

Related Documentation

Ordinary Meeting

Thursday, 21 September 2023

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**8.11 RELATED ITEM - DISPOSAL (EASEMENT) OF PART OF COUNCIL
FREEHOLD LAND WITHIN MULTIPLE PROPERTIES MERIDAN PLAINS
TO AURA**

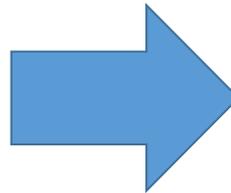
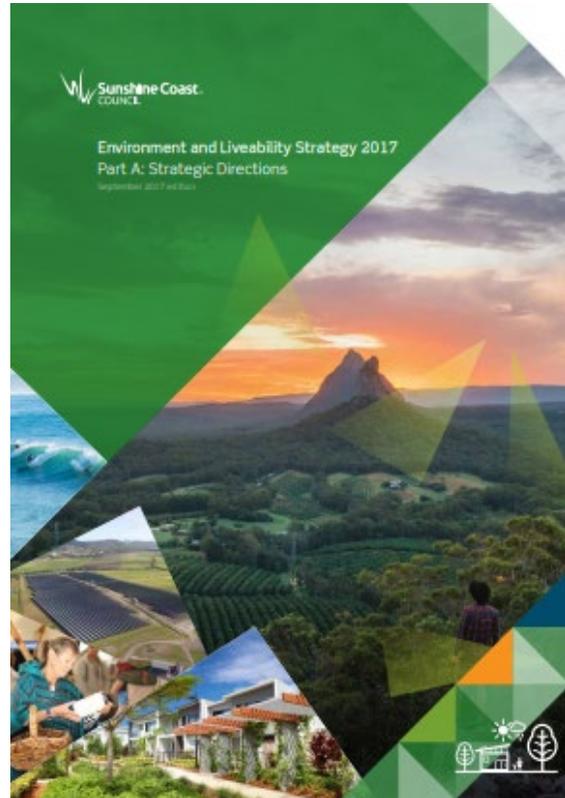
ATTACHMENT 1 PRESENTATION91

Sunshine Coast Coastal Health Report

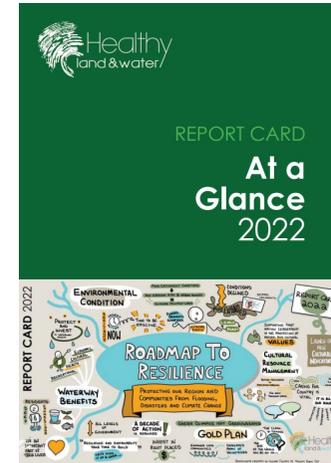
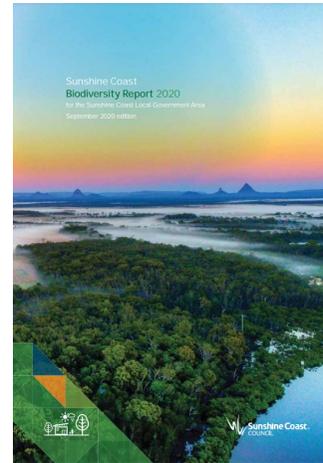
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Environment and Liveability Strategy



Strategic context

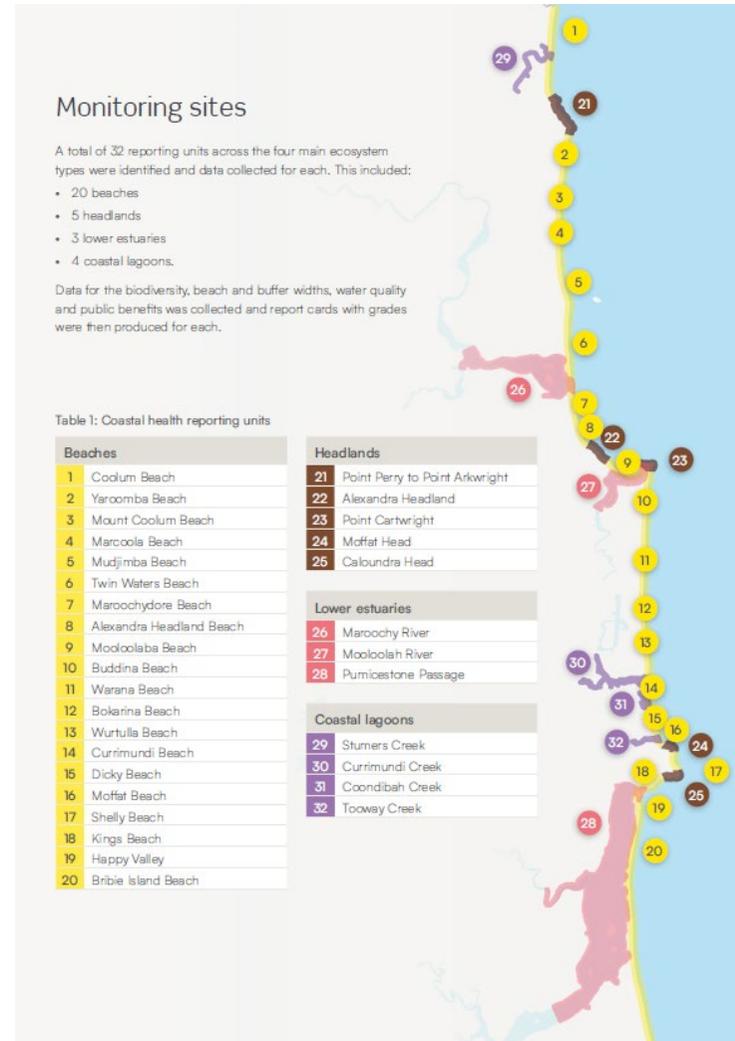


Coastal health report framework



Environment and Liveability Strategy

Coastline ecosystems



Environment and Liveability Strategy

Results summary

Coastal ecosystem	Overall health score	Coastline condition			Public benefits
		Biodiversity	Beach and buffer	Water quality	
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%	Very poor <20%
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Environment and Liveability Strategy

Web portal

- A [Coastal Health Report](#) web portal is being developed as they key mechanism for sharing information with the community.

Coastal Health Report Card

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.

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.

Ordinary Meeting 21 September 2023

Item 8.2 Flood Mapping and Information Update

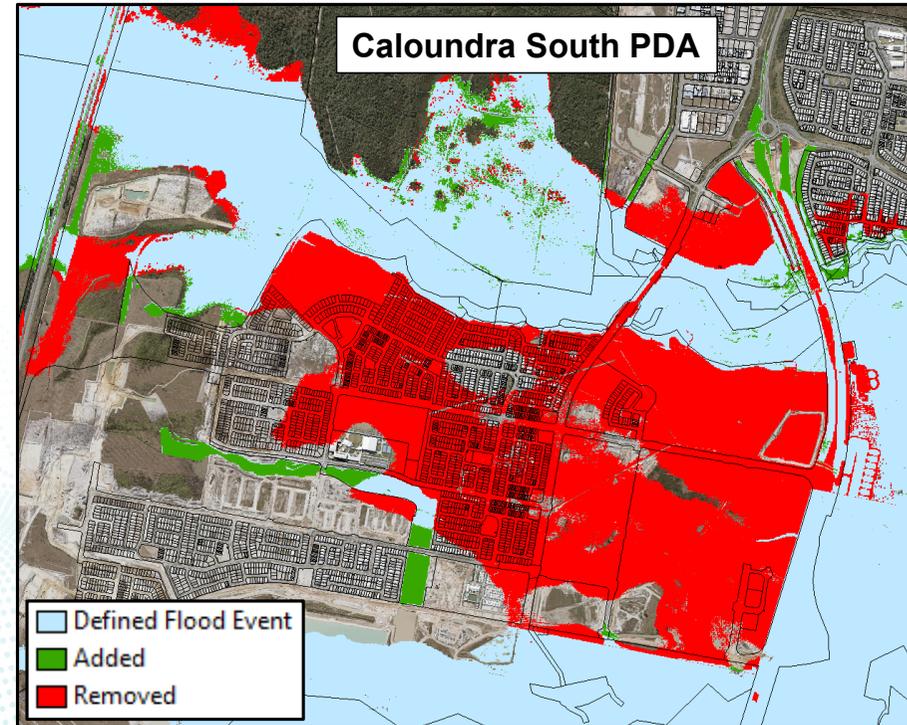
Purpose

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

Flood Mapping Updates

Proposed Minor Revisions include:

