

Related Documentation

Ordinary Meeting

Wednesday, 24 April 2024

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Item 8.1 Related Item - Application for Preliminary Approval for Material Change of Use of Premises including a Variation Request to vary the effect of the Sunshine Coast Planning Scheme 2014, and related Applications for Development Permits (Reconfiguring a Lot and Material Change of Use) - 38-40 Clithero Avenue, Buderim

Attachment 1 Presentation

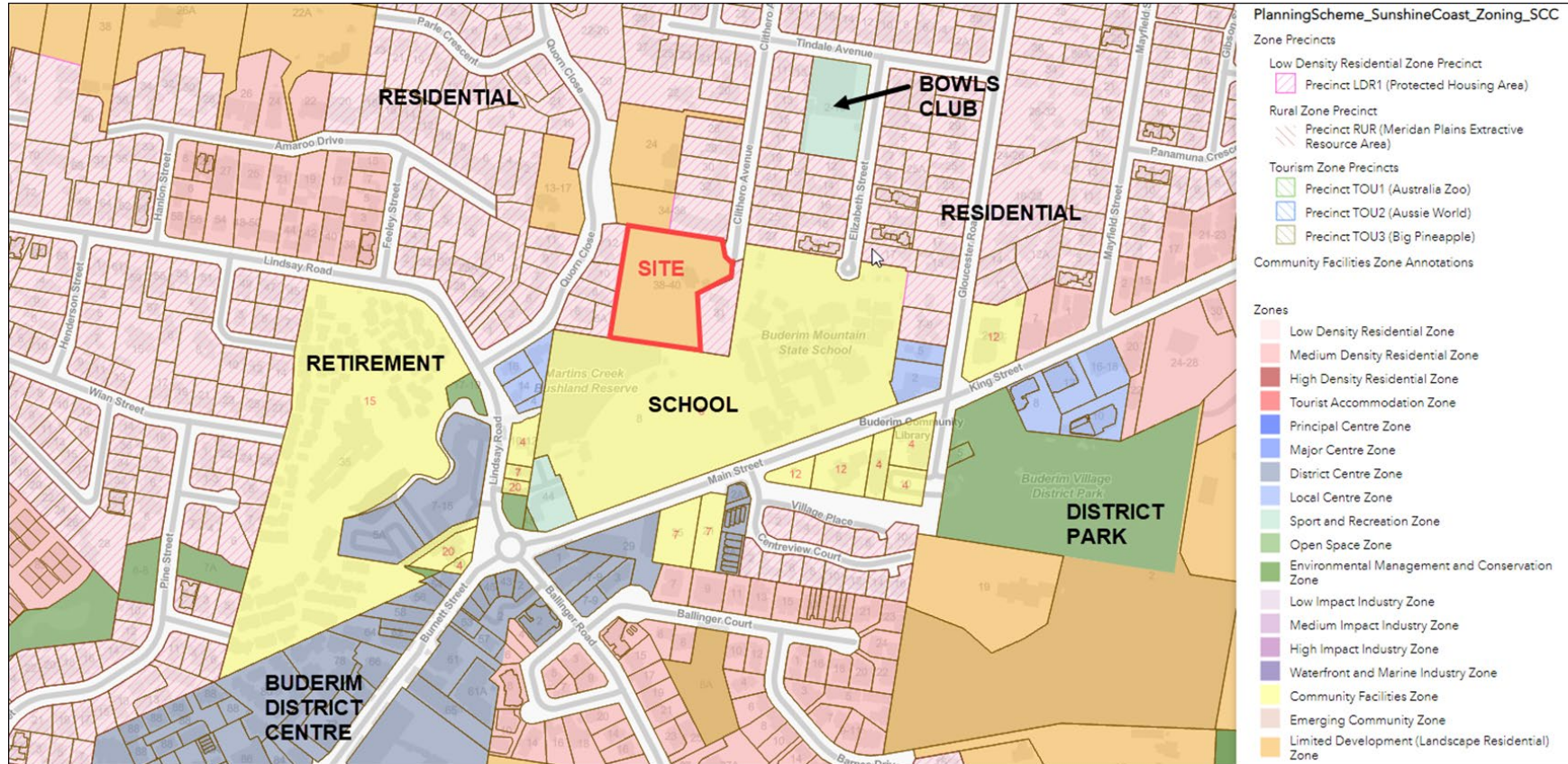
Item 8.1

38-40 Clithero Avenue Buderim

- Preliminary Approval for a Material Change of Use (Variation Request)
- Development Permit for Reconfiguring a Lot (1 lot into 2 lots)
- Development Permit for a Material Change of Use (Dwelling House & Secondary Dwelling)

