

Related Documentation

Ordinary Meeting

Thursday, 30 May 2024

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MOOLOOLABA FORESHORE REVITALISATION STAGE 2

Item 8.1
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Mooloolaba Foreshore Revitalisation

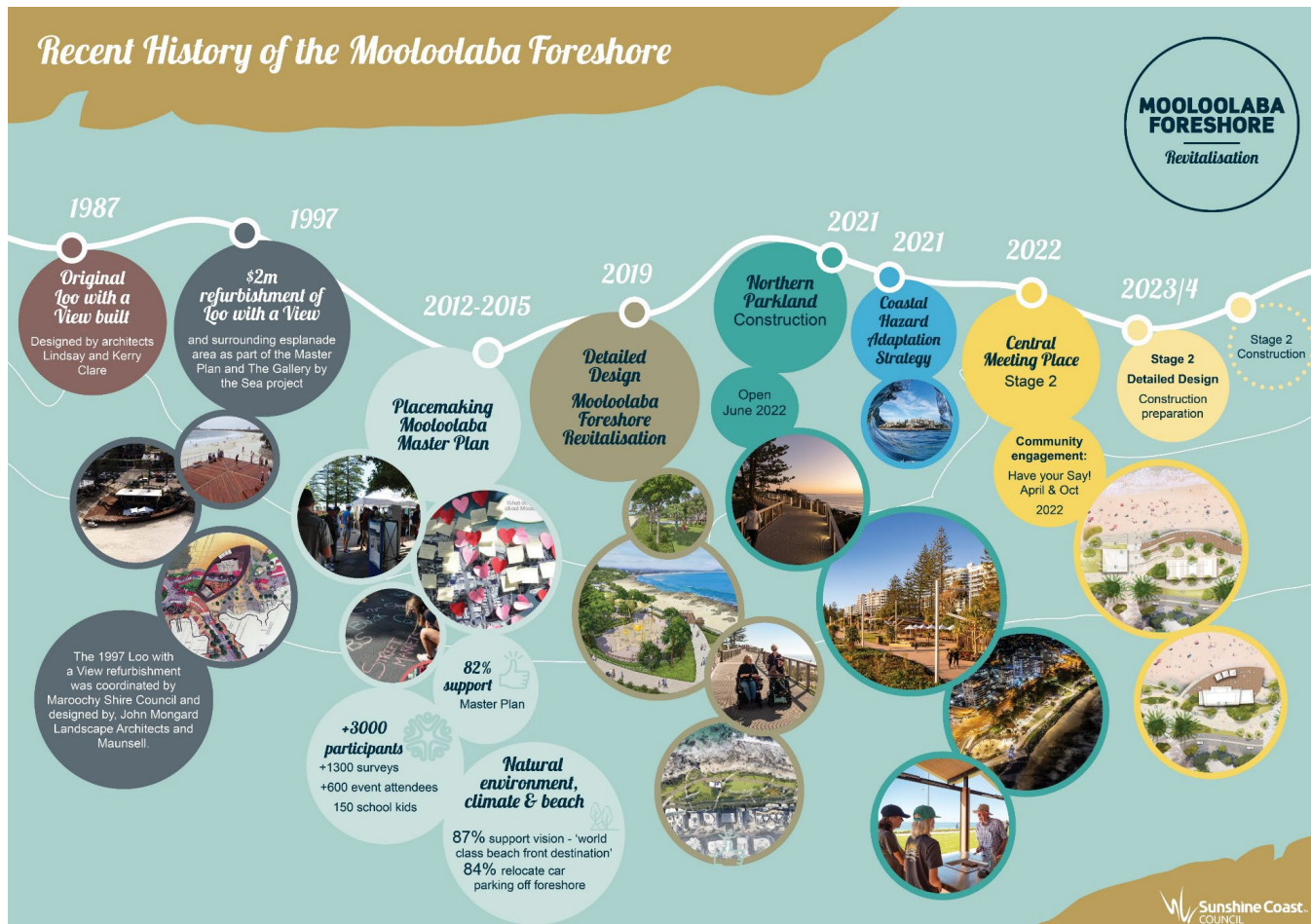
Stage 2 Central Meeting Place & Southern Seawall