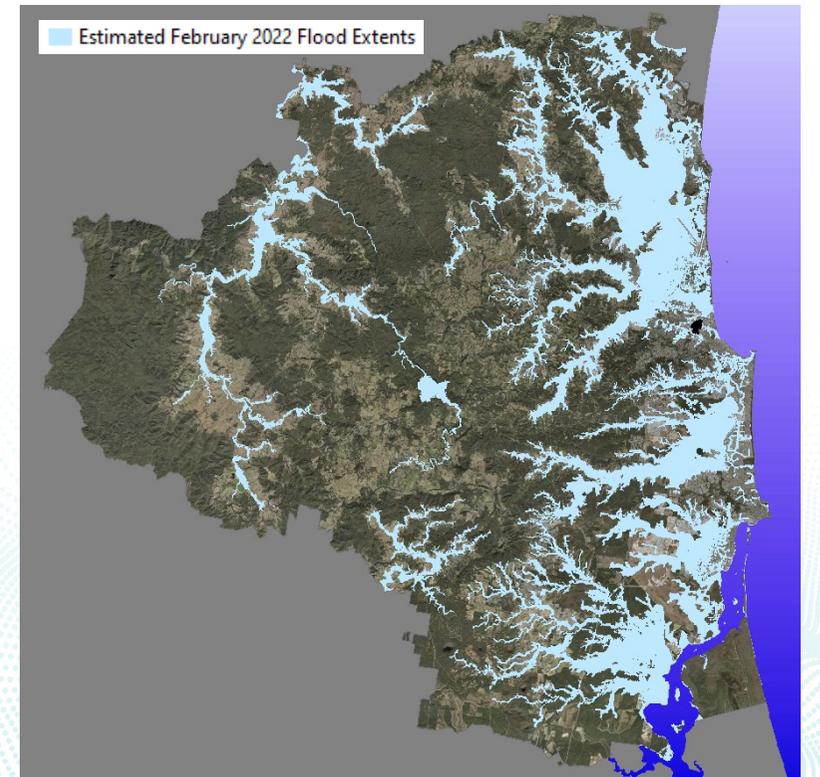
- Mapping for the developed areas of the Caloundra South Priority Development Area:
 - Supplied by the Developer, includes a range of flood events



Flood Mapping Updates

Proposed Minor Revisions include:

- A flood map of the February 2022 flood event:
 - Generated from data recorded by Council's network of water level and rainfall gauges

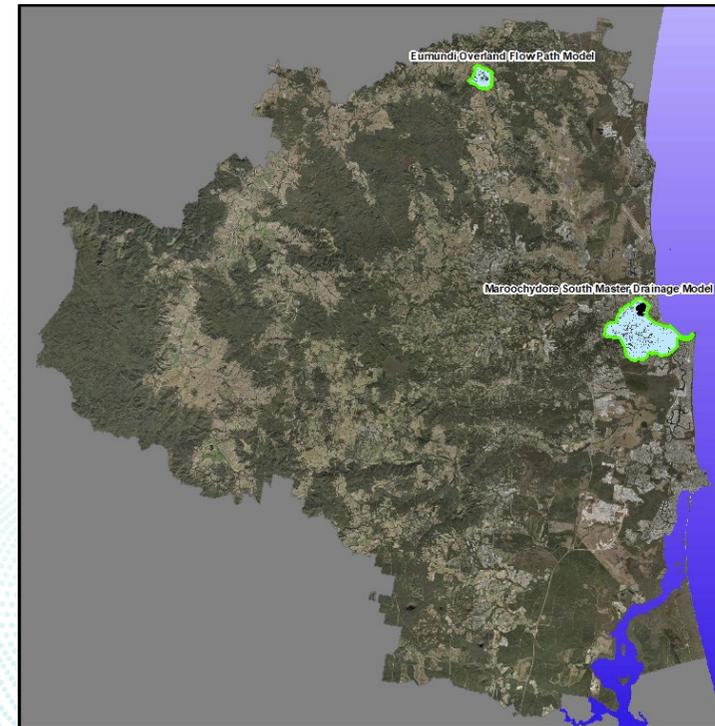


Flood Mapping Updates

Proposed Minor Revisions include (continued):

- Mapping for recently completed models:
 - Maroochydore South Master Drainage Plan
 - Eumundi Overland Flow Path Mapping

New Master Drainage/Overland Flow Models

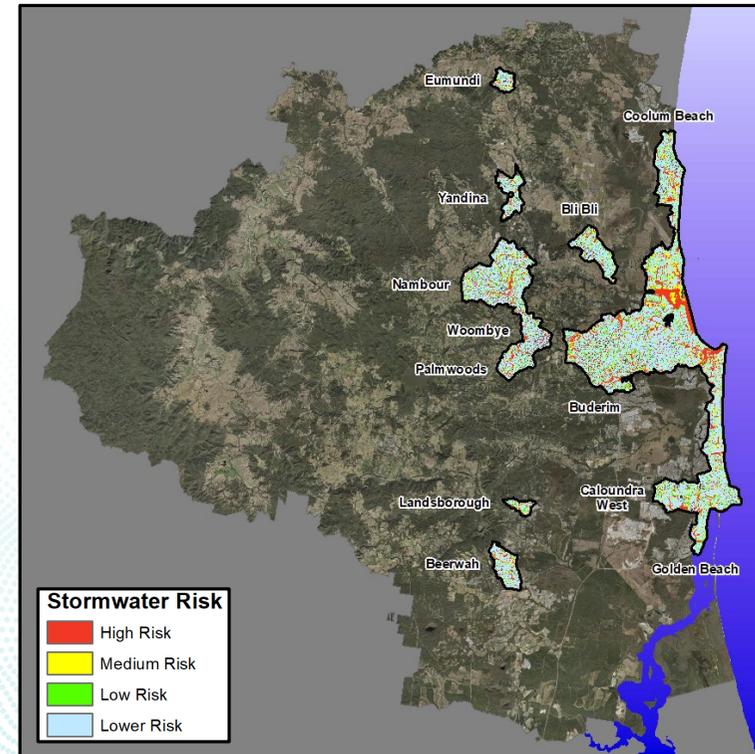


Flood Mapping Updates

Proposed Minor Revisions include (continued):