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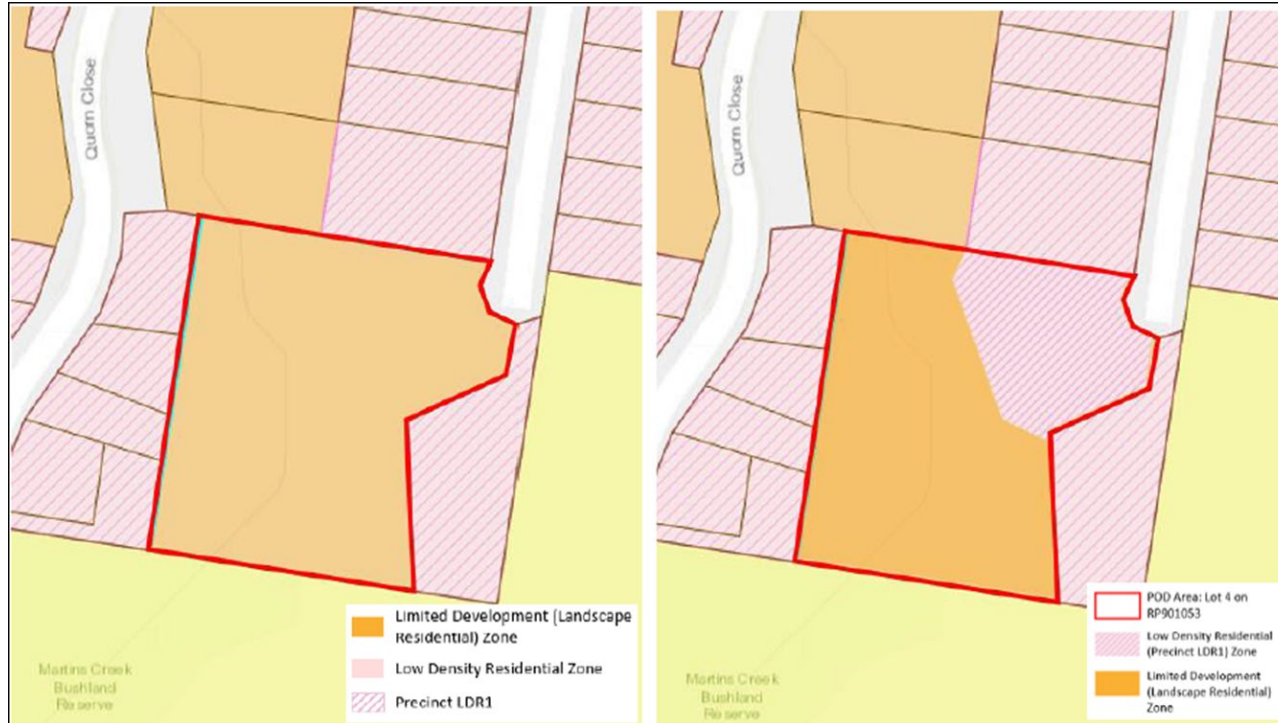
Site Context and Zoning – Limited Development