Agenda

1. Project history and engagement
2. Design Process
3. Key Drivers
4. Business Readiness and Resilience
5. Delivery Program
6. Recommendation



Project History and Engagement



Community and Business Engagement

2012-2015

Placemaking Mooloolaba Master Plan

2019

Detailed Design: Mooloolaba Foreshore Revitalisation

2021

Coastal Hazard Adaption Strategy (CHAS)

2022

Stage 2: Central Meeting Place

2023-2024

Stage 2: Central Meeting Place & Southern Seawall

- Community Reference Groups

Project Flythrough



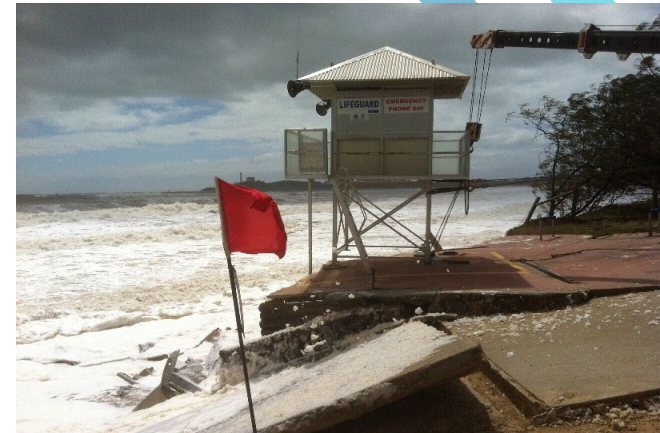
Mooloolaba Foreshore Revitalisation

Stage 2 Central Meeting Place
Your new community parkland and facilities

Key Drivers – Stage 2 Central Meeting Place & Southern Wall



- Critical asset renewal needs, reduce public risk
- Climate resilient foreshore – protected by a new seawall
- Fully inclusive and accessibility compliant outcome (beach ramp)
- Constructability challenges if built in isolation – southern seawall
- Minimise disruption to business and the community – do it once
- Completed work assists economic longevity and resilience
- External funding availability and delivery milestones
- Revitalised for the Brisbane 2032 Olympic and Paralympic Games



Business Readiness and Resilience



Engagement Plan

- Long term engagement with Mooloolaba business community
- Stage 2 focussed engagement
- **PlaceScore** Engagement
 - Understand current sentiment and consumer factors
 - 313 people engaged
- **Reactivate** Consulting – specialist activation consultancy
 - Co-design of Engagement Plan
 - Internal engagement
 - External engagement and 1on1 stakeholder meetings
 - Survey of Business community
 - Best practice research against other cities and regions
 - Formation of the **Business Activation Group**
 - Development of a Draft Business Activation Plan

Workshop Process

Workshop #1

- Validate what was heard through broader engagement
- Co-create a vision for Mooloolaba
- Identify priority opportunities
- Identify priority issues

Workshop #2

- Generate specific IDEAS for the Business Activation Plan

Workshop #3

- Develop priorities and next steps

Workshop #4

- Pre-construction initiatives

Next Steps:

- Finalise Draft Business Activation Plan – June
- Ongoing business engagement and support

Draft Business Activation Plan – Key themes



01 POLICY

Precinct enablers

- Create an Activation Alliance
- Dedicated Place Activation officer
- Outdoor dining and trading
- Event permit opportunities
- Parking provisions in the ParknGo
- Relaxed outdoor and indoor live music, busking rules

02 PEOPLE

Business readiness and resilience

- Capacity building for local businesses
- Marketing and promotional campaigns
- Project flyers to keep business and accommodation providers informed

03 PLACE

Place-based Activation

- Lighting interventions to improve vibe, atmosphere and perceptions of safety
- Colourful art and mural installations to connect Wharf and Esplanade
- Semi-permanent installation i.e. Beach Club
- Cultural and foodie walking trails
- Insta-worthy moments

04 PROGRAMMING AND EVENTS

Events to drive visitation

- Larger scale Anchor events
- Regular programming: night, weekend and weekday events
- Pop-up events and initiatives

Delivery Program - Central Meeting Place and Southern Seawall



Project is currently within a Tender Probity Environment

- Continue value engineering investigations with contractors

Construction Delivery Program and Methodology

- Commence construction in 2025
 - Early Works – required before main contract works
 - Main Contract Works – anticipated late April 2025
- Minimise multiple summer peak season disruptions
- Improved business readiness and certainty
- Alignment with grant funding milestones
- Avoid upcoming peak construction period (pre-2032)

Do nothing...