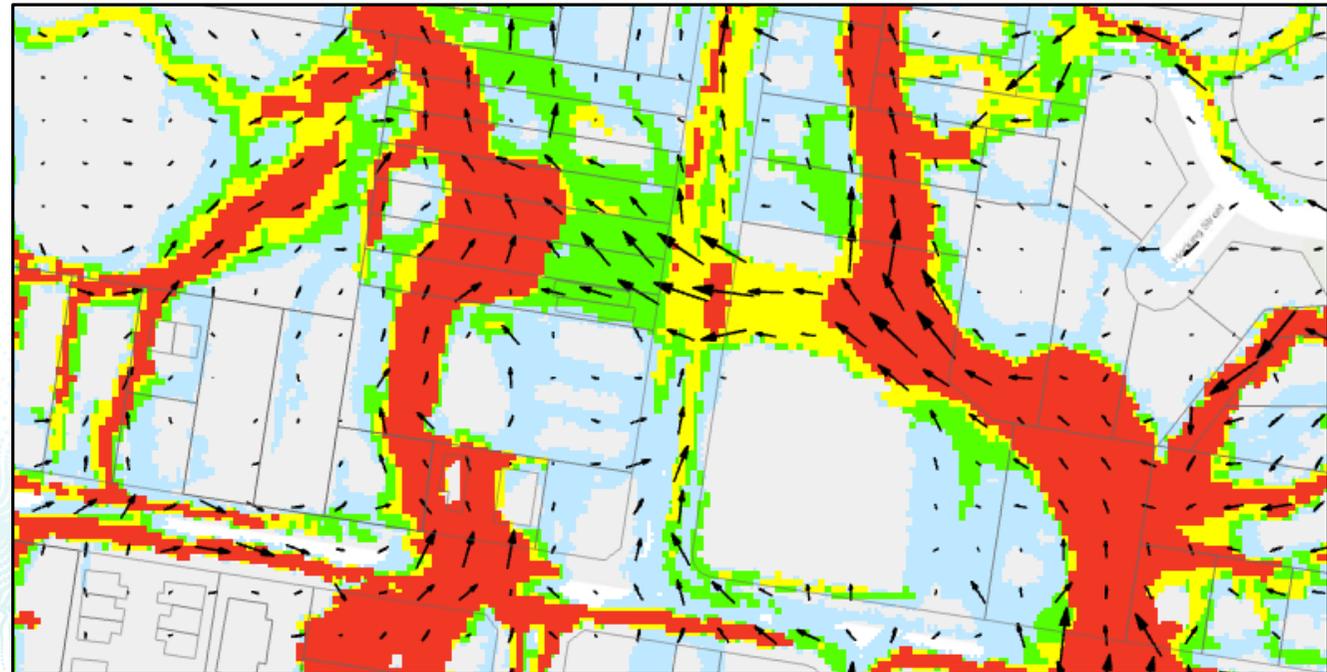
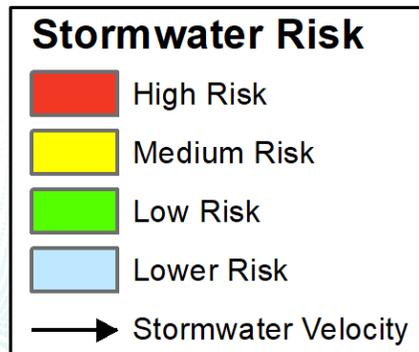
- Stormwater Risk Mapping
 - Considers hazard from stormwater runoff for small and large events
 - Includes velocity vectors showing magnitude and direction of flow

Stormwater Risk Map



Flood Mapping Updates

Stormwater Risk Map



Flood Mapping Updates

Proposed Minor Revisions include (continued):

- Interim Storm Tide Levels
 - New gauges in small coastal creeks
 - Events: December 2020 and January 2022
 - New storm tide study in progress
 - Interim increases applied:

Coastal Creek	Storm Tide Increase
Stumers Creek	340 mm
Currimundi Creek	270 mm
Coondibah Creek	520 mm
Tooway Creek	520 mm

Flood Mapping Updates

Proposed Minor Revisions include (continued):

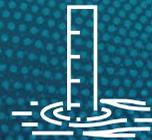
- Explanatory information within the mapping system
 - Currently, the supporting information is located on a separate webpage
- Make flood data available using open data framework
 - Current climate mapping and February 2022 event (flooding only)
 - Provided for insurance purposes
- Addendums to Master Drainage documents
 - Added note will outline that flood mitigation projects are conceptual
 - Relates to cost-benefit, affordability and constructability

Recommendations

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
- (c) endorse the Maroochydore South Master Drainage Plan (Appendix A).

Thank you



sunshinecoast.qld.gov.au/floodmapping

Ordinary Meeting 21 September 2023

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

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.

Why is a new map needed?

Observation	Industry Feedback
Building works in overland flow paths	Council should provide public mapping of overland flow paths
Reducing finished surface levels adjacent to the Flood Hazard Area	Such works are permissible outside the designated Flood Hazard Area
Driveways not containing stormwater to road	Council should provide public mapping that shows the locations where stormwater flooding may not be contained to roads
Building works in areas that are mapped as flooded in newer mapping but not in the Flood Hazard Overlay	Council should update its public mapping of the Flood Hazard Area for Building Regulation Purposes
Building works adjacent to a Flood Hazard Area may have a lower floor level than works constructed in the Flood Hazard Area	Such outcomes are permissible outside the designated Flood Hazard Area
The Flood Hazard Area is designated in the Sunshine Coast Planning Scheme. A planning scheme amendment or temporary local planning instrument is required to update planning scheme mapping	The Building Act and Regulations provide alternative methods for making the designation

Section 8 Building Regulation

- “(1) A local government may in a planning scheme, temporary local planning instrument under the Planning Act or by resolution—
- (a) designate all or part of its area as a flood hazard area; and
 - (b) declare the following matters for all or part of the designated flood hazard area—
 - (i) the defined flood level;
 - (ii) the maximum flow velocity of water;
 - (iii) an inactive flow or backwater area;
 - (iv) a freeboard that is more than 300mm;
 - (v) the finished floor level of class 1 buildings built in all or part of the flood hazard area.



REGISTERED OWNERS NAME	FLOOD EVENT LEVEL	SOURCE OF INFORMATION	DEFINED FLOOD EVENT LEVEL	DATE OF EVENT
1% AEP FLOOD EVENT INFORMATION (CURRENT CLIMATE)	0.5m AFD	Purvis/Stone Flood Study, BPT, 2018	0.5m AFD (Regional/Fiveyear)	Not Available
1% AEP FLOOD EVENT INFORMATION (ESTIMATED CONDITIONS AT YEAR 2145)	0.5m AFD	Purvis/Stone Flood Study, BPT, 2018	0.5m AFD (Regional/Fiveyear)	Not Available
RECORDED HISTORIC FLOOD INFORMATION	Not Available	Not Available	Not Available	Not Available



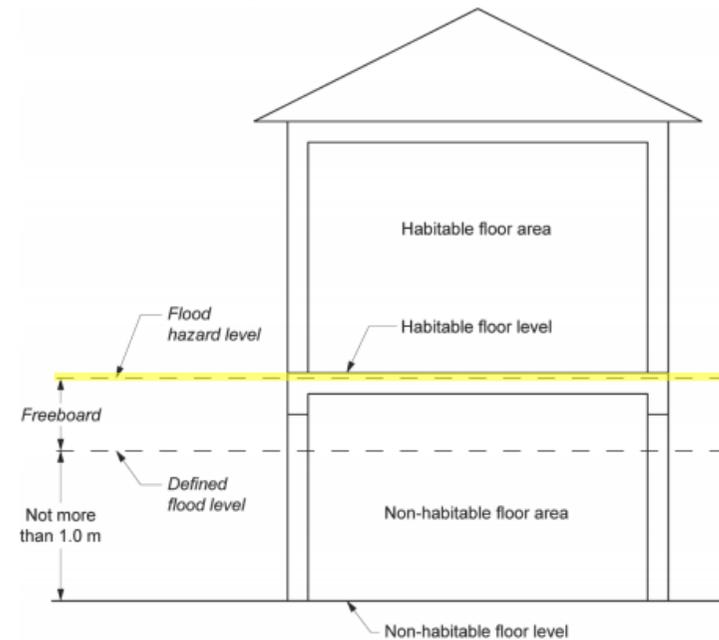
National Flood Standard Definition

National Construction Code (2022) Volume 2

Flood hazard area means the site (whether or not mapped) encompassing land lower than the flood hazard level which has been determined by the appropriate authority.