Site Aerial

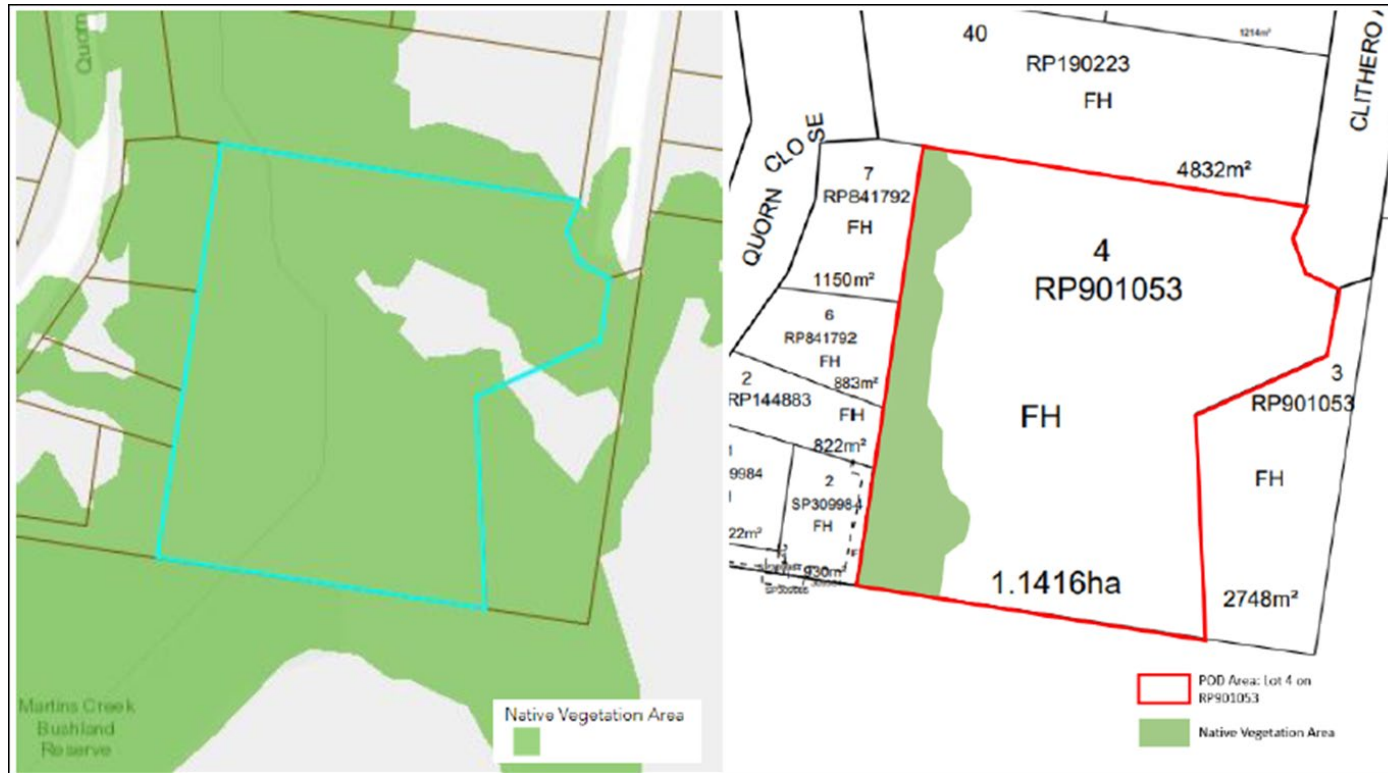


Proposal – Variation Request – Change of Zoning