- Loss of external grant funding for project
- Loo with A View is at end-of-life
- Poor disability access to LWAV and Beach would remain (not inclusive)
- Climate change impacts on current seawall
- Facilities not meeting demand and community expectation
- Failure to capitalise on community consultation and design investment

| 2024 | | | | 2025 | | | | 2026 | | | | 2027 | | | |
|---|----|--|---|-------------|---|----|----|------|----|----|----|------|----|--|----|
| Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| Construction Procurement & Community Reference Group meetings | | Construction value engineering, Tender & Award | Works Prep | Early Works | Stage 2 Construction Late April 2025 to late November 2026 Approx. 19 Month build | | | | | | | | | NEMA Disaster Ready & SEQ Liveability Grant Funding expiry | |
| Place Activation | | Business Activation Planning | Business Activation Plan Implementation | | | | | | | | | | | | |

Officer Recommendation



That Council:

- (a) receive and note the report titled "Mooloolaba Foreshore Revitalisation - Stage Two Central Meeting Place and Southern Seawall"
- (b) approve the completed Stage Two Central Meeting Place and Southern Seawall design
- (c) approve the finalisation of the Draft Mooloolaba Business Activation Plan
- (d) authorise the Chief Executive Officer to continue application processes with State and Federal funding partners of the SEQ City Deal – SEQ Liveability fund to focus a contribution toward the Mooloolaba Foreshore - Stage Two, and
- (e) refer the project to the 2024/25 financial year 10-year capital works budget development process for consideration, supporting construction commencement in 2025.

Thanks for your time



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Council Portfolio System 2024

Agenda Item 8.2

Ordinary Meeting
30 May 2024

Overview – Councillor Portfolios



- Unlike State and Federal governments – there is no statutory requirement on Councils to establish portfolios.
- Portfolios do provide an opportunity to distribute – at an elected level – the key policy, program areas and focus areas of Council
- Supported by Portfolio program and procedures document to underpin the operations of the portfolio system, along with the Portfolio Responsibilities document. This is not dissimilar to the Administrative Arrangements Order which underpins the operations of the Machinery of Government.
- If a portfolio model is established, there are no decision-making or other authorities vested in a portfolio Councillor - and nor does it provide authority for Councillors to direct staff or intervene in the operational activities of Council.
- Should the recommendations in this report be adopted, then a contravention of the portfolio arrangements and operating model is a conduct breach under section 150K of the *Local Government Act 2009*.

2

Context



- No statutory requirement on local governments to establish a Council portfolio system.
- 15 April 2024 – Councillors provided with a presentation document outlining five options for a portfolio model – including an option for a “Design your own” model.
- 30 April 2024 – Mayor confirmed that Councillors had decided to maintain the model of aligning portfolios with the Corporate Plan goals and advised of the proposed portfolio Councillors.
- The model proposed reinforces Council’s approach to contemporary corporate governance practice for government organisations.
- Consistent with previous practice, the Outstanding Organisation portfolio Councillors are proposed in this report as the Councillor nominees to the Sunshine Coast Council Audit Committee.
- Accepting the recommendations in this report does not “lock in” this portfolio model for the duration of the term.
- At any time, Council can revisit or revise the model should circumstances or corporate goals or priorities change. This is entirely within the province of the Council to manage.