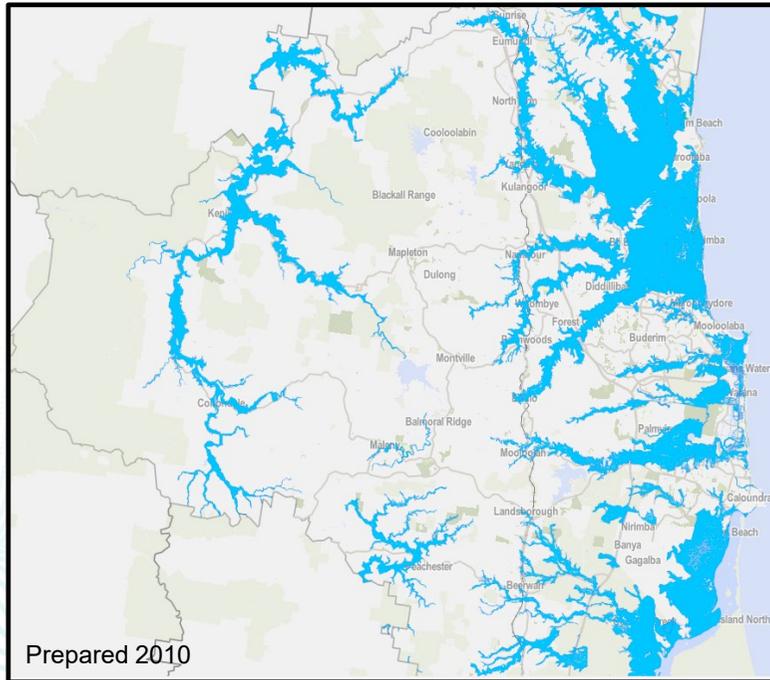
Flood hazard level (FHL) means the flood level used to determine the height of floors in a building and represents the defined flood level plus the freeboard (see Figure).

Identification of defined flood level, flood hazard level and freeboard

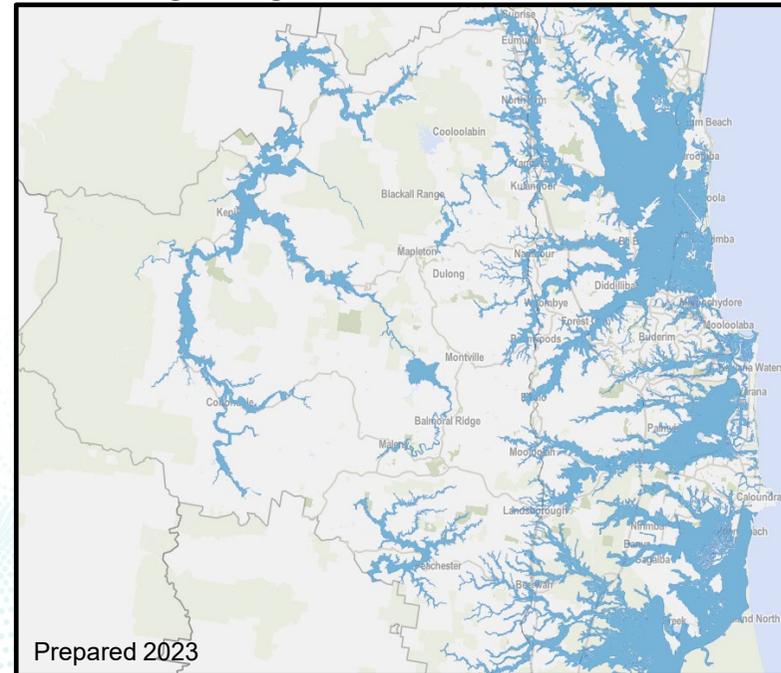


 <p>Building Act 1975</p> <p>Current as at 1 October 2020</p>	 <p>Building Act 1975</p> <p>Building Regulation 2021</p> <p>Current as at 1 September 2021</p>	<p>MP 3.5 - Construction of buildings in flood hazard areas</p> <p>Contents</p> <p>Part 1 Introduction</p> <ul style="list-style-type: none"> 1.1 Purpose 1.2 Application 1.3 Interpretation 1.4 Building types 1.5 Construction in flood hazard areas 1.6 Construction standards <p>Part 2 Interpretation</p> <ul style="list-style-type: none"> 2.1 Habitable floor area 2.2 Non-habitable floor area 2.3 Habitable floor level 2.4 Non-habitable floor level 2.5 Flood hazard level 2.6 Freeboard <p>Part 3 Performance requirements and acceptable solutions</p> <ul style="list-style-type: none"> 3.1 Flood hazard level 3.2 Freeboard 3.3 Habitable floor level 3.4 Non-habitable floor level 3.5 Flood hazard level 3.6 Freeboard <p>Approved on 12 November 2021 Page 1 MP 3.5 Construction of buildings in flood hazard areas</p>	 <p>Volume Two Building Code of Australia</p>  <p>2022</p>
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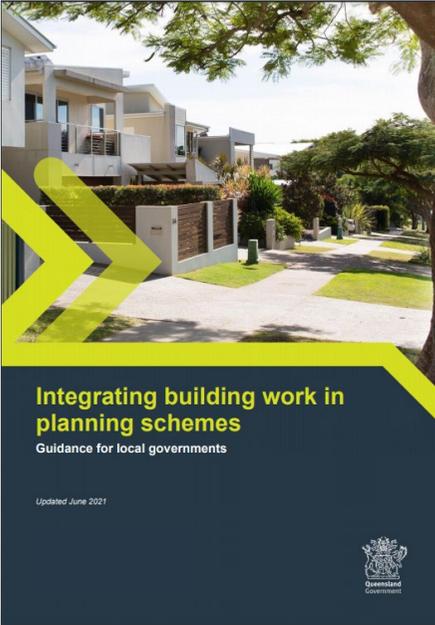
Planning Scheme Flood Map



Building Regulation Flood Map



- ✔ Derived from Defined Flood Event
- ✔ National Flood Standard definition
- ✔ Derived from local flood studies prepared by RPEQ



Overland Flow and Stormwater Management

Integrating Building Work in Planning Schemes, Guidance for Local Governments

Queensland Treasury – Planning Group

Flood Hazard Area for Building Regulation Purposes
This map contains the Flood Hazard Area for Building Regulation Purposes and differs from the Sunshine Coast Council 2014, Flood Hazard Overlay. This map and associated table should be used by industry professionals required to comply with *Queensland Development Code: MP3.5 Construction of Buildings in Flood Hazard Areas*.

The Map is based on the Defined Flood Event, but also includes additional buffer flood hazard areas. These additional buffer areas incorporate freeboard allowance, overland flow paths and street drainage.

If building works are proposed within the Flood Hazard Area for Building Regulation Purposes (including the additional buffer area), then the declared flood level, velocity and finished floor level is required to comply with MP3.5. See table below for this information.

For complex situations where the flood search is unable to be automated, application for a customised **Flood Information Search (self-assessable)** will need to be requested from council.

