Mountain Creek	\$10,000	
K5495	Oakmont Drive Park Complete Survey of Residents on park improvements	Division 6	Buderim Pines	\$5,000	

Project Number	Project Name	Division	Suburb	Budget Allocation
K3351	Elizabeth Street to Clithero Street School Drop Off / Pick Up (contribution)	Division 7	Buderim	\$100,000
K5483	4 Ballinger Court Solar Light on handrail of footbridge	Division 7	Buderim	\$3,200
H6149	Parsons Road Footpath continuation	Division 7	Forest Glen	\$30,000
K5485	Owen Creek Road Pedestrian Refuge – Design only	Division 7	Forest Glen	\$40,000
K3246	Buderim Village Park Ping Pong Table Installation	Division 7	Buderim	\$30,000
K4208	Conara Road Bollard and Gate Install (contribution)	Division 7	Kunda Park	\$10,000
K4015	Buderim Pump Track Construction	Division 7	Buderim	\$100,000
K5484	Lindsay Road Pathway investigation and design	Division 7	Buderim	\$20,000
H9946	Martins Creek Camphor Laurel removal	Division 7	Buderim	\$10,000
K3346	Toral Drive - extra on street parking (top up)	Division 7	Buderim	\$40,000
K1362	Marcoola Beach Streetscape Renewal (contribution)		Marcoola	\$100,000
H5133	South Coolum Road New Pathway	outh Coolum Road New Pathway Division 8 Coolum		\$20,000
K5474	Karumba Place Amenity Reserve Bench Seat and Slab	Division 8	Maroochydore	\$8,000
K5481	Kayak Launch Ramp Sunshine Cove	Division 8	Sunshine Cove	\$45,000
K5482	Sunshine Cove Pavilion Design	Sunshine Cove Pavilion Design Division 8 Maroochydore		\$16,000
K5480	Geeribach Lane Beach Shower (Dual showers)	Division 8	Yaroomba	\$30,000
K5479	Birrahl Park extra-long Picnic Table Combo	Division 8	Yaroomba	\$12,000
K4212	Magenta Drive Park – Shade Sail and Picnic Combo	Division 8 Coolum		\$70,000
K5478	Cooinda Crescent Pathway	Division 8	Maroochydore	\$24,000
K5477	Ocean Drive Bike Racks at Bus Stop	Division 8 Twin Waters		\$3,000
K5476	Free Tree Days	Division 8		\$3,000
K5475	Lumeah Drive Pathway Construction	Division 8	Mount Coolum	\$60,000
K5446	Re-creation of Owen Cavanagh Surf Mural (contribution)	Surf Mural Division 8 Pacific Paradise		\$15,000
K2403	Tickle Park Pandanus Trees Foreshore Seating Division 9 Coolum Beach		\$35,000	
K1383	Lowes Lookout Pathway construction	Division 9	Coolum Beach	\$80,000
K4299	Waigani Street Park Playground Seating	Division 9	Bli Bli	\$6,000
K3347	Lions Norrie Job Park Pump Track construction	Division 5		\$100,000
K5473	Peregian Springs School Stop Drop and Go waiting area shelter	Division 9	Peregian Springs	\$60,000
K5471	Havana Road East-West Lighting Design	Division 9	Coolum Beach	\$10,000
K5955	Bli Bli Pathways Construction	Division 9	Bli Bli	\$50,000
K3267	Tickle Park Playground Shade (top up)	Division 9	Coolum Beach	\$7,000
K1518	Coolum Connections - Urban Design to Link Parks and Paths	Division 9	Coolum Beach	\$100,000

Project Number	Project Name	Division	Suburb	Budget Allocation
K5949	Petrie Creek Parklands Landscaping outcomes from Landscape Plan	Division 10	Nambour	\$15,000
K5470	Petrie Creek Parklands connecting pathway network to walk/ride bridge	Division 10	Nambour	\$150,000
K5950	Petrie Creek Masterplan Implementation	Division 10	Nambour	\$255,000
K3219	King George VI Memorial Park – extension to existing fence line (top up)	Division 10	Yandina	\$5,000
K5953	Removal of weed species trees Division 10			\$15,000
K5954	Mapleton / Montville Road Pathway Survey Design	Division 10	Mapleton	\$50,000
K2705	Coastal Pathway Beach Access 233 to 229 (contribution)	Mayor	Warana	\$50,000
H5729	Maroochy Regional Bushland Botanic Garden Arrival Hub (contribution)	Mayor	Tanawha	\$50,000
K5544	Eumundi Tennis Club Lighting infrastructure renewal	Mayor	Eumundi	\$120,000
H9256	Outrigger Boat Ramp Carparking (contribution)	Mayor	Minyama	\$50,000
H3892	Lions-Norrie Job Park Landscape Plan Implementation (contribution)	Mayor	Coolum	\$50,000
K5447	Windansea Boardriders Clubhouse Kitchen installation (contribution)	Mayor	Currimundi	\$50,000
K5449	Maleny Bowls Club construct all abilities amenity (contribution)	Mayor	Maleny	\$80,000
K1362	Marcoola Beach Streetscape (contribution)	Mayor	Marcoola	\$50,000

#### 8.9 **DISPOSAL (LEASES) TO QUEENSLAND FIRE AND EMERGENCY** SERVICES OVER VARIOUS RURAL FIRE BRIGADE SITES

File No: **Council meetings** 

Author: **Manager Leasing and Land Management** 

**Business Performance Group** 

Attachments:

#### **PURPOSE**

To seek Council's resolution to:

- grant an exception (to the disposal of land via auction/tender) in accordance with the Local Government Regulation 2012, and
- to enter into new lease agreements with Queensland Fire and Emergency Services over 12 Rural Fire Brigade sites.

#### **EXECUTIVE SUMMARY**

This report seeks Council's resolution to grant an exception from the auction/tender process under Section 236 of the Local Government Regulation 2012 to dispose of land (via lease) by entering into direct leases with Queensland Fire and Emergency Services over the following Rural Fire Brigade sites:

- Palmwoods Rural Fire Brigade at Margaret Street, Palmwoods
- Glasshouse Mountains Rural Fire Brigade at Ryan Street, Glass House Mountains
- Kureelpa Rural Fire Brigade at 8 Braford Road, Kureelpa
- Landsborough Rural Fire Brigade at Maleny Street, Landsborough
- Mapleton Rural Fire Brigade at 37 Obi Obi Road, Mapleton
- Yandina/North Arm Rural Fire Brigade at Monak Road, North Arm
- Valdora Rural Fire Brigade at 269 Valdora Road, Valdora
- Eumundi Rural Fire Brigade at 20 Napier Road, Eumundi
- Beerwah Rural Fire Brigade at 175 Roys Road, Beerwah
- Conondale Rural Fire Brigade at 1723 Maleny Kenilworth Road, Conondale
- Eudlo Rural Fire Brigade at 6 Rosebud Street, Eudlo
- Verrierdale Rural Fire Brigade at 460-478 Verrierdale Road, Verrierdale

Queensland Fire and Emergency Services ('QFES') holds 12 lease agreements with Sunshine Coast Regional Council ('Council') over 12 Rural Fire Brigade sites which are either due for renewal or expire within the next 5 years.