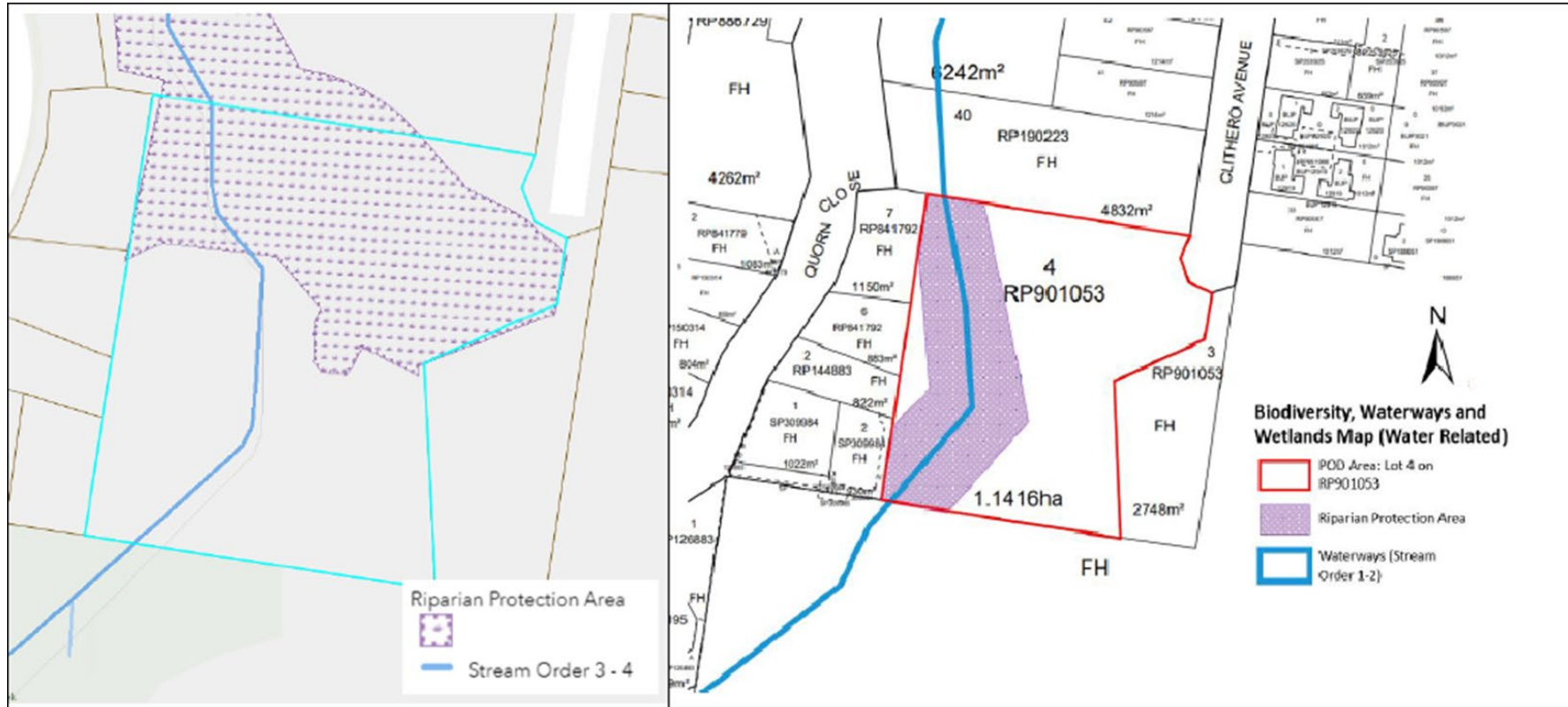
Existing vs Proposed Zoning

Proposal – Variation Request – Change of Overlay



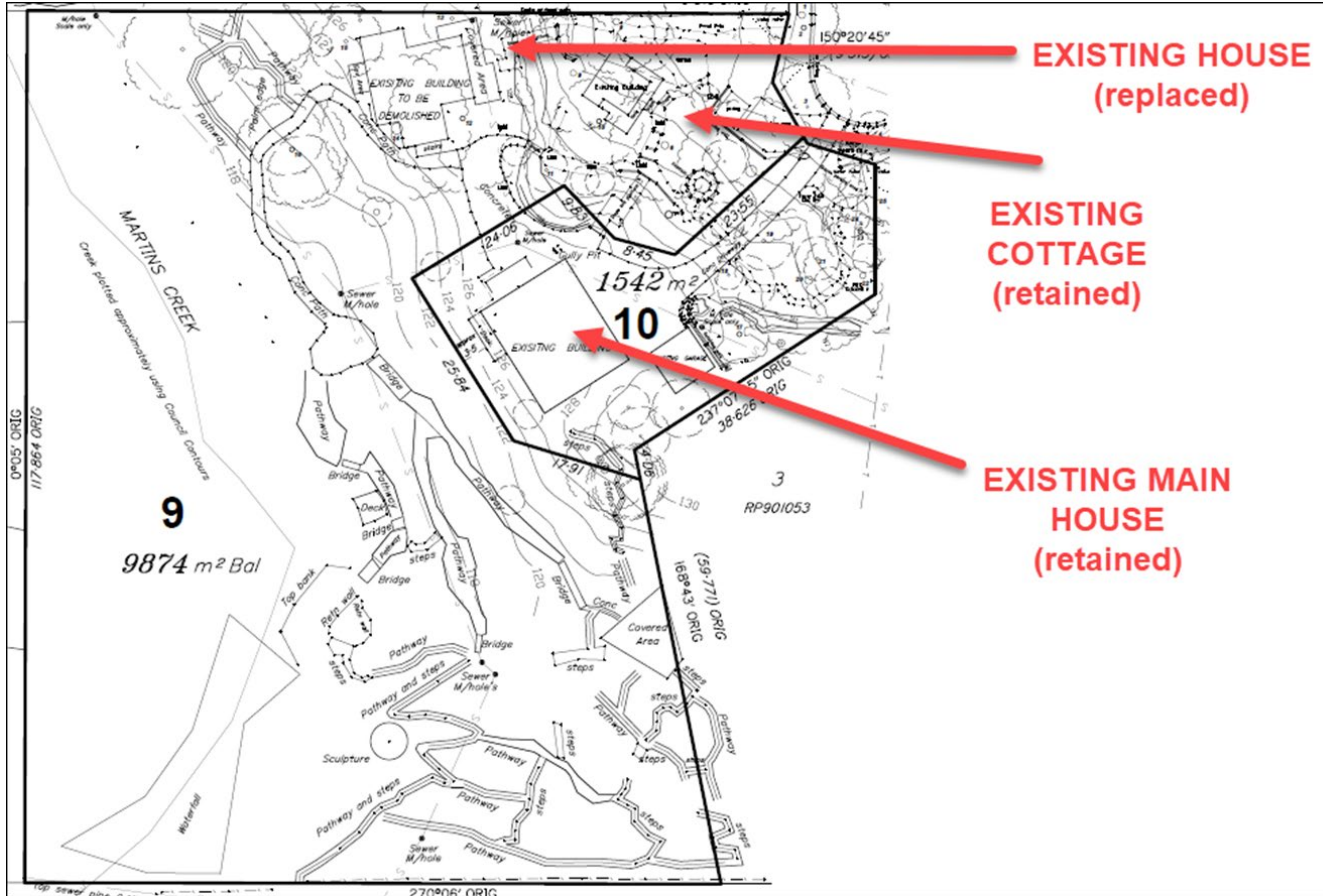
Existing vs Proposed Native Vegetation Area