Officer Recommendation



That Council:

- (a) receive and note the report titled “Council Portfolio System 2024”
- (b) approve the following allocation of Sunshine Coast Regional Council portfolios to Councillors –
 - Region Shaping Projects, Regional Advocacy and Intergovernmental Relations – Councillor Rosanna Natoli
 - Strong Community – Councillor David Law and Councillor Taylor Bunnag
 - Environment and Liveability – Councillor Maria Suarez and Councillor Tim Burns
 - Resilient Economy – Councillor Terry Landsberg and Councillor Joe Natoli
 - Service Excellence – Councillor Winston Johnston and Councillor Christian Dickson
 - Outstanding Organisation – Councillor Ted Hungerford and Councillor Jenny Broderick
- (c) approve the *Sunshine Coast Regional Council 2024 Portfolio System and Protocols* (Appendix A) to replace the *Sunshine Coast Regional Council 2020 Councillor Portfolio System and Protocols*
- (d) approve the *Sunshine Coast Regional Council 2024 Portfolio Responsibilities* (Appendix B) to replace the *2020-24 Councillor Portfolios – Strategic Alignment Model* and
- (e) under section 210 (1) (b) (i) of the *Local Government Regulation 2012* approve the appointment of Councillor Ted Hungerford and Councillor Jenny Broderick as members of the Sunshine Coast Regional Council Audit Committee.

Thank you

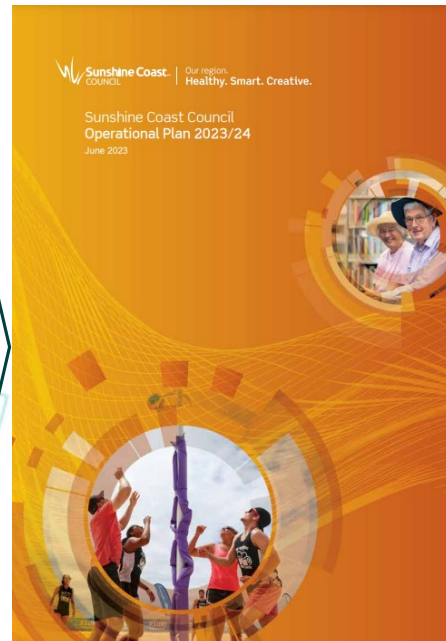


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Quarterly Progress Report

Item 8.3
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30 May 2024

Role of the Quarterly Report



Local Government Regulations 2012



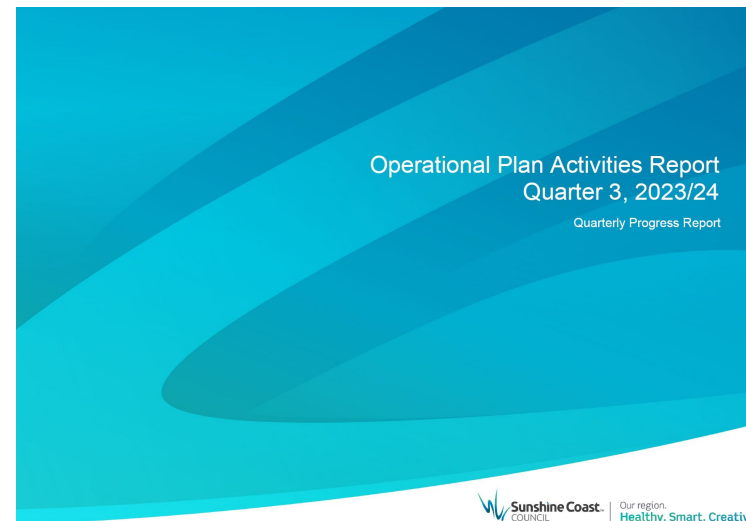
Section 174

- (1) A local government must prepare and adopt an annual operational plan for each financial year.
- (2) The local government may, but need not, adopt the annual operational plan for a financial year at the same time the local government adopts its budget for the financial year.
- (3) The chief executive officer must present a written assessment of the local government's progress towards implementing the annual operational plan of the local government held at regular intervals of not more than 3 months.
- (4) A local government may, by resolution, amend its annual operational plan at any time before the end of the financial year.
- (5) A local government must discharge its responsibilities in a way that is consistent with its annual operational plan.

Appendix A



Appendix B



CEO Written Assessment

Officer Recommendation

That Council:

- (a) receive and note the report titled “**Quarterly Progress Report - Quarter 3, 2023/24**”
- (b) receive and note the **Chief Executive Officer’s Quarterly Highlights Report – Quarter 3, 2023/24 (Appendix A)** and
- (c) receive and note the **Operational Plan Activities Report – Quarter 3, 2023/24 (Appendix B)** reporting on implementation of the Corporate and Operational Plans.