Queensland Fire and Emergency Services has requested that the Council consider granting new leases up until 2043 to allow Queensland Fire and Emergency Services and Rural Fire Brigades to plan for future community needs, invest in these facilities over time to ensure they are fit-for-purpose and establish a secure service to the communities they serve.

The purpose for each site is for the provision of local fire services. To ensure that the region and community obtain an ongoing benefit and services from the Rural Fire Services

occupying these sites, it is proposed that leases be approved until 30 June 2043. This will provide consistent management across Rural Fire Brigade sites and allow the alignment of all tenure expiry dates to ensure any future reviews and assessment can be administered consistently.

#### OFFICER RECOMMENDATION

#### That Council:

- (a) receive and note the report titled "Disposal (Leases) to Queensland Fire and Emergency Services over various Rural Fire Brigade sites"
- (b) resolve, pursuant to Section 236 of the *Local Government Regulation 2012*, that an exception to dispose of an interest (lease) in land to a government agency being the Queensland Fire and Emergency Services up until 30 June 2043 for the following sites:-
  - (i) Palmwood Rural Fire Brigade at Margaret Street, Palmwoods
  - (ii) Glasshouse Mountains Rural Fire Brigade at Ryan Street, Glass House Mountains
  - (iii) Kureelpa Rural Fire Brigade at 8 Braford Road, Kureelpa
  - (iv) Landsborough Rural Fire Brigade at Maleny Street, Landsborough
  - (v) Mapleton Rural Fire Brigade at 37 Obi Obi Road, Mapleton
  - (vi) Yandina/North Arm Rural Fire Brigade at Monak Road, North Arm
  - (vii) Valdora Rural Fire Brigade at 269 Valdora Road, Valdora
  - (viii) Eumundi Rural Fire Brigade at 20 Napier Road, Eumundi
  - (ix) Beerwah Rural Fire Brigade at 175 Roys Road, Beerwah
  - (x) Conondale Rural Fire Brigade at 1723 Maleny Kenilworth Road, Conondale
  - (xi) Eudlo Rural Fire Brigade at 6 Rosebud Street, Eudlo
  - (xii) Verrierdale Rural Fire Brigade at 460-478 Verrierdale Road, Verrierdale
- (c) delegate authority to the Chief Executive Officers to authorise that annual consideration for these Leases be set at \$1.00 payable on demand whilst the sites are being used for Rural Fire Brigade purposes.

#### FINANCE AND RESOURCING

The leases with Queensland Fire and Emergency Services will be ground leases, as Queensland Fire and Emergency Services is the owner of the built infrastructure at the sites (the exception to this is Conondale Rural Fire Brigade, where Council owns two of the buildings). Under the terms of a ground lease, Queensland Fire and Emergency Services will be responsible for all costs relating to the buildings and other improvements on the land.

The proposed leases to Queensland Fire and Emergency Services will be issued with an annual rental of \$1.00 payable on demand whilst Queensland Fire and Emergency Services use the sites for Rural Fire Brigade purposes.

### **CORPORATE PLAN**

Corporate Plan Goal: Our service excellence

Outcome: We serve our community by providing this great service

Operational Activity: S22 Property management – comprehensive management of

Council's land and building assets to ensure that Council's property dealings are optimised, centrally managed, and support

Councils objectives.

### CONSULTATION

#### **Councillor Consultation**

All Councillors, including the Mayor, have been consulted.

#### **Internal Consultation**

- Community Development
- Development Services
- Environment & Sustainability Policy
- Environmental Operations
- Parks & Gardens
- Property Management
- Strategic Planning
- Strategic Property
- Transport Infrastructure Management
- Urban Growth Projects
- Customer Response
- Disaster Management

### **External Consultation**

Council's Property Management Branch has liaised with Queensland Fire and Emergency Services in relation to this report.

### **Community Engagement**

Due to the administrative nature of this report, no community engagement has been undertaken or is required.

### **PROPOSAL**

Queensland Fire and Emergency Services ('QFES') currently hold 12 lease agreements with the Sunshine Coast Regional Council ('Council') for Rural Fire Brigade purposes. Lease Area Plans for each of the site is shown in **Attachment 1 – Rural Fire Brigade Lease Area Plans**. Details of the 12 Rural Fire Brigade sites are outlined below:

### Palmwoods Rural Fire Brigade

Queensland Fire and Emergency Services leases the Palmwood Rural Fire Brigade site located at Margaret Street, Palmwoods, legally described as Lot 119 on CG6375.

The land is State Reserve owned by the State of Queensland and is managed by Council for the purpose of 'Local Government'.

The current lease between Council and Queensland Fire and Emergency Services expires on 28 February 2025. All buildings and infrastructure within the lease area is owned by Queensland Fire and Emergency Services and the Rural Fire Brigade.

### Glasshouse Mountain Rural Fire Brigade

Queensland Fire and Emergency Services leases the Glasshouse Mountains Rural Fire Brigade site located at Ryan Street, Glass House Mountains, which is legally described as Lot 5 on G59330.

The land is owned by Council in Freehold.

The current lease between Council and Queensland Fire and Emergency Services expires on 31 December 2023. All buildings and infrastructure within the lease area is owned by Queensland Fire and Emergency Services and the Rural Fire Brigade.

### Kureelpa Rural Fire Brigade

Queensland Fire and Emergency Services leases the Kureelpa Rural Fire Brigade site located at 8 Braford Road, Kureelpa, legally described as Lot 116 on RP867886.

The land is owned by Council in Freehold.

The current lease between Council and Queensland Fire and Emergency Services expires on 31 January 2025. All buildings and infrastructure within the lease area is owned by Queensland Fire and Emergency Services and the Rural Fire Brigade.

### Landsborough Rural Fire Brigade

Queensland Fire and Emergency Services leases the Landsborough Rural Fire Brigade site located at Maleny Street, Landsborough, legally described as Lot 15 on SP175827.

The land is owned by Council in Freehold.

The current lease between Council and Queensland Fire and Emergency Services expires on 31 December 2023. All building and infrastructure within the lease area is owned by Queensland Fire and Emergency Services and the Rural Fire Brigade.

### Mapleton Rural Fire Brigade

Queensland Fire and Emergency Services leases the Mapleton Rural Fire Brigade site located at 37 Obi Obi Road, Mapleton, legally described as Lot 7 on RP199491.

The land is owned by Council in Freehold.

The current lease between Council and Queensland Fire and Emergency Services expires on 30 June 2025. All buildings and infrastructure within the lease area is owned by Queensland Fire and Emergency Services and the Rural Fire Brigade.

### Yandina/North Arm Rural Fire Brigade

Queensland Fire and Emergency Services leases the Yandina/North Arm Rural Fire Brigade site located at Monak Road, North Arm, legally described as Lot 3 on RP122959.

The land is owned by Council in Freehold.

The current lease between Council and Queensland Fire and Emergency Services expires on 31 August 2027. All buildings and infrastructure within the lease area is owned by Queensland Fire and Emergency Services and the Rural Fire Brigade.

#### Valdora Rural Fire Brigade

Queensland Fire and Emergency Services leases the Valdora Rural Fire Brigade site located at 269 Valdora Road, Valdora, legally described as Lot 5 on RP901240.

The land is owned by Council in Freehold.