For more information please refer to Council's Website: [Flood Information relevant to building works \(sunshinecoast.qld.gov.au\)](http://sunshinecoast.qld.gov.au)



Local Governments can incorporate consideration of overland flow in the assessment and identification of a designated flood hazard area in accordance with the State Planning Policy:

- Included in additional flood hazard area buffer (freeboard inclusion also occurs in this buffer)

Storm Tide Mapping

- Cannot be designated through a resolution of Council
- Include in new planning scheme
- Queensland Development Code, MP 3.5 Construction of buildings in flood hazard areas – excludes storm surge
- Exclusion relates to damage caused by storm surge (wave action)
- New planning scheme is intended to include specific building assessment provisions

Recommendations

That Council:

- (a) Receive and note the report titled “Designated 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)

Recommendations

- (C) Declare the following for the designated flood hazard area, 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

Recommendations

- (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

Thank you.



sunshinecoast.qld.gov.au/floodmapping



Ordinary Meeting

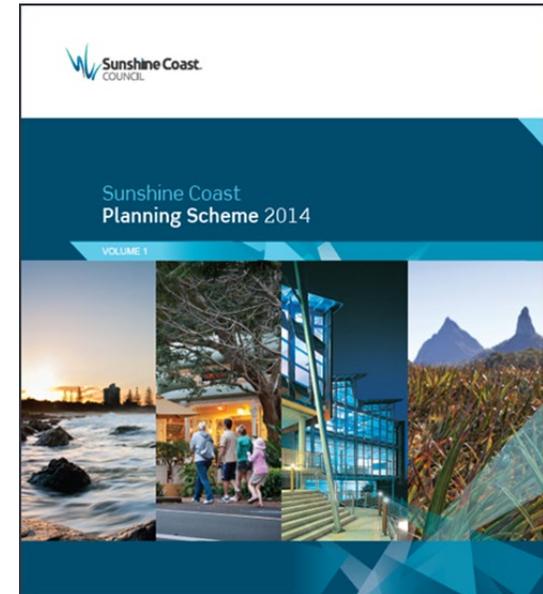
21 September 2023

Item 8.4

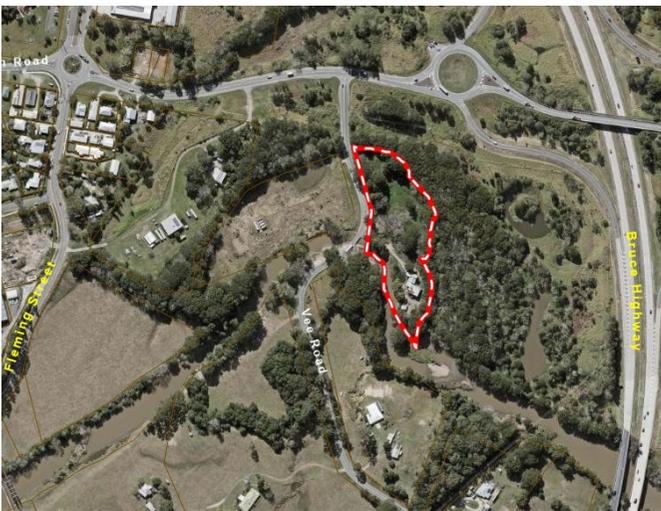
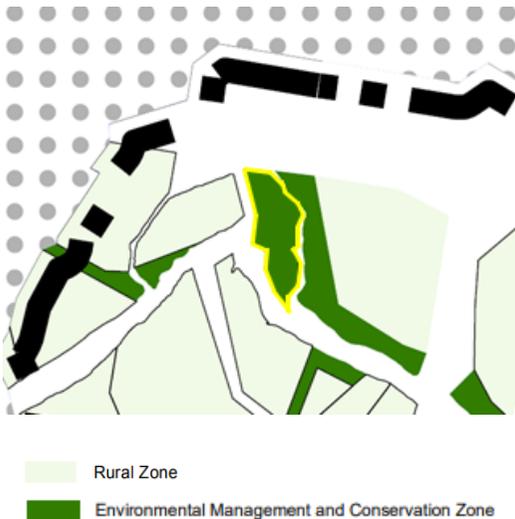
Proposed Planning Scheme Amendment Queensland
Reconstruction Authority Resilient Homes Fund -
Voluntary Home Buy-Back Sites

Purpose and Background

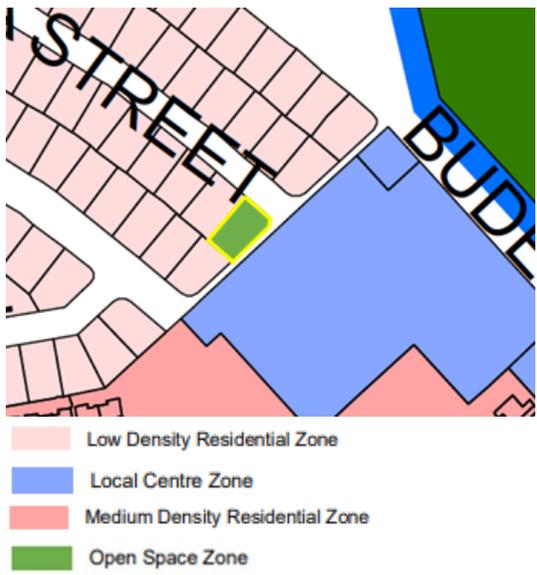
- Proposed amendment to the *Sunshine Coast Planning Scheme 2014*
 - Amends the zoning of 3 sites acquired under the Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Program
- Council is required to amend the zoning of the land to a non-habitable use by 30 June 2024
- ‘Minor amendment’ under the *Minister’s Guidelines and Rules 2023*
 - No state interest review
 - No public consultation



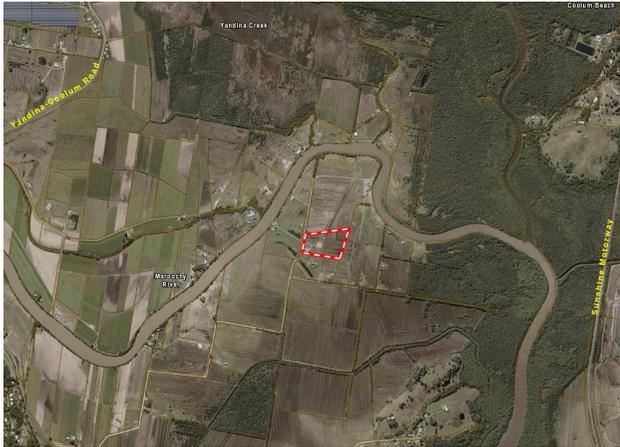
11 Vee Road, Yandina

Site	Proposed	Summary
		<ul style="list-style-type: none"> • Currently in the Rural zone • Entirely affected by flooding, located within the riparian protection area and contains native vegetation • Affected by February 2022 flood event • Acquired by Council on 27 February 2023 • Proposed to include in the Environmental management and conservation zone • Proposed zone reflects constraints of the land and intended future use for environmental purposes

2 Elinya Street, Battery Hill

Site	Proposed	Summary
	 <p> Low Density Residential Zone Local Centre Zone Medium Density Residential Zone Open Space Zone </p>	<ul style="list-style-type: none"> • Currently in the Low density residential zone • Subject to high risk stormwater flooding compounded by ongoing sewage overflow issues • Affected by February 2022 flood event • Acquired by Council on 27 April 2023 • Proposed to include in the Open space zone • Proposed zone reflects constraints of the land and intended future use for drainage purposes

336-368 Burtons Road, Maroochy River

Site	Proposed	Summary
		<ul style="list-style-type: none">• Currently in the Rural zone• Entirely affected by flooding and located within the Blue Heart Area• Affected by February 2022 flood event• Acquired by Council on 15 August 2023• Proposed to include in the Environmental management and conservation zone• Proposed zone reflects constraints of the land and intended future use for environmental and flood storage purposes

Recommendation and Next Steps

- **Report recommends that Council:**
 - **make a ‘minor amendment’**
 - **adopt the proposed amendment**
 - **delegate authority to the Chief Executive Officer to finalise the proposed amendment**
- **Next steps**
 - Publish notice
 - Prepare planning scheme (including amendment) for commencement
 - Provide copy of public notice and amendment to the Chief Executive



Thank you.