Thanks for your time



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Financial Performance Report

Item 8.4
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30 May 2024

April 2024 Operating Result

- Council's operating result at the end of April 2024, of \$87 million, is above the current budget by \$200,000
- The variance consists of:
 - Revenue below budget by \$6.0 million
 - Expenses below budget by \$6.2 million

April 2024 Operating Result

Revenue

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

Fees **above budget** for Holiday Parks, Commercial Properties Lease Revenue

Expenditure

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

April 2024 Capital Expenditure Result

Capital Works Program has progressed 68.1%

- **\$227 million** of Council's \$332 million Capital Works Program was financially expended.
- **\$102.3 million** of the \$170 million Core Capital Program has been spent which is 60.3% of the budget

Cash Flows and Balance Sheet

Council Cash

- Council's cash at 30 April is **\$244.7 million**

Council Debt

- Council's debt at 30 April is **\$418 million**
- Anticipated new borrowings for 2023/24 are **\$28.5 million**

Investment Performance

Investments

- Council currently has 13 term deposits totalling \$140 million
- Term deposits mature between 0 – 179 days
- Weighted average interest rate return of 5.0%



Officer Recommendation

That Council receive and note the report titled “April 2024 Financial Performance Report”

Thanks for your time



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Queensland Audit Office First Interim Report for the financial year ending 30 June 2024

Item 8.5
Ordinary Meeting
30 May 2024

Queensland Audit Office (QAO)

First Interim Management Report for the financial year ended 30 June 2024

Audit Schedule

- Planning (Dec 2023)
- **1st Interim (Mar 2024)**
 - **Assessment of control environment**
- 2nd Interim (May/June 2024)
- Final Audit (Sep 2024)

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 1st Interim Audit 2024

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.

QAO have determined that Council's internal control environment does support an audit strategy where they can rely on Council's controls.

Results of QAO 1st Interim Audit 2024

A summary of outstanding issues as well as their status is below.
One new issue has been identified for the 2023/24 audit.

| ITEM | STATUS |
|-------------------------------------|---|
| Internal control issues | 2 prior year significant deficiencies due 30 April 2024 and 30 June 2024 1 new deficiency due 31 December 2024 4 prior year deficiencies due 30 June 2024 1 prior year deficiency partially resolved pending Audit clearance |
| Financial reporting issues | 1 prior year moderate financial reporting issue partially resolved pending Audit clearance |
| Milestones (current year) | On track |
| Areas of audit focus (current year) | On track |
| Audit fees | On track |

Critical Dates

- 27 May to 14 June 2024 – 2nd Interim Audit
- 2 – 27 September 2024 – Final Audit
- 14 October 2024 – Council certification of the 2023/24 financial statements and current year financial sustainability statement prior to statutory deadline of 31 October 2024
- 14 November 2024 – Council adoption of the 2023/24 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 1st Interim Management Report for the financial year ended 30 June 2024".

Thanks for your time



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Sale of Land for Arrears of Rates

Item 8.6

Ordinary Meeting
30 May 2024

Sale of Land for Arrears of Rates

- The *Local Government Regulation 2012*, Chapter 4, Part 12, Division 3, applies where some of the overdue rates and charges have remained unpaid for a period of at least three years and allows a local government to sell the land on which the rates or charges were levied (Sale of Land procedures).
- As the Sale of Land procedures progress the number of properties with overdue rates and charges will continue to reduce as landowners take action to pay their rates.
- Over the last four years only one property has been auctioned as an outcome of the Sale of Land procedures and the property was not occupied.

| Year | Number of Properties subject to the Sale of Land process in January | Number of Properties subject to the Sale of Land process as detailed in the May Ordinary Meeting Report | Amount of rates and charges overdue as detailed in the May Ordinary Meeting Report | Number of Properties Auctioned |
|------|---|---|--|--------------------------------|
| 2021 | 77 | 51 | \$758,663 | 1 – vacant property |
| 2022 | 56 | 29 | \$291,743 | Nil |
| 2023 | 67 | 45 | \$494,676 | Nil |
| 2024 | 41 | 20 | \$243,541 | Nil |