The current lease between Council and Queensland Fire and Emergency Services expires on 31 March 2027. All buildings and infrastructure within the lease area is owned by Queensland Fire and Emergency Services and the Rural Fire Brigade.

#### Eumundi Rural Fire Brigade

Queensland Fire and Emergency Services leases the Eumundi Rural Fire Brigade site located at 20 Napier Road, Eumundi, legally described as Lot 10 on RP867922.

The land is owned by Council in Freehold.

The current lease between Council and Queensland Fire and Emergency Services expires on 31 October 2027. All buildings and infrastructure within the lease area is owned by Queensland Fire and Emergency Services and the Rural Fire Brigade.

### Beerwah Rural Fire Brigade

Queensland Fire and Emergency Services leases the Beerwah Rural Fire Brigade site located at 175 Roys Road, Beerwah, legally described as Lot 100 on SP235756.

Council owns the land in freehold.

The current lease between Council and Queensland Fire and Emergency Services expires on the 30 June 2028. All buildings and infrastructure within the lease area is owned by Queensland Fire and Emergency Services and the Rural Fire Brigade.

### Conondale Rural Fire Brigade

Queensland Fire and Emergency Services leases the Conondale Rural Fire Brigade site located at 1723 Maleny Kenilworth Road, Conondale, legally described as Lot 3 on RP15044.

The land is owned by Council in Freehold.

The current lease between Council and Queensland Fire and Emergency Services expires on 31 December 2023. The land is Council owned Freehold. Two buildings on site are owned by Council with the other buildings and associated infrastructure being owned by Queensland Fire and Emergency Services and the Rural Fire Brigade.

### **Eudlo Rural Fire Brigade**

Queensland Fire and Emergency Services leases the Eudlo Rural Fire Brigade site located at 6 Rosebud Street, Eudlo, legally described as Lot 50 on CP848476.

The land is State Reserve owned by the State of Queensland and is managed by Council for the purpose of 'Bush Fire Brigade'.

The current lease between Council and Queensland Fire and Emergency Services expires on 9 October 2023. All buildings and infrastructure within the lease area is owned by Queensland Fire and Emergency Services and the Rural Fire Brigade.

### Verrierdale Rural Fire Brigade

Queensland Fire and Emergency Services leases the Verrierdale Rural Fire Brigade site located at 460-478 Verrierdale Road, Verrierdale, legally described as Lot 4 on RP45471.

The land is owned by Council under Nomination of Trust for Community purposes.

The current lease between Council and Queensland Fire and Emergency Services expired on 30 June 2021. All buildings and infrastructure within the lease area is owned by Queensland Fire and Emergency Services and the Rural Fire Brigade.

One agreement has expired and is currently holding over on a month-to-month basis (Verrierdale). The 11 other leases are scheduled to expire within the next five years. Queensland Fire and Emergency Services have requested that the Council consider granting new leases through to 2043.

The purpose for each leased site is for the provision of local fire services. To ensure that the region and community continue to benefit from Rural Fire Services, it is proposed that the lease period is approved until 30 June 2043. This will allow the alignment of all tenure expiry dates to ensure any future reviews and assessment can be administered together.

Consolidating these lease terms and expiration dates will improve administration for both state and local governments when it comes to Rural Fire Brigades within our region.

A review of the lessee's performance under the current trustee lease has been undertaken. The Tenant is in good standing and is compliant with the essential terms of the current leases including rent.

On the basis that there is broad support within the organisation, it is recommended that the Council progressively enters into new leases upon expiration of each current agreement up until 30 June 2043. It is considered appropriate to grant an exception under the Regulation for an extended term lease as the current lessee has an already established operation on the land including ownership of the buildings and is providing an essential local service to the entire Sunshine Coast Community.

On the basis above, Council is of the opinion that the proposed terms are sufficient to support entering into new leases to the current lessee rather than opening submissions via tender or auction.

In accordance with the *Local Government Regulation 2012*, an exception from Council is required where Council seeks to enter into a new lease(s) other than by tender or auction. In this instance an exception applied under the regulations as the Queensland Fire and Emergency Services are a government agency.

If an exception is not approved the premises will be offered for leases via a tender process after the current leases expire.

### Legal

Standardised ground leases will be developed in conjunction with Council's Legal Services team to ensure Council's interests are protected as well as provide a consistent approach to all Rural Fire Brigade tenancies.

### **Policy**

This report has been prepared in accordance with Council's Procurement Policy relating to the disposal of Council assets

#### Risk

There are no identified risks associated with this report.

#### **Previous Council Resolution**

There are no previous Council Resolutions relevant to this report.

### **Related Documentation**

There is no related documentation relevant to this report.

#### **Critical Dates**

There are no critical dates relevant to this report. However, Council officers and the Queensland Fire and Emergency Services are seeking to progress these leases as soon as practical to ensure security and continuity of service.

### Implementation

Should the recommendation be accepted by Council, it is noted that the Chief Executive Officer will prepare the Form 7 – Lease/Sublease and Form 8 – Surrender of Lease/Sublease documentation for execution by Queensland Fire and Rescue and Council's Delegated Officer and arrange for the registration of each document at the Titles Office.

Ordinary Meeting Agenda
Item 8.9 Disposal (Leases) to Queensland Fire and Emergency Services over various Rural Fire Brigade sites
Attachment 1 Rural Fire Brigade locations

# 8.10 DISPOSAL (EASEMENT) TO ENERGEX TO SUPPORT VARIOUS COUNCIL PROJECTS

File	No:	Council	Meetings
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Author: Manager Leasing and Land Management

**Business Performance Group** 

Att 2 - Easement Plan - Honey Farm Sport Precinct......... 227 🗓 🖼 Att 3 - Aerial Map - Caloundra Administration Building site...229 🗓

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## **PURPOSE**

To seek Council approval for an exception under Section 236 of the *Local Government Regulation 2012* to dispose of an interest land (via easement) for electrical supply to support the delivery of Council projects at the:

- Honey Farm Sports Precinct
- Caloundra Administration Building site, and
- Nambour Materials Recovery Facility.

#### **EXECUTIVE SUMMARY**

This report seeks a resolution from Council to grant easements, under the *Local Government Regulation 2012* to dispose of land to Energex (via easement) without the need to undertake a tender or action process. The proposed easements are to secure Energex infrastructure within the following Council owned and managed landholdings:

- Council freehold land at 4 Honey Farm Road, Meridan Plains, legally described as Lot 70 on SP324776
- Council freehold land at 1 Omrah Avenue, Caloundra, legally described as Lot 22 on RP883293, and
- Council freehold land at 66 Cooney Road, Bli Bli, legally described as Lot 3 on SP193049.

#### OFFICER RECOMMENDATION

#### **That Council:**

- (a) receive and note the report titled "Disposal (Easement) to Energex to support various Council Projects" and
- (b) resolve, pursuant to section 236 of the *Local Government Regulation 2012*, that an exception to dispose of an interest (easement) in land (other than by tender or auction) is applied as the disposal is to Energex, a government organisation, pursuant to Section 236(1)(b)(i) over the following Council freehold land:
  - (i) 4 Honey Farm Road, Meridan Plains, legally described as Lot 70 on SP324776

- (ii) 1 Omrah Avenue, Caloundra, legally described as Lot 22 on RP883293 and
- (iii) 66 Cooney Road, Bli Bli, legally described as Lot 3 on SP193049.