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



Ordinary Meeting

Item 8.5

Proposed To Make Amendment Local Law No.2 (Animal Management) 2023

Background

- Council, at the **Ordinary Meeting held on 24 August 2023**:
 - adopted the Point Cartwright and La Balsa Park Master Plan.
 - endorsed the proposed changes to pet access to inform a local law amendment process.
 - requested 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.
- Given the recent adoption 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.
- Today's report presents to Council the first report in the Local Law Making process proposing the Council endorsed changes to pet access adopted through the Point Cartwright and La Balsa Park Master Plan.



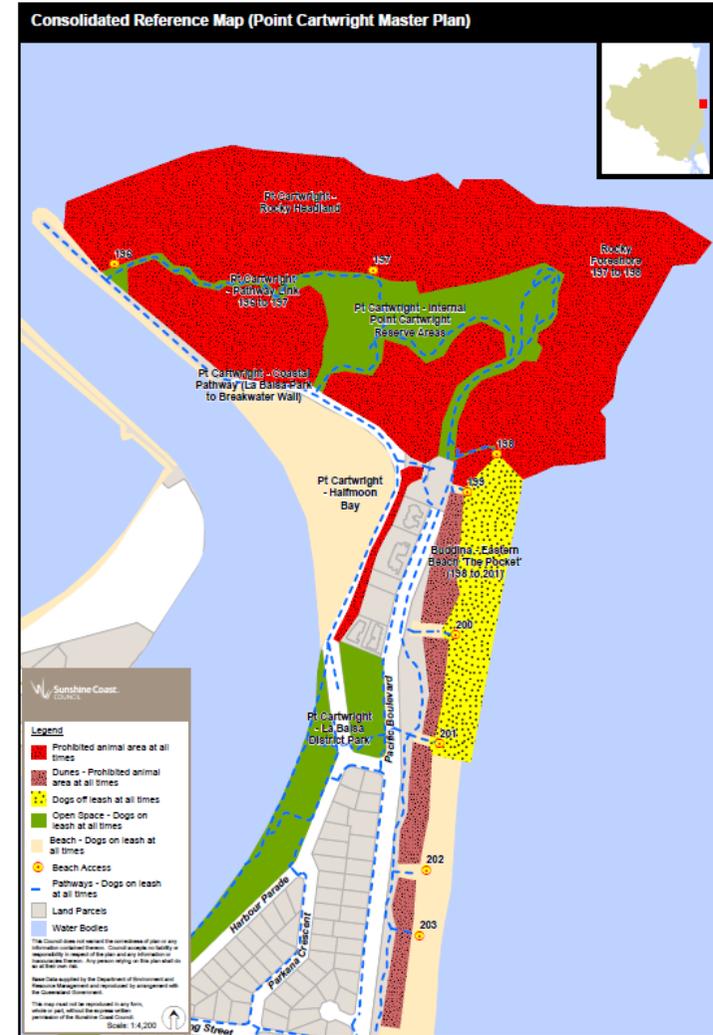
Legend

- Environmental protection
Dogs prohibited
- Dogs allowed
off-leash at all times
- Dogs allowed
on-leash at all times



Point Cartwright Reserve & La Balsa Park Master Plan
 Appendix C - Proposed Changes to Pet Access Map

August 2023



Sunshine Coast Council

Legend

- Prohibited animal area at all times
- Dunes - Prohibited animal area at all times
- Dogs off-leash at all times
- Open Space - Dogs on-leash at all times
- Beach - Dogs on-leash at all times
- Beach Access
- Pathways - Dogs on-leash at all times
- Land Parcels
- Water Bodies

The Council does not warrant the correctness of any or any information contained herein. Council accepts no liability or responsibility in respect of the plan and any information or information therein. Any person acting on the plan should do so at their own risk.

Map developed by the Department of Environment and Resource Management and modified by arrangement with the Council's Council.

This map must not be reproduced in any form, whole or part, without the express written permission of the Sunshine Coast Council. Scale: 1:4,200

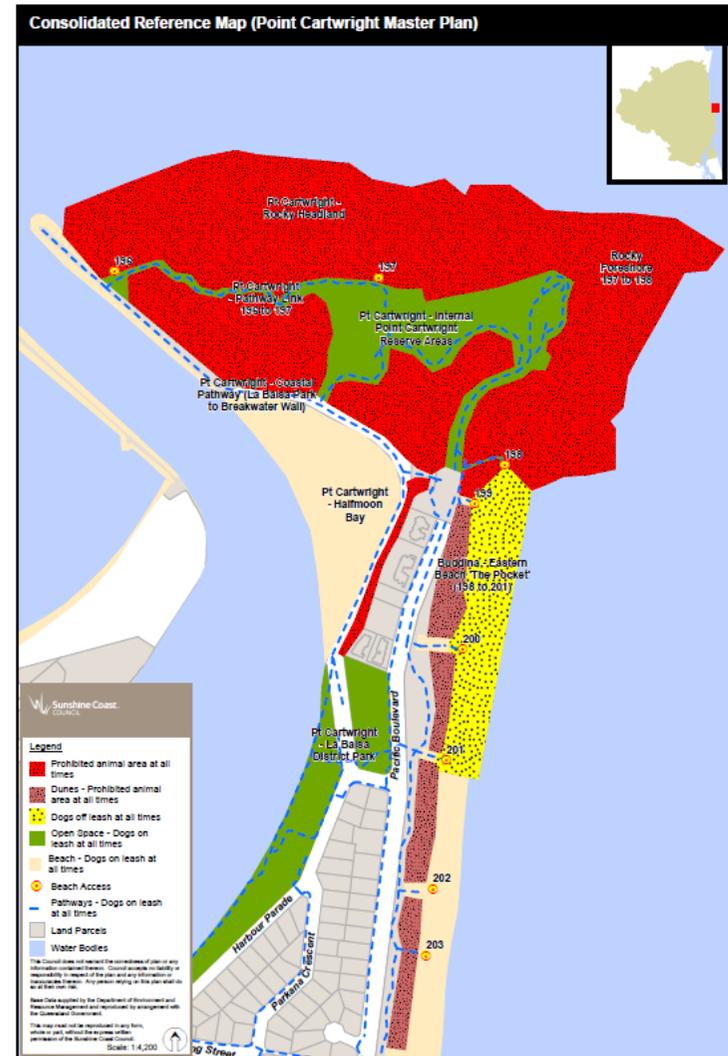
Local Law Reference Map

The amendment local law proposes the following changes to dog access areas as per the endorsed Point Cartwright and La Balsa Park Master Plan, Pet Access Map:

- 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 leash at all times (NOTE: Local Laws schedules are for Prohibited and Off-leash areas only)
- the existing timed (4.00pm to 8.00am) dog off leash on the northern beach onto and around the rocky foreshore to now be a dogs-prohibited area
- the existing dog off leash at all times on the eastern rocky foreshore onto Buddina Beach to change to now be a dogs-prohibited area
- the existing timed (4.00pm to 8.00am) dog off leash area within Point Cartwright Reserve to change to both dogs on lead at all times and also areas that will be dogs-prohibited areas
- the existing off leash at all times within Point Cartwright Reserve to change to both dogs on lead at all times and also areas that will be dogs-prohibited areas
- the Buddina beach dog off leash area at all times is to remain in place
- the dunes along Buddina Beach will be dogs-prohibited areas, with access to the pathways and beach access to be dogs on lead.