2

Sale of Land for Arrears of Rates

- 20 properties are included within the Sale of Land process, with some of the overdue rates and charges unpaid for a period of at least three years, totalling \$243,541.

| Rate Category Group | Number of Properties | Number of Properties with a Mortgage |
|---|----------------------|--------------------------------------|
| Principal Place of Residence – owner occupied | 14 | 11 |
| Not Principal Place of Residence – not owner occupied | 5 | 2 |
| Commercial | 1 | 1 |
| Total Properties | 20 | 14 |

- The majority of properties subject to the Sale of Land procedures have a mortgage. In all instances in the past where a property has a mortgage, the rates have been paid in full by the mortgagee to protect their interests.

3

Sale of Land for Arrears of Rates

- Prior communication issued to property owners included an advisory letter in January 2024, issued with the Rate Notice, and a second letter issued in March 2024. The subsequent letters and further extensive follow-up actions have resulted in 21 properties being removed from the Sale of Land list.
- In the event that Council approves the recommendations in this report, the legislation directs the following timelines:
 - First statutory notice – Notice of Intention to Sell to be issued in June 2024,
 - Second statutory notice – Auction Notice to be issued in September 2024, and
 - Sale of Land auction (if required) to occur in October 2024.
- Should the recommendation be approved by Council, landowners may prevent the sale of the property by paying all overdue rates and charges and all expenses that Council has incurred in attempting to sell the land.

Sale of Land for Arrears of Rates

Officer Recommendation:

That Council:

- a) receive and note the report titled "**Sale of Land for Arrears of Rates** " and
- b) pursuant to Section 140(2) of the Local Government Regulation 2012 sell the land where some or all of the rates or charges for the land have been overdue for at least three years as at 31 December 2023 in accordance with Chapter 4, Part 12, Division 3 of the Local Government Regulation 2012 to recover outstanding rates and charges, and
- c) delegate to the Chief Executive Officer the power to take all further steps under Chapter 4, Part 12, Division 3 of the Local Government Regulation 2012 to effect the sale of the land procedures, including for the avoidance of doubt the power to end the sale procedures.

Thank you



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Debt Policy for 2024/25

Item 8.7
Ordinary Meeting
30 May 2024

2024/25 Debt Policy

The *Local Government Regulation 2012*, section 192 requires Council to prepare a Debt Policy annually. This policy forms part of the Council's overall system of financial management, as required under section 104(5)(c)(ii) of the *Local Government Act 2009*.

Council's borrowing activities are governed by the *Statutory Bodies Financial Arrangements Act 1982*, and the Debt Policy provides clear guidelines for loan raising, requiring an assessment of the impact of any borrowing decision on Council's long-term financial sustainability.

The Debt Policy is reviewed annually as part of the Budget Development process.

There have been no changes to the existing policy.

Officer Recommendation

That Council:

- a) receive and note the report titled "Debt Policy for 2024/25" and
- b) adopt the 2024/25 Debt Policy (Appendix A).

Thanks for your time



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Revenue Policy for 2024/25

Item 8.8
Ordinary Meeting
30 May 2024



2024/25 Revenue Policy

The *Local Government Regulation 2012*, section 193 requires Council to prepare a Revenue Policy annually. This policy forms part of the Council's overall system of financial management, as required under section 104(5)(c)(ii) of the *Local Government Act 2009*.

The Revenue Policy details the guidelines that must be applied in preparing the Revenue Statement. The Revenue Statement is part of the annual budget and details the rates and charges to apply from 1 July 2024.

The Revenue Policy is reviewed annually as part of the Budget Development process.

There have been no changes to the existing policy.

2024/25 Revenue Policy

The details to be included in the Revenue Policy are described in Section 193 of the Local Government Regulation and include the general principles applied when raising rate revenue:

- consistency, by scheduling the issue of rate notices on a half yearly basis;
- communication, by advising ratepayers about rate notice issue dates and payment dates;
- clarity, by providing meaningful information on rate notices to enable ratepayers to clearly understand their responsibilities; and
- flexibility, by providing payment arrangements to ratepayers in financial difficulty, along with a wide array of payment options.