## FINANCE AND RESOURCING

The Applicant (being the Sunshine Coast Regional Council) will solely be responsible for all costs incurred and associated with facilitating the easement which includes compensation (for the easement land), compensation valuation assessments, preparation of the easement documentation and survey plans, as well as Title Queensland registration fees to register the easement dealing.

The compensation for providing an easement over Council's land will be equal to or above that of the market value of the interest in land and will be assessed by an independent registered valuer pursuant to Section 236(3) and 236(5) of the *Local Government Regulation* 2012. In the event an exception to the disposal is granted, an independent compensation assessment will be commissioned to ascertain the diminished value of the encumbered land.

#### **CORPORATE PLAN**

Corporate Plan Goal: Our service excellence

Outcome: We serve our community by providing this great service

Operational Activity: S22 Property management – comprehensive management of

Council's land and building assets to ensure that Council's property dealings are optimised, centrally managed, and support

Councils objectives.

#### CONSULTATION

#### **Councillor Consultation**

Whilst the easements have not been specifically consulted on, Councillors have been consulted on the Council-delivered projects at the various sites. These easements are operationally required as part of the delivery of each of these projects.

# **Internal Consultation**

- Property Management
- Project Delivery (Civil Projects)
- Sports and Recreation Development
- Strategic Property
- Waste and Resource Management

#### **External Consultation**

Council has liaised with Energex in relation to the requirement for the registration of easements to secure its infrastructure within Council's freehold land.

# **Community Engagement**

Due to the administrative nature of this report, no community engagement has been undertaken or is required.

# **PROPOSAL**

Easement - Honey Farm Sport Precinct

The land located at 4 Honey Farm Road, Meridan Plains, and is owned by Council in freehold ('Council land'). The Council land is legally described as Lot 70 on SP324776 and is a future Sports Precinct as shown in **Attachment 1 – Aerial Map - Honey Farm Sport Precinct.** 

Council's project for the development of the Honey Farm Sports Precinct is a greenfields development project that requires all services to be connected (water, power, sewer). Power is required for sports field lighting, irrigation and clubhouse operation.

An electrical supply easement is required to protect the electrical works which include a site power connection and a transformer that once constructed will become an Energex asset. The site power connection and transformer location have been determined through detailed engineering and regular design discussion with Energex.

The proposed easement is some 664m<sup>2</sup> in area and traverses the Council land as shown in **Attachment 2 – Easement Plan - Honey Farm Sport Precinct.** 

Council is the Applicant requiring the electrical infrastructure and Energex will require the new infrastructure to be secured with an easement. There are no future impacts identified from the current locations of the easements.

# Easement – Caloundra Administration Building site

The land located at 1 Omrah Avenue, Caloundra, is owned by Council in freehold. The land is legally described as Lot 22 on RP883293 which comprises of the Caloundra Administration Building as shown in **Attachment 3 – Aerial Map – Caloundra Administration Building site.** 

Council is undertaking a project to upgrade the Caloundra Administration Building and site. As part of this project, additional electrical infrastructure is required. To support the delivery of the upgrades of the Caloundra Administration Building and site an adjustment to an existing underground power easement and new easement to accommodate a pad mount transformer.

# This will require:

- The surrender of an existing underground power easement;
- Establishment of a new easement to accommodate underground power; and
- Establishment of a new easement to accommodate a pad mount transformer.

The new easement for underground power is some 141m<sup>2</sup> in area and traverses Council land as shown as Easement D in **Attachment 4 - Easement Plan - Caloundra Administration Building site**. This new easement for underground power will replace existing easement at the same location which is 157m<sup>2</sup> in area.

The new easement to accommodate the pad mount transformer is some 24m<sup>2</sup> in area and will reside in the north-east corner of the lot fronting Nutley Street, Caloundra.

Council is the Applicant for the new electrical infrastructure and Energex will require the new infrastructure to be secured with an easement. There are no future impacts identified from the current locations of the easements.

# Easement - Nambour Materials Recovery Facility

The land located at 66 Cooney Road, Bli Bli, is owned by Council in freehold for Waste Purposes. The land is legally described at Lot 3 on SP193049 and comprises of the Nambour Materials Recovery Facility as shown in **Attachment 5 – Aerial Map - Nambour Materials Recovery Facility**.

Council is undertaking a project to upgrade the Materials Recovery Facility at Nambour. As part of the project, Council is required to enter into an easement to formalise the power

connection using Energex infrastructure already within Council land and connecting to the Energex network along Cooney Road.

The easement will accommodate the substation area, clearance zone and high-voltage cabling within Council's land.

The new easement to accommodate this infrastructure is some 700m<sup>2</sup> in area and will reside along the land boundary and Cooney Road, Nambour, as shown in **Attachment 6 – Easement Plan - Nambour Materials Recovery Facility.** 

Council is the Applicant requiring the electrical infrastructure and Energex will require the new infrastructure to be secured with an easement. There are no future impacts identified from the current locations of the easements.

#### All Easements

To facilitate the registration of the various easements over Council's owned and managed land, Council is required to grant an exception under Section 236(2) of the *Local Government Regulation 2012*. *Local Government Regulation 2012* stipulates that Council may, by resolution, dispose of an interest in land (including by way of easement), other than by tender or auction, if an exception applies. An exception is permitted as it relates to these applications as the land is being disposed of to a government entity being Energex as outlined in Section 236(1)(b)(i) of the Regulation.

The Applicants for each of the easements will be required to pay compensation to Council for encumbering Council's land with an easement. If an exception is granted, an independent compensation assessment will be commissioned to determine the diminished value of the encumbered land. This will ensure the disposal complies with Sections 236(3) and (5) of the Regulation as:

- Compensation will be assessed by a registered valuer who is not an employee of the local government and is registered under the Valuers Registration Act 1992 and
- Compensation will be set at or above the market valuation as determined by the registered valuer.

# Legal

There are no legal implications relevant to this report. Legal Services will, however, be consulted as part of the development and establishment of the Easements.

## **Policy**

This report has been prepared in accordance with Council's Procurement Policy relating to the disposal of Council assets.

#### Risk

No risks are associated with the granting on an easement over Council's land at this location as per the recommendation contained in this report. If an exception to dispose of land (via easement) was not to be resolved, the following risks have been identified:

 Council led projects at the Honey Farm Sports Precinct, Caloundra Administration Building site and Materials Recovery Facility in Nambour would be delayed and not have the required electrical network to support its infrastructure.

#### **Previous Council Resolution**

There are no previous Council Resolutions relevant to this report.

## **Related Documentation**

Council's Standard Terms Document for electrical infrastructure easements over Councilowned land will be registered in accordance with the easement documentation.