Proposal – Variation Request – Change of Overlay

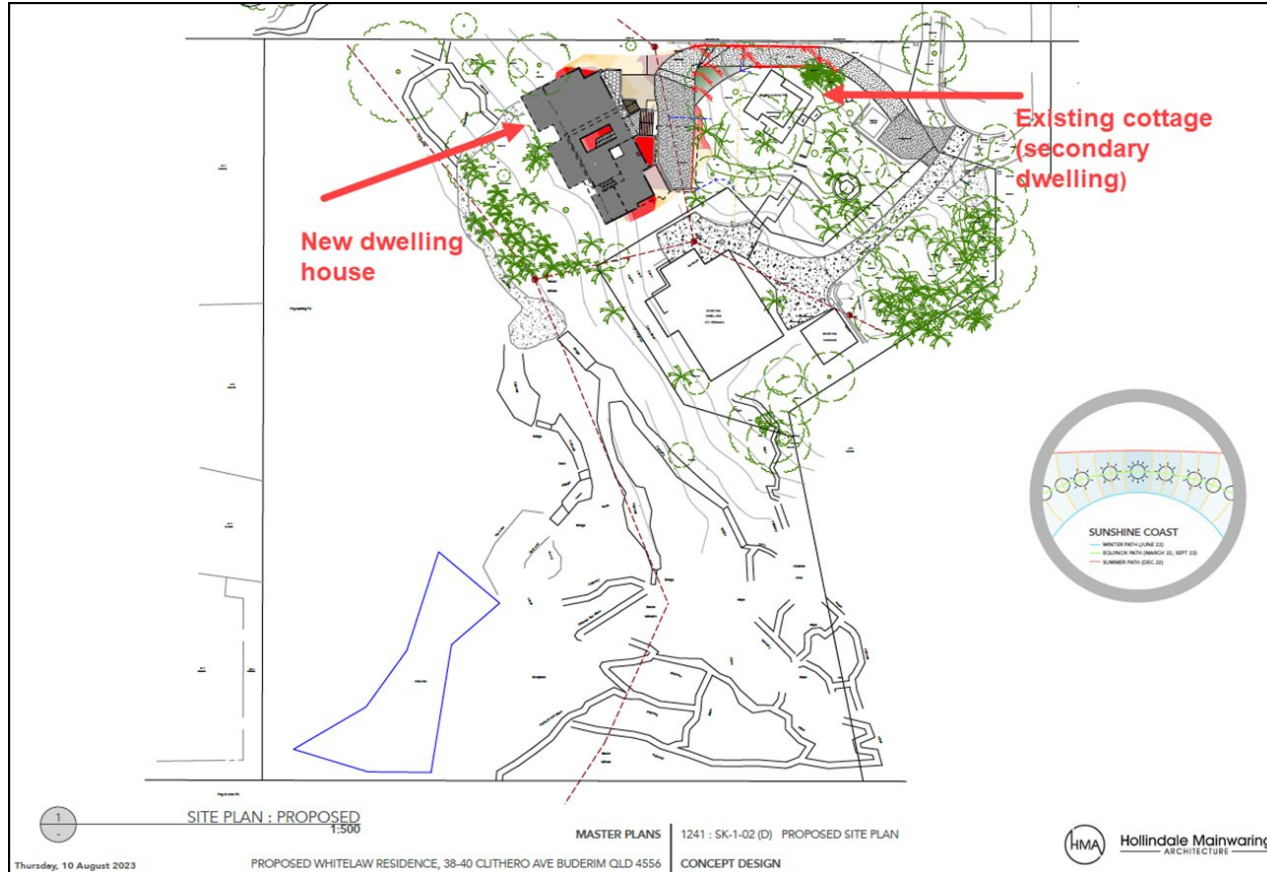


Existing vs proposed water elements

Proposal – Reconfiguring a lot (1 lot into 2 lots)



Proposal – New Dwelling House & Secondary Dwelling



Key Assessment Considerations

- The consistency of the proposed variations to the Biodiversity, waterways and wetlands overlay mapping and the proposed variations to the zoning of the land, with the planning scheme
- The nature and extent of development associated with the proposed subdivision and new dwelling house, having regard to existing site development, and whether it would achieve the relevant planning scheme outcomes
- The effect the proposed variations would have on submission rights for later development applications

Key Assessment Outcomes

- The zoning and overlay variations reflect ground-truthed site constraints and are consistent with the planning scheme outcomes for the Limited development zone and the Biodiversity, waterways and wetlands overlay
- The variations are limited in scope and the planning scheme would continue to apply to any future development on the site
- The proposed development is of a low scale and intensity and is compatible with the ground-truthed site constraints
- To ensure that any future subdivision of the land would be impact assessable, the proposed Low density residential zone should be reduced to the area of proposed Lot 10 (1542m²)

Recommendation

That Council:

- (a) receive and note the report titled “Application for Preliminary Approval for Material Change of Use of Premises including a Variation Request to vary the effect of the Sunshine Coast Planning Scheme 2014, and related Applications for Development Permits (Reconfiguring a Lot and Material Change of Use) - 38-40 Clithero Avenue, Buderim” and
- (b) APPROVE Application No. MCU22/0167 & RAL22/0059, and grant a Preliminary Approval for Material Change of Use of Premises including a Variation Request to vary the effect of the *Sunshine Coast Planning Scheme 2014* [change of zone from Limited Development (Landscape Residential) to Low Density Residential (Precinct LDR1 – Protected Housing area) and Limited Development (Landscape Residential) and change of Biodiversity, Waterways and Wetlands Overlay Map], and a Development Permit to Reconfigure a Lot (1 Lot into 2 Lots), and a Development Permit for Material Change of Use of Premises to establish a Dwelling House including a Secondary Dwelling, subject to the imposition of reasonable and relevant conditions in Appendix A and
- (c) note all future requests for a negotiated decision and requested changes to the approval to be determined by delegated Council officers where the changes would not have a material impact on the outcome of the original decision.