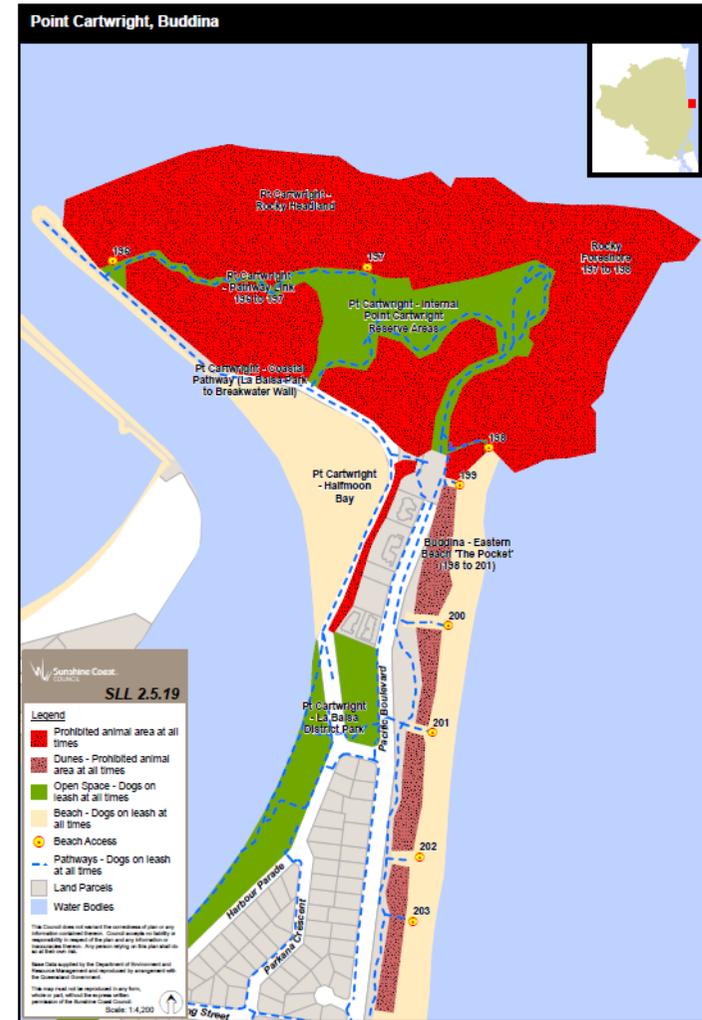
La Balsa Park

La Balsa Park area is to remain as dogs on lead at all times.



Proposed amendment to SLL 2 - Schedule 5 (Exclusion of animals from specific places)

Proposed NEW Map (NOTE this is a newly proposed prohibited area within the Local Laws)

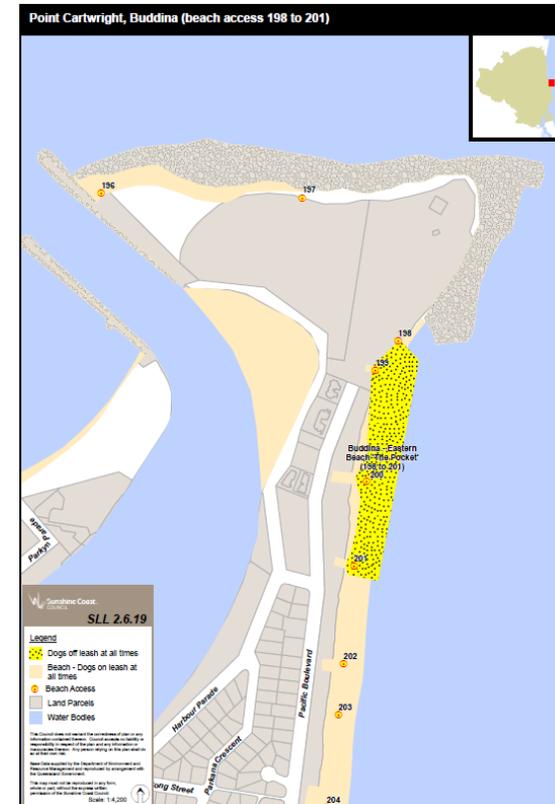


Proposed amendment to SLL 2 - Schedule 6 (Dog off-leash areas)

Current Maps (both to be removed)



Proposed Map (New map to be inserted)



Next steps

Community Consultation

- Community consultation will commence on 25 September 2023 to 30 October 2023.
- A period of 35 days for community consultation is considered good practice. Considering that the first week of consultation commences during Queensland school holidays, the consultation period is proposed to be extended from the usual 4 weeks to 5 weeks.

State Interest Check

- State interest check is not required for a subordinate Local Law (S29A LG Act 2009)

Human Rights Assessment

- Consideration will be given to community submissions, and Assessment of Compatibility undertaken with the *Human Rights Act 2019*.

2nd Report to Council in the Local Law Making Process

- Report back to Council following Community Consultation.

Thank you.



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



August 2023 Financial Performance Report

August 2023 Operating Result

- Council's operating result at the end of August 2023 of \$139.4 million is above the current budget by \$4.1 million
- The variance consists of:
 - Revenue below budget of \$1.9 million
 - Expenses below budget by \$6 million

August 2023 Operating Result

Revenue

- Council's holiday park revenue remains on budget for August
- Fees below budget for both quarry services and plumbing applications

Expenditure

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

August 2023 Capital Expenditure Result

Capital Works Program has Progressed 11.6%

- \$38.2 million of Council's \$331 million Capital Works Program was financially expended.
- \$28.4 million of the Core Capital Program has been spent which is 10.9% of the budget

Cash Flows and Balance Sheet

Council Cash

- Council's cash at 31 August is \$381 million

Council Debt

- Council's debt at 31 August is \$425 million
- Anticipated new borrowings for 2023/24 are \$28.5 million

Investment Performance

Investments

- Council currently has 16 term deposits totalling \$170 million
- Term deposits mature between 0 – 179 days
- Weighted average interest rate return of 4.67%

OFFICER RECOMMENDATION

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

Thank you.



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



Ordinary Meeting

21 September 2023

Item 8.7

Queensland Audit Office

Second Interim Management Report for the financial
year ended 30 June 2023

Queensland Audit Office (QAO)

Second Interim Management Report for the financial year ended 30 June 2023

Audit Schedule

- Planning (Dec 2022)
- 1st Interim (Mar 2023)
- **2nd Interim (June 2023)**
- Final Audit (Sep/Oct 2023)

Legislative Requirements

- Statutory obligation to prepare General Purpose Financial Statements subject to audit by the Qld Auditor General (or representative)
- Audit Reports are first presented to Council's Audit Committee
- Section 213(3) of the *Local Government Regulation 2012* requires that the report be presented at the next ordinary meeting of Council

Results of QAO 2nd Interim Audit 2023

This audit assessed the design and implementation of Council's internal controls relevant to the financial report, and whether they are operating effectively.

QAO assess the key controls they intend to rely on in auditing Council's financial statements.

One new issue has been identified for the 2022/23 audit.

Results of QAO 2nd Interim Audit 2023

A summary of outstanding issues raised in the *prior* year, as well as current status, is below.

ITEM	STATUS
Internal control issues	1 prior year significant deficiency – in progress, revised action date 30 September 2023 1 current year deficiency – in progress, action date 18 September 2023 1 prior year deficiency – in progress, due as at 30 June 2023 1 current year other matter – resolved pending audit clearance, action date 15 August 2023
Financial reporting issues	1 prior year moderate financial reporting issue – partially resolved, further improvements in progress
Milestones (current year)	On track
Areas of audit focus (current year)	On track

Results of QAO 2nd Interim Audit 2023

Based on the results of testing to date and the resolution of some prior year issues, QAO 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.