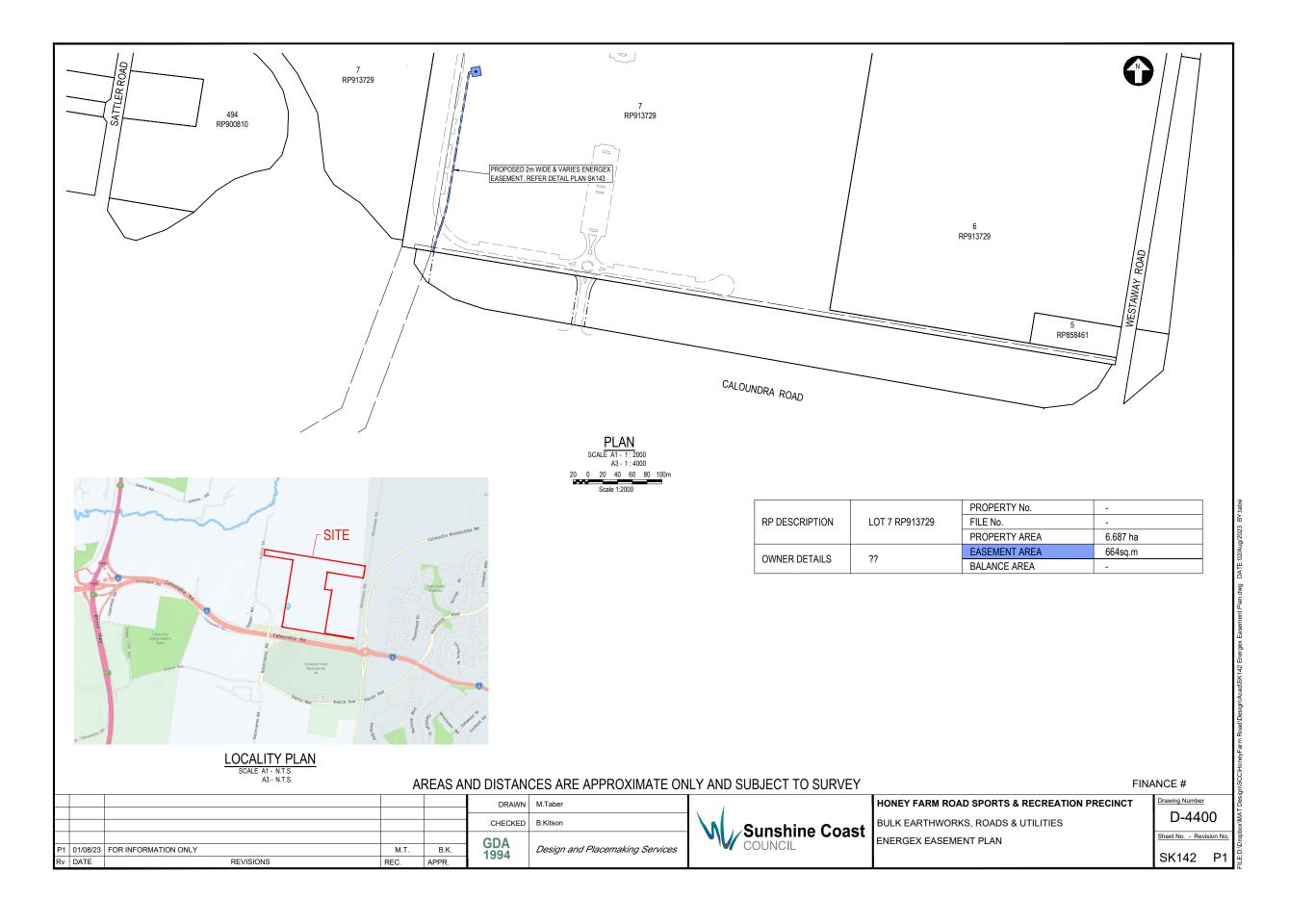
#### **Critical Dates**

These Council led projects are currently in development and timely progression of the easement documentation is essential to ensure that these projects remain on schedule for delivery.

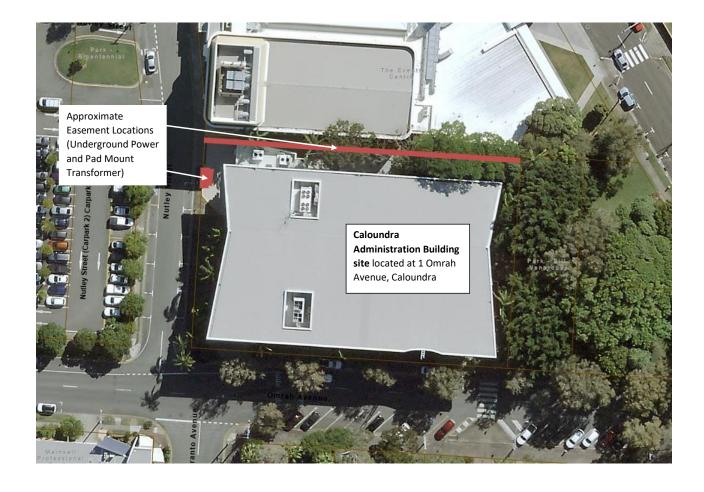
# Implementation

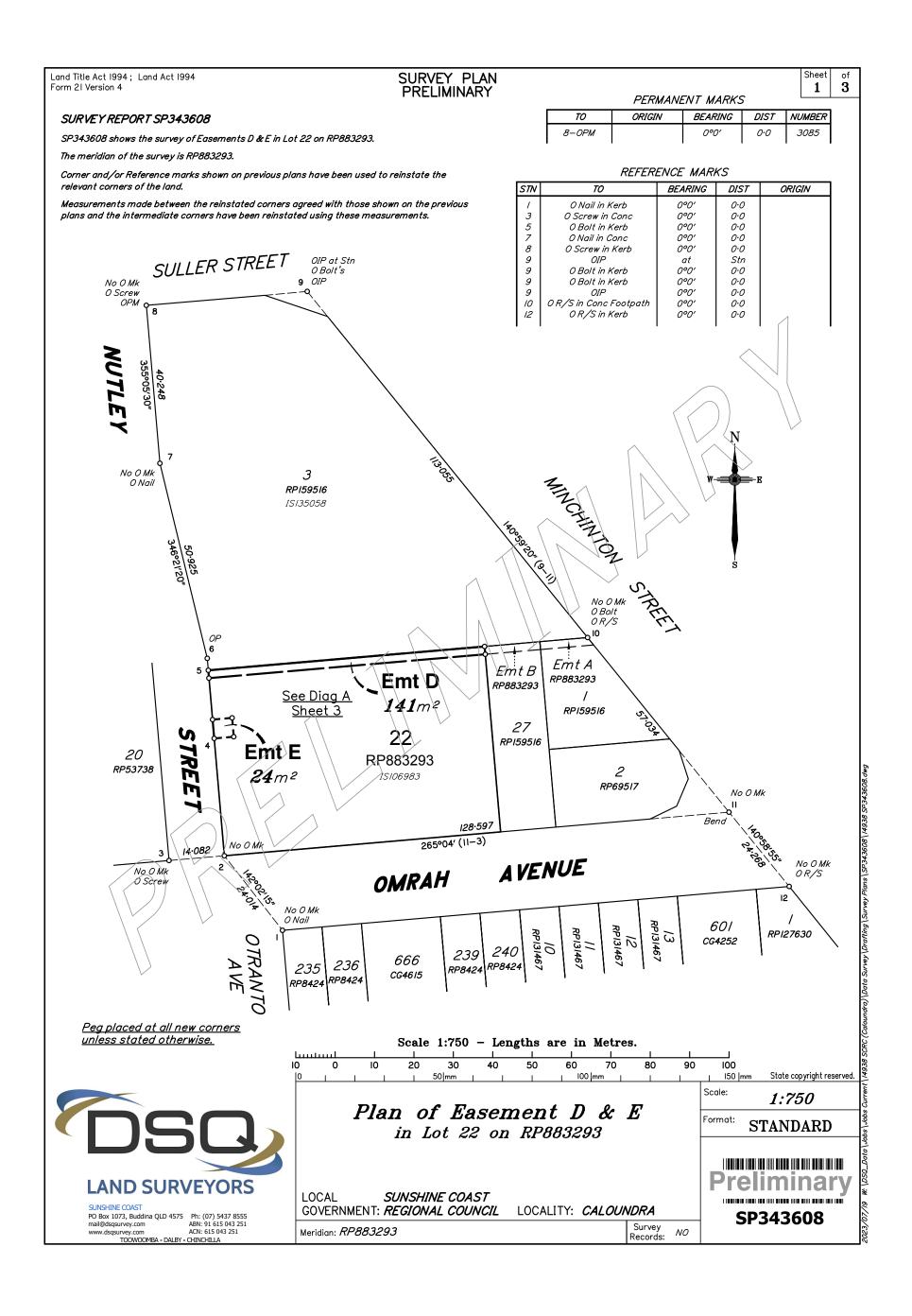
Should the recommendation be accepted by Council, it is noted that the Chief Executive Officer will delegate to Council's Delegated Officer that an exception to division 4 of section 236 of the *Local Government Regulation 2012* applies and the survey plan and easement documentation will be executed and registered with Titles Queensland.