Local heritage considerations

- Site previously identified as a local heritage place
- Local heritage place removed in Planning Scheme Amendment No.22 which commenced 24 August 2020
- Based on a comprehensive region wide review undertaken by Converge Heritage Consultants incorporating a Sunshine Coast Thematic History
- Recommendation to remove local heritage place designation was based on the following rationale:-
 - failing to threshold against any local heritage significance criteria
 - Blackman's most notable works are from the 1950's and were created outside the Sunshine Coast
 - Whilst undoubtedly a famous Australian artist, Blackman did not make an important or notable contribution to the evolution or development of the Sunshine Coast

Item 8.1 Related Item - Application for Preliminary Approval for Material Change of Use of Premises including a Variation Request to vary the effect of the Sunshine Coast Planning Scheme 2014, and related Applications for Development Permits (Reconfiguring a Lot and Material Change of Use) - 38-40 Clithero Avenue, Buderim

Attachment 1 Presentation

Thank you



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Financial Performance Report

Item 8.2

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March 2024 Operating Result

- Council's operating result at the end of March 2024 of \$122.1 million is above the current budget by \$2.3 million
- The variance consists of:
 - Revenue below budget by \$4.6 million
 - Expenses below budget by \$6.9 million

March 2024 Operating Result

Revenue

Fees **below budget** for Plumbing Applications, Quarry Services and Caloundra Music Festival

Expenditure

Contract expenses are **below budget** for Waste, Solar Farm Energy Charges, Quarry Services and Caloundra Music Festival

March 2024 Capital Expenditure Result

Capital Works Program has progressed 62.4%

- **\$207 million** of Council's \$332 million Capital Works Program was financially expended.
- **\$91.5 million** of the Core Capital Program has been spent which is 54% of the budget

Cash Flows and Balance Sheet

Council Cash

- Council's cash at 31 March is \$279.5 million

Council Debt

- Council's debt at 31 March is \$418 million
- Anticipated new borrowings for 2023/24 are \$28.5 million

Investment Performance

Investments

- Council currently has 17 term deposits totalling \$180 million
- Term deposits mature between 0 – 179 days
- Weighted average interest rate return of 5.1%

Officer Recommendation

That Council receive and note the report titled "March 2024 Financial Performance Report"

Thanks for your time



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Councillor Acceptable Request Guidelines

Item 8.3

Presented by :
Civic Governance



Councillor Acceptable Request Guidelines



Section 170A (7) of the *Local Government Act 2009* provides that acceptable request guidelines must be adopted about:

- (a) The way in which a Councillor may ask a local government employee for advice to help the Councillor carry out his or her responsibilities under the Act; and
- (b) Reasonable limits on requests that a Councillor may make.

The Act also provides that any requests that do not comply with the Guideline are of no effect.

Councillor Acceptable Request Guidelines



Officer recommendation:

That Council:

- (a) Receive and note the report titled "Councillor Acceptable Request Guidelines", and
- (b) Endorse the *Councillor Acceptable Request Guidelines* (Appendix A) to replace the *Councillor Acceptable Request Guidelines* approved by Council on 6 December 2018.

Thank you



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Councillor Expenses and Resources Policy

Item 8.4

Presented by :
Civic Governance



Councillor Expenses and Resources Policy



Every Council in Queensland must adopt a councillor expenses reimbursement policy that provides for the:

- (a) Payment of reasonable expenses incurred, or to be incurred, by Councillors for discharging their duties and responsibilities as Councillors, and
- (b) Provision of facilities to Councillors for that purpose.

This policy sets the parameters to authorise the payment of reasonable expenses as well as the resources provided to Councillors.

Councillor Expenses and Resources Policy



Key amendments proposed:

- A number of inconsequential amendments that do not alter existing entitlements
- Option to utilise a private vehicle and be reimbursed business use (up to a specified value) in lieu of a Council Fleet Vehicle
- Paid parking
- Report to Councillor colleagues the learnings and benefits achieved from overseas travel.