There have been no changes to the existing policy.

Officer Recommendation

That Council:

- a) receive and note the report titled "Revenue Policy for 2024/25" and
- b) adopt the 2024/25 Revenue Policy (Appendix A).

Thanks for your time



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Investment Policy for 2024/25

Item 8.9
Ordinary Meeting
30 May 2024

2024/25 Investment Policy

The *Local Government Regulation 2012* section 191 requires Council to prepare an Investment Policy annually.

This policy forms part of the Council's overall system of financial management, as required under section 104(5)(c)(i) of the *Local Government Act 2009*.

The Investment Policy sets the boundaries of investment and includes the overall philosophy and strategy for investment of surplus funds, along with detailed guidelines and procedures for officers in the application of the policy.

There have been no changes compared to the previous policy.

2024/25 Investment Policy

Council investments are limited to those prescribed by Section 6 of the *Statutory Bodies Financial Arrangements Act 1982* (SBFAA) for local governments with Category 2 investment powers, which allows for investment with Queensland Treasury Corporation or Queensland Investment Corporation, along with a range of other higher-rated counterparties without further approval.

The SBFAA includes a list of prohibited investments that require Treasurer approval including derivative based instruments, non-Australian dollars and maturity maximum greater than three years.

2024/25 Investment Policy

Council will maintain an active investment strategy with the following goals:

- Maximise investment returns from investment activities
- Exceed the benchmark of the Bloomberg AusBond Bill (BAUBIL) Index
- Invest only in investments as authorised under current legislation
- Invest only with approved institutions
- Invest to protect capital value of investments

Consideration will be given to ethical investment principles in determining the approved counterparty lists for investment of funds.

OFFICER RECOMMENDATION

That Council:

- a) receive and note the report titled "Investment Policy for 2024/25" and
- b) adopt the 2024/25 Investment Policy (Appendix A).

Thanks for your time



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General Cost Recovery Fees and Commercial Charges

2024/25
Item 8.10
Ordinary Meeting
30 May 2024

Fees and Charges

Cost-recovery fees covered under Section 97(2) of the Local Government Act 2009 (LGA) including fees for:

- a) Application for licence, permit, registration or other approval under the LGA
- b) Recording a change of ownership of land;
- c) Providing information kept under the LGA;
- d) Seizing property or animals under the LGA; and
- e) The performance of another responsibility under the LGA.

These fees are required to be set equal to or less than the cost of providing the service

Charges which are commercial in nature covered under Section 263(3)(c) of the Local Government Act 2009

Fees and Charges

- Budget parameter of 3% price increase
- General cost-recovery fees and commercial charges for 2024/25 have a forecast revenue of \$59 million
- 1,362 fees covering 36 areas of Council, made up of:
 - 238 cost-recovery fees
 - 1,124 commercial fees
- Cost-recovery fees are reviewed using Activity Based Costing methodology to ensure compliance with the Local Government Act 2009

Highlights



- Majority of fees stays within the 3% parameter
- Holiday Parks restructured fees introducing variable fee pricing based on demand
- Cemetery Services adjusted fees to respond to community needs and changes to demand such as contemporary memorial options and new requirements around GST application (to be determined by the ATO)
- Some fees increases higher than 3% in order to recover costs from new service contracts

OFFICER RECOMMENDATION

That Council:

- a) receive and note the report titled "Register of General Fees and Commercial Charges 2024/25"
- b) adopt the fees detailed in the Register of General Fees and Commercial Charges 2024/25 (Appendix A)
- c) resolve that, in relation to those cost-recovery fees to which Section 97 of the Local Government Act 2009 apply:
 - the applicant is the person liable to pay these fees
 - the fee must be paid at or before the time the application is lodged and
- d) delegate to the Chief Executive Officer the power
 - i. to amend commercial charges to which Section 262(3)(c) of the Local Government Act 2009 apply and
 - ii. to determine a reasonable fee based on cost recovery principles when a price on application is requested.