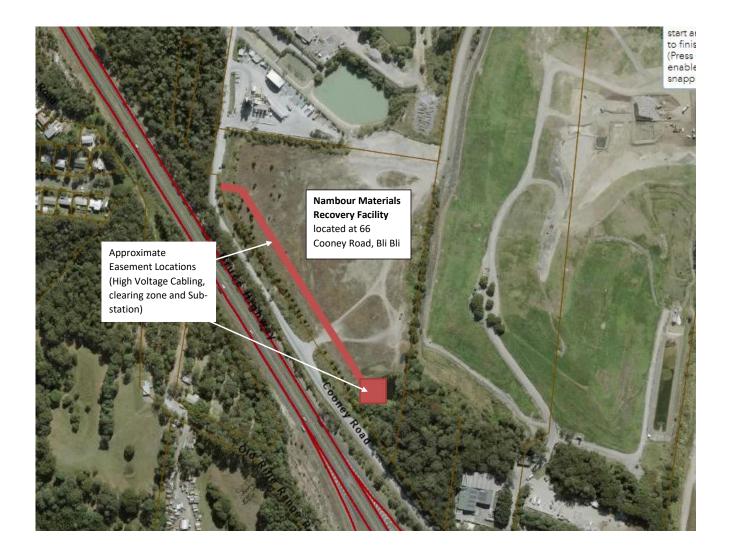


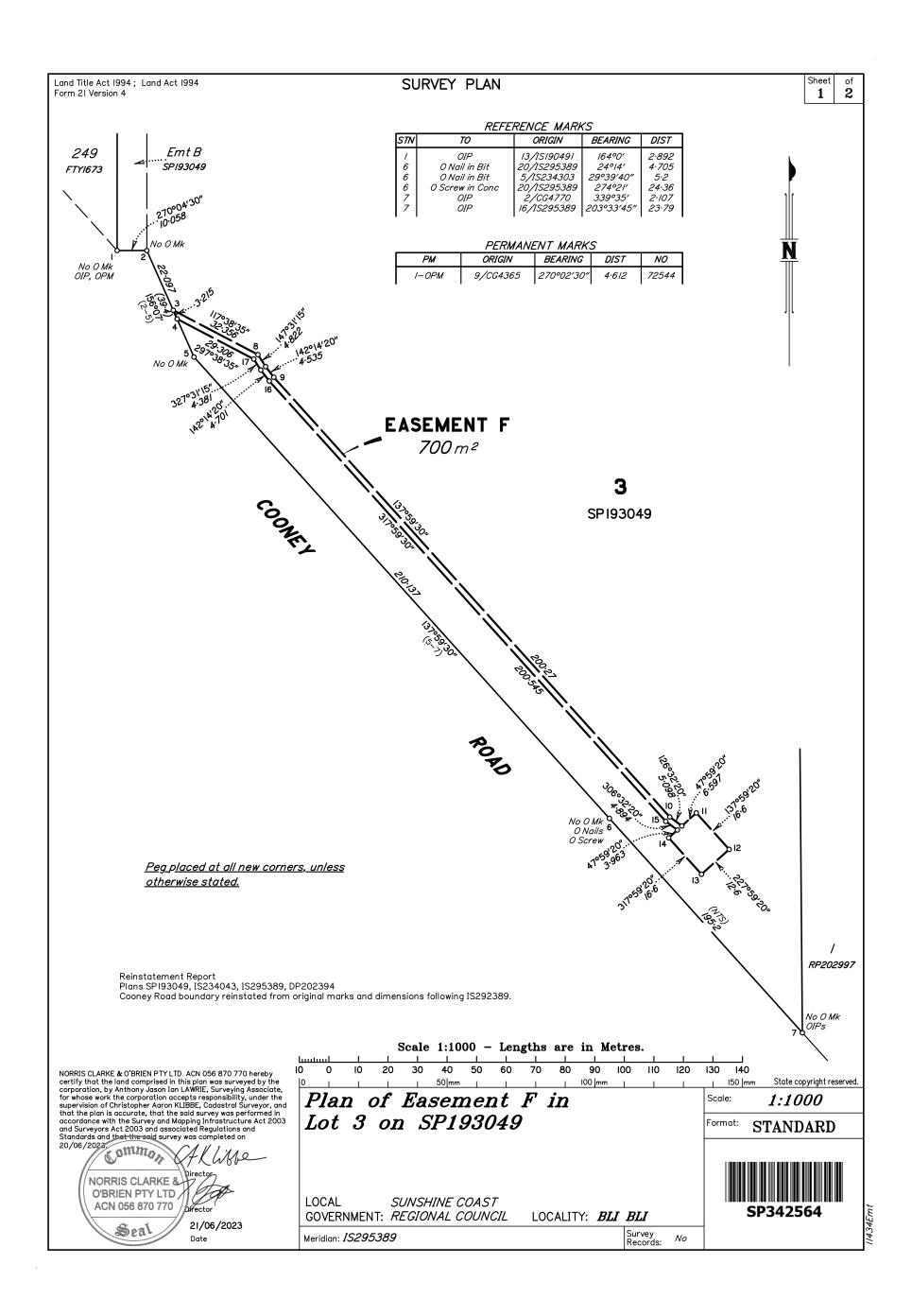


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#### 8.11 DISPOSAL (EASEMENT) OF PART OF COUNCIL FREEHOLD LAND WITHIN MULTIPLE PROPERTIES MERIDAN PLAINS TO AURA

File No: F2023/43207

Author: **Manager Leasing and Land Management** 

**Business Performance Group** 

Att 1 - Aerial Map of Easements...... 241 U Attachments:



#### **PURPOSE**

To seek Council approval of an exception under Section 236 of the Local Government Regulation 2012 to dispose of an interest land (via easement) for electrical supply over a portion of Council-owned land, across multiple properties from Meridan Plains to Aura.