Councillor Expenses and Resources Policy



Officer recommendation:

That Council:

- (a) Receive and note the report titled "Councillor Expenses and Resources Policy"
- (b) Adopt under section 250(1) of the *Local Government Regulation 2012*, the *Councillor Expenses and Resources Policy* at Appendix A to replace the *Councillors Expenses Reimbursement and Provision of Facilities and Support Policy* which was adopted by Council on 10 November 2021
- (c) Request the Chief Executive Officer to publish the *Councillor Expenses and Resources Policy* on Sunshine Coast Council's website and ensure a copy of the Policy can be inspected and purchased at Council's public offices, in accordance with section 251(1) of the *Local Government Regulation 2012*, and
- (d) Determine entitlements for Councillors annually as part of the budget development and adoption process.

Thank you



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OLYMPIC & PARALYMPIC GAMES BRISBANE 2032

Sunshine Coast Council
representation at
Paris 2024 Olympic
Family Program

Item 8.6

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The Olympic Family



The Olympic Family includes the International Olympic Committee, International Paralympic Committee, International Sport Federations, National Olympic Committees, the Olympic Partner Sponsors, future Organising Committees for the Olympic Games (OCOGs), Rights Holding Broadcasters and select international dignitaries.

The following representatives have been invited to be part of the Brisbane 2032 Olympic Family delegation to Paris:

- Brisbane 2032 President and Chief Executive Officer
- Premier of Queensland and Minister for the Olympic and Paralympic Games
- Lord Mayor of Brisbane City Council
- Mayor of Sunshine Coast Council
- Mayor of Gold Coast City Council.

Other Games Delivery Partners (Australian Olympic Committee, Paralympics Australia, Federal Government) will also be attending as part of the Olympic Family.

Key activities



Attend events / functions / meetings hosted by the following:

- International Olympic Committee
- Australian Olympic Committee
- World Union of Olympic Cities
- Australian Embassy/ Australian Government
- Brisbane 2032 Organising Committee
- Paris City Council

Attendance at competition events – focus on those events which Sunshine Coast region are proposed to host:

- Basketball
- Road Cycling
- Football
- Mountain Bike
- Race Walk
- Other events (Opening Ceremony)

Duties



- Officially represent the Sunshine Coast at official functions and events
- Network with past and future Games City Hosts and Games Delivery Partners to gain a deeper understanding of legacy outcomes derived from hosting an Olympic and Paralympic Games
- Observe the operations of the City of Paris and competition venues during Games time, capture learnings and disseminate information back through Council and the wider organisation and community
- Develop strategic relationships with key Olympic and Paralympic Games personnel and other International Sporting Federations to further develop the reputation of the Sunshine Coast as an international destination for sport, events and business.

Benefits

- Observe events proposed to be held on the Sunshine Coast in 2032
- Understand the experience of a spectator at an Olympic Games event
- Understand the community impacts for Host Cities during an Olympic and Paralympic Games
- Ensure the Sunshine Coast makes the most of the opportunities from the 2032 Games
- Understand the arts and culture offering at the Paris 2024 Games – Cultural Olympiad
- Understand the opportunities for local businesses from the Games
- View the transport offerings – not only for 2032 but potentially immediate opportunities for the Sunshine Coast.

Finance and Resourcing



- Accommodation, event access/seating and on ground transport services are included in the Paris 2024 Olympic Family Program, funded by the International Olympic Committee.
- Funding can be sourced from Council's current operational budget to fund expenditure to support attendance at the Paris 2024 Olympic Family Program.
- The Chief Executive Officer will allocate resources to assist in preparing for attendance at this Program, including all formalities associated with obtaining accreditation and making appropriate travel arrangements.

Officer Recommendation



That Council:

- a) receive and note the report titled "Representation at Paris 2024 Olympic Family Program"
- b) approve overseas travel from 24 July 2024 to 1 August 2024 to enable Mayor Rosanna Natoli to participate in the Paris 2024 Olympic Family Program and
- c) note that any costs incurred by Council in association with participation in the Paris 2024 Olympic Family Program will be reported in Council's 2024-2025 Annual Report.