Critical Dates

- 4 September to 6 October 2023 – Final Audit
- 6 October 2023 – Council certification of the 2022/23 financial statements and current year financial sustainability statement prior to statutory deadline of 31 October 2023
- 16 November 2023 – Council adoption of the 2022/23 audited financial statements

Implementation

All identified issues will be stored in Council's Corporate Reporting System with implementation to be monitored by the Audit Committee.

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".

Thank you.



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



2023/24 Budget Review 1

2023/24 Budget Review 1

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.

Budget reviews are governed by the following Budget Principles endorsed during Budget Development Process:

- Service levels set by Council and aligned to the Corporate Plan
- Maintain cash levels
- Maintain or decrease debt levels
- Achieve an operating result to fund debt redemptions and capital expenditure

2023/24 Budget Review 1 – Summary

SCC TOTAL	2023/24	2023/24	Change
	Original Budget	Budget Review 1	
	\$'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

2023/24 Budget Review 1 – Operating

Operating Position – Significant Adjustments

- Continuation of Projects from 2022/23 \$859,000
- Transport Levy Adjustments \$2.4 million
- Services Adjustments \$329,000

2023/24 Budget Review 1 – Capital

Capital Works Program – Significant Adjustments

- Carry Over projects from 2022/23 \$76.0 million
- Deferred projects \$54.5 million
- Deferred Land Acquisitions \$20.2 million

2023/24 Budget Review 1 – Capital

Capital Works Program – 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.

2023/24 Budget Review 1 – Capital

Minor Works Program

Appendix B contains a list of projects for Council’s consideration under the Minor Works Program.

OFFICER RECOMMENDATION

As tabled in the report

Thank you.



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



Ordinary Meeting

21 September 2023

Item 8.9

Disposal (Leases) to
Queensland Fire and Emergency Services
over various Rural Fire Brigade sites

Overview

- Queensland Fire and Emergency Services ('QFES') hold Twelve (12) lease agreements with Council over 12 Rural Fire Brigade sites which are either due for renewal or expire within the next five years.
- Rural Fire Brigades are operated by local community volunteers under the purview of the QFES.
- At present there are inconsistent lease terms and conditions across the various sites depending on when leases were entered into.
- QFES have requested that the Council consider granting new leases up until 2043
- The Lease Area Plans for each of the Rural Fire Brigade sites are detailed in **Attachment 1 – Rural Fire Brigade Lease Area Plans.**

Rural Fire Brigades Details

Brigade	Address	Lot No	Land Tenure	Tenure Expiry
Palmwoods	Margaret St, PALMWOODS	119 CG6375	Reserve For Local Government	28/02/2025
Glasshouse Mountains	Ryan St, GLASS HOUSE MOUNTAINS	5 G5933	Freehold	31/12/2023
Kureelpa	8 Braford Rd, KUREELPA	116 RP867886	Freehold	31/01/2025
Landsborough	Maleny St, LANDSBOROUGH	15 SP175827	Freehold	31/12/2023
Mapleton	37 Obi Obi Rd, MAPLETON	7 RP199491	Freehold	30/06/2025
Yandina/North Arm	Monak Rd, NORTH ARM	3 RP122959	Freehold	31/08/2027
Valdora	269 Valdora Rd, VALDORA	5 RP901240	Freehold	31/03/2027
Eumundi	20 Napier Rd, EUMUNDI	10 RP867922	Freehold	31/10/2027
Beerwah	175 Roys Rd, BEERWAH	100 SP235756	Freehold	30/06/2028
Conondale	1723 Maleny Kenilworth Rd, CONONDALE	3 RP15044	Freehold	31/12/2023
Eudlo	6 Rosebud St, EUDLO	50 CP848476	Reserve For Bush Fire Brigade	9/10/2023
Verrierdale	460-478 Verrierdale Rd, VERRIERDALE	4 RP45471	Freehold under a Nomination of Trust	30/06/2021

Proposal

- It is proposed to obtain an exception to lease the Rural Fire Brigade sites to QFES up until 30 June 2043.
- The proposed leases with QFES will be ground (land) leases as QFES are the owners of the built infrastructure at the site (the exception to this is Conondale Rural Fire Brigade where Council owns two of the buildings).
- Under the terms of a ground lease, QFES will be responsible for all costs relating to repair, maintenance and capital replacement of the assets (again except for the Conondale site).
- The proposed leases will allow QFES 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 *Local Government Regulation 2012* stipulates that an interest in a disposal of land, other than by tender or auction, may occur if an exception applies and Section 236(1)(b)(i) provides for an exception if the disposal is to a government agency, in this instance, QFES.

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.

Thank you.



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



Ordinary Meeting

21 September 2023

Item 8.10

Disposal (Easement) to
Energex to Support
Various Council Projects

Overview

- There is a requirement for the registration of multiple electrical supply easements in favour of Energex, to progress various Council projects which are current in development at:-
 - Honey Farm Sports Precinct;
 - Caloundra Administration Building site; and
 - Nambour Materials Recovery Facility.
- Council will be the Applicant for each of the easements which cover underground power, overhead power, substations and pad mount transformers.
- The establishment of easements are generally required to ensure that Energex obtains access rights to ensure this infrastructure can be protected and maintained.

Easement Locations



Honey Farm Sport Precinct



Caloundra Administration Building site



Nambour Materials Recovery Easement

Proposal

- Easement – Honey Farm Sport Precinct
 - Electrical supply easement required to protect a site power connection and transformer required to support the development of the sports precinct.
 - The Easement area is 664m² and is shown in Attachment 2 – Easement Plan.
- Easement – Caloundra Administration Building site
 - Electrical supply and pad mount transformer easement are required to support project upgrades in the precinct.
 - The two easements are 141m² and 24m² respectively and are shown in Attachment 4 – Easement Plan.
- Easement – Nambour Materials Recovery Facility
 - Easement will accommodate a substation area, clearance zone and high-voltage cabling required for project upgrades at the site.
 - The easement is 700m² in area and is shown in Attachment 6 – Easement Plan.
- 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,.

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.

Thank you.



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



Ordinary Meeting

21 September 2023

Item 8.11

**Disposal (easement) of Part of
Council Freehold Land within multiple properties
Meridan Plains to Aura**

Overview

- There is a requirement for the registration of multiple 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 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 which require 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 MID be approved. The proposed easements are shown in **Attachment 1 – Aerial map of Easements.**
- the *Local Government Regulation 2012* stipulates that an interest in a disposal of land, other than by tender or auction, may occur if an exception applies and Section 236(1)(b)(i) provides for an exception if the disposal is to a government agency, in this instance, Energex.

Sun South Project Corridor Alignment and properties affected



Lot and Plan	Tenure	Infrastructure	Easement area (sqm)
L2 RP97720	Freehold	overhead high voltage	138
L10 SP231637	Freehold	overhead high voltage	9531
L14 SP264093	Freehold	overhead high voltage	19456
L70 SP324776	Freehold - Future Sports Fields	overhead high voltage	45800
L903 SP209288	Freehold	overhead high voltage	220
L1200 SP306968	Freehold under Nomination of Trust for drainage	overhead high voltage	9560
L1198 SP306968	Freehold under Nomination of Trust for drainage	underground high voltage	959

Officer Recommendation

That Council:

- (a) receive and note the report titled “Disposal (Easement) of part of Council Freehold Land within multiple properties Meridan Plains to Aura” 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) 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.

Thank you.



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