#### **EXECUTIVE SUMMARY**

This report seeks a resolution from Council to dispose of an interest in land by way of easement without the need to undertake a tender or auction process. The easements are proposed for electrical supply purposes to Energex for the Sun South Project and will be registered over part of Council owned freehold land across multiple properties from Meridan Plains and to Aura. The various Council properties are described as:

- Lot 10 on SP231637, more commonly referred to as 135 Rainforest Drive, Meridan Plains.
- Lot 2 on RP97720, more commonly referred to as 110 Rainforest Drive, Meridan Plains.
- Lot 14 on SP264093, more commonly referred to as Honey Farm Road, Meridan Plains,
- Lot 70 on SP324776, more commonly referred to as 4 Honey Farm Road, Meridan Plains,
- Lot 903 on SP209288, more commonly referred to as Racecourse Road, Corbould Park,
- Lot 1200 on SP306968, more commonly referred to as Graf Drive, Baringa, and
- Lot 1198 on SP306968, more commonly referred to as Aura Boulevard, Baringa.

An exception is being sought from Council under Section 236 of the Local Government Regulation 2012, to permit the disposal of an interest in land (by way of easement), other than by tender or auction. An exception to dispose is applicable and complies with the Regulation in this instance, as the disposal is to Energex, a government agency.

#### OFFICER RECOMMENDATION

#### That Council:

- receive and note the report titled "Disposal (Easement) of part of Council Freehold Land within multiple properties Meridan Plains to Aura" and
- resolve, pursuant to section 236 of the Local Government Regulation 2012, that an exception to dispose of an interest (easement) in land (other than by tender or auction) is applied as the disposal is to Energex, a government organisation, pursuant to Section 236(1)(b)(i) over the following Council freehold land:
  - Lot 10 on SP231637

- (ii) Lot 2 on RP97720
- (iii) Lot 14 on SP264093
- (iv) Lot 70 on SP324776
- (v) Lot 903 on SP209288
- (vi) Lot 1200 on SP306968 and
- (vii) Lot 1198 on SP306968.

#### FINANCE AND RESOURCING

Energex will be responsible for all costs associated with facilitating the easement which include compensation for preparation of the easement documentation, survey plans, the preparation of compensation assessments and Titles Queensland registration fees to register the dealings. Energex will also be fully responsible for maintaining its infrastructure once installed.

The compensation for providing an easement over Council's land will be equal to or above that of the market value of the interest in land and will be undertaken by an independent registered valuer pursuant to Section 236(3) and 236(5) of the *Local Government Regulation* 2012. In the event an exemption to the disposal is granted, the Property Management Branch will commission an independent compensation assessment for the diminished value of the encumbered land.

There are no direct or ongoing costs to Council in relation to the proposal.

## **CORPORATE PLAN**

Corporate Plan Goal: Our service excellence

Outcome: We serve our community by providing this great service

Operational Activity: S22 Property management - comprehensive management of

Council's land and building assets to ensure that Council's property dealings are optimised, centrally managed, and support

Councils objectives.

## CONSULTATION

# **Councillor Consultation**

Councillor R Baberowski – Division 1 Councillor

Councillor P Cox - Division 3 Councillor

Councillor W Johnston – Portfolio Councillor Service Excellence

Councillor C Dickson – Portfolio Councillor Service Excellence

## **Internal Consultation**

**Property Management** 

Strategic Infrastructure Planning Policy

Transport Infrastructure Management

Strategic Property

Open Space

**Environmental Operations** 

**Environmental Sustainability Policy** 

Waste Resource Management

**Urban Growth Projects** 

**Project Delivery** 

Sport Venues and Development

#### **External Consultation**

Council's Property Management Branch has liaised with Energex in relation to the requirement for the registration of the electrical easement within Council's land.

## **Community Engagement**

Due to the administrative nature of this report, no community engagement has been undertaken or is required.

### **PROPOSAL**

The land ('Council's land') legally described as Lot 10 SP231637, Lot 2 RP97720, Lot 14 SP264093, Lot 70 SP324776 and Lot 903 SP209288 is owned by Council in freehold.

Lot 1200 SP306968 and Lot 1198 SP306968 are owned by Council in freehold under Nomination of Trust for the purpose of drainage.

Council's land and proposed easements are shown in **Attachment 1 – Aerial Map of Easements.** 

Energex's Sun South Project involves the construction of a 132kV overhead and underground electricity line from Meridan Plains to a proposed new substation in the Aura development. Under a Community Infrastructure Designation (CID), the corridor alignment for the northern overhead alignment was approved in 2013 and requires easements within Council land for electrical safety statutory requirements. An application for a Ministerial Infrastructure Designation (MID) over the southern overhead and underground alignment is currently in the approval process and will require easements within Council land, should the Ministerial Infrastructure Designation be approved.

There is a requirement for the registration of electrical supply easements in favour of Energex, to protect the future overhead and underground high voltage dual circuit power line traversing Council's land for Energex's Sun South Project. The proposed easement requirements are as follows:

Lot and Plan	Approx. Area (in m²)	Infrastructure Type
Lot 10 on SP231637	9531	Overhead
Lot 2 on RP97720	138	Overhead
Lot 14 on SP264093	19,456	Overhead
Lot 70 on SP324776	45,800	Overhead
Lot 903 on SP209288	220	Overhead
Lot 1200 on SP306968	9,560	Overhead
Lot 1198 on SP306968	546	Underground

To facilitate the registration of the electrical supply easement over Council's land, Council is required to grant an exception under Section 236 of the *Local Government Regulation 2012*. *Local Government Regulation 2012* stipulates that Council may, by resolution, dispose of an interest in land (including by way of easement), other than by tender or auction, if an exception applies. An exception is permitted as it relates to this application as the land is being disposed to a government agency as outlined in Section 236(1)(b)(i) of the Regulation.

The applicant will be required to pay compensation to Council for encumbering Council's land with an easement. In the event that an exception is granted, the Property Management Branch will commission an independent compensation assessment to determine the diminished value of the encumbered land. This will ensure the disposal complies with Sections 236(3) and (5) of the Regulation as:

- Compensation will be assessed by a registered valuer who is not an employee of the local government) registered under the Valuers Registration Act 1992; and
- Compensation will be set at or above the market valuation as determined by the registered valuer.

## Legal

There are no legal implications relevant to this report. Legal Services will however be consulted as part of the development and establishment of the Easements.

# **Policy**

This report has been prepared in accordance with Council's Procurement Policy relating to the disposal of Council assets.

#### Risk

No risks are associated with the granting on an easement over Council's land at this location as per the recommendation contained in this report. If an exception to dispose of land (via easement) was not to be resolved, the following risks have been identified:

- Electrical services could be delayed or not progressed for the local area from Caloundra to the Bells Creek area where an additional 50,000 residents are expected to populate in the coming decades.
- Council would not be compensated for the utilisation of its freehold land for private infrastructure.

#### **Previous Council Resolution**

There are no previous Council Resolutions relevant to this report.

# **Related Documentation**

Council's Standard Terms Document for overhead electrical infrastructure, underground electricity infrastructure and access rights easements over Council-owned land will be registered in accordance with the easement documentation.

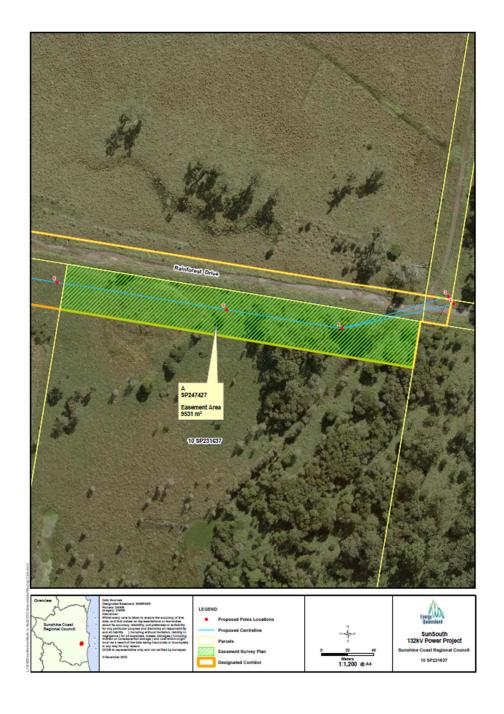
# **Critical Dates**

Energex construction is scheduled to begin in 2024 and timely progression of the easement documentation is essential to ensure that construction is able to progress on time.

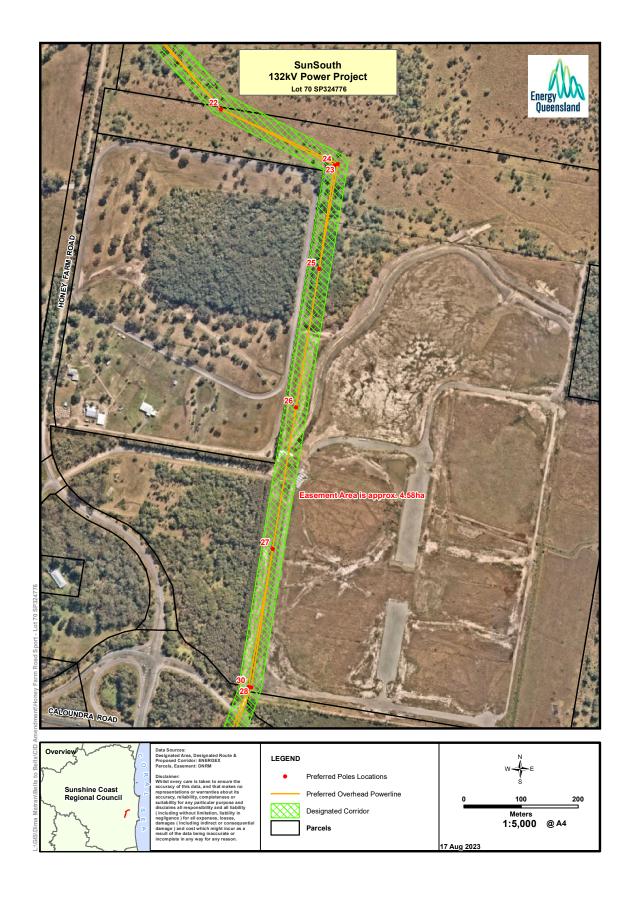
#### **Implementation**

Should the recommendation be accepted by Council, it is noted that the Chief Executive Officer will delegate to Council's Delegated Officer that an exception to division 4 of section 236 of the *Local Government Regulation 2012* applies and the survey plan and easement documentation will be executed and registered with Titles Queensland.

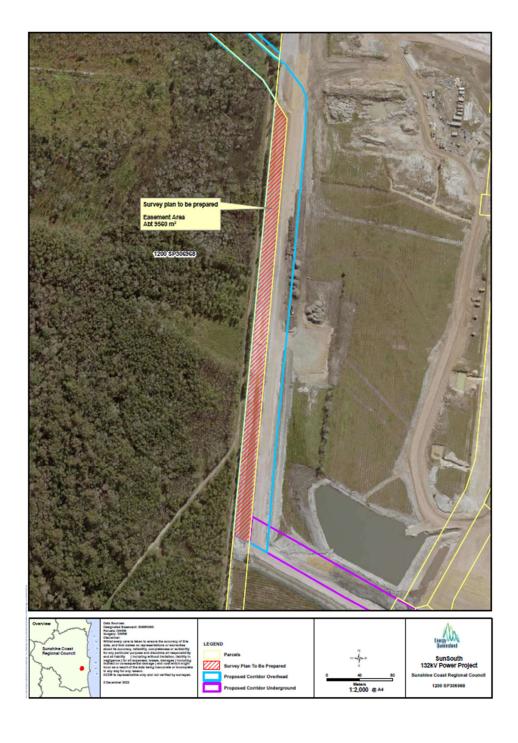


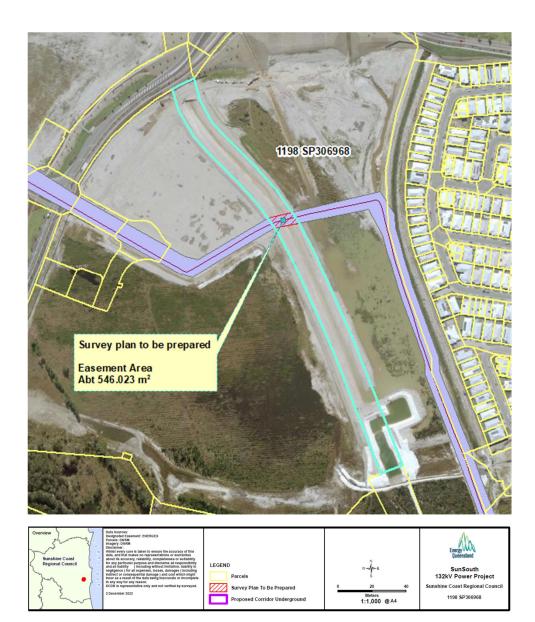












# 9 NOTIFIED MOTIONS

# 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 - STRATEGIC LAND ACQUISITION - PEREGIAN BEACH

File No: Council Meetings

Authors: Coordinator Biodiversity & Waterways

**Liveability & Natural Assets Group** 

Head of Strategic Property
Business Performance Group

In preparing this report, the Chief Executive Officer recommends it be considered confidential in accordance with Section 254J(3) (g) of the Local Government Regulation 2012 as it contains information relating to negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

In preparing this report, the Chief Executive Officer recommends it be considered confidential in accordance with Section 254J(3) (g) of the Local Government Regulation 2012 as it contains information relating to negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

The report is confidential in respect to the content and timeframes of negotiations with the landowners and recognising that, until Council makes a decision and the sale contracts are executed, the acquisition has no certainty.

Public disclosure at this time would potentially impact adversely on the finalisation of a current negotiation process and Council's ability to secure the land parcels at a price that represents the best value for the ratepayers of the region.

The report contains a recommendation to release details relating to the site location and price of the acquisitions once negotiations have been finalised and the transfer of the property title has been registered with the Titles Registry.

# 12 **NEXT MEETING**

The next Ordinary Meeting will be held on 26 October 2023.

# 13 MEETING CLOSURE