Thanks for your time



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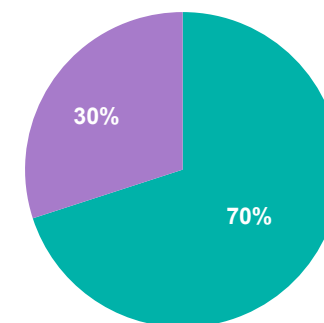
Development Services Cost Recovery Fees and Commercial Charges 2024/25

Item 8.11
Ordinary Meeting
30 May 2024

Register & Branch Overview

- Under the *Local Government Act 2009*, Council can set cost recovery fees for services such as the processing of a development application
- Council has a statutory obligation to ensure cost recovery fees do not exceed the cost to undertake the services
- Approximately 70% of the work functions carried out in Development Services Branch are fee generating services

Development Services Branch – Work Functions/Services



■ Fee Paying Services

- Legislative Administration Support
- Project Management, Assessment and Decision-making for Applications and Referrals
- Specific Development Advice Services
- Public Contributed Assets Inspections and Acceptance
- Plumbing and Drainage Work Inspections and Certification

■ Non-fee Paying Services

- Branch and Team Management/Support
- Stakeholder Education, Engagement and Communication
- General Information and Enquiries
- Development, Building, Plumbing and Environment Compliance and Education
- Pool Safety Compliance
- Appeals, Tribunals and Prosecutions

2

Updates to 2024/25 Register

- An average increase of 3% is proposed for the majority of the fees in the proposed 2024/25 Register
- Fees proposed to be increased greater than 3% are outlined in the Development Services Comparison of 2023/24 Fees and Charges to 2024/25 (Attachment 1)

Specific Updated Fees

Section 5 Dwelling House – Concurrence Agency Referral Fee

- New lower fee of \$700 for one non-compliance request
- Existing fee of \$1,340 to remain for any requests for two or more non-compliance requests

Section 6 Material Change of Use Fees

- As a result of Activity Based Costing exercise, a number of use fees have been grouped into similar uses to achieve consistent fees – base fee, increment fee and capping requirements

Specific Updated Fees

Section 8 Reconfiguring a Lot Fee

- As a result of Activity Based Costing exercise, two separate sets of fees are introduced for the following lot ranges:
 - 'Reconfiguring a lot up to and including a total of 5 lots'.
 - 'Reconfiguring a lot of 6 lots or more'.

Section 10 Operational Work Assessment Fee

- Fees have been refined and split to charge based on per Operational Work component (e.g. Earthwork, Stormwater, Roadwork, Streetscape Work, Landscape/Rehabilitation Work and Vegetation Clearing).

Development Advice and Pre-lodgement Meeting Services

- Detailed review of our existing development advice and pre-lodgement meeting services
- Focus on upfront information to streamline the application assessment process
- Key stakeholder engagement on current and proposed services
- New services proposed include in Section 3 of the Register:
 - Pre-purchase meeting
 - Sunshine Coast design principles advice meeting
 - Operational Work pre-design advice meeting
 - Plan sealing pre-assessment service

Maintain Existing Fee Incentives

Council will continue to provide a range of existing fee incentives already included in the current Register (Section 2), including:

- Not-for-profit organisation - fee reduction of 75%
- Nambour Special Entertainment Precinct - discounted application fee by 50% for a Theatre, Bar, Nightclub or Hotel use

Recommendation

That Council:

- (a) receive and note the report titled "Development Services Register of Cost-recovery Fees and Commercial Charges 2024/25"
- (b) adopt the fees detailed in the Development Services Register of Cost-recovery Fees and Commercial Charges for Sunshine Coast Council 2024/25 in Appendix A
- (c) resolve that, in relation to those cost recovery fees to which Section 97 of the Local Government Act 2009 apply:
 - (i) the applicant is the person liable to pay these fees and
 - (ii) the fee must be paid at or before the time the application is lodged and
- (d) delegate to the Chief Executive Officer the power:
 - (i) to amend commercial charges to which section 262(3) (c) of the Local Government Act 2009 apply and
 - (ii) to determine a reasonable fee based on cost recovery principles when a price on application is requested.

Thanks for your time



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Disposal (Lease) of Commercial Tenancy at Maroochydore Park'n'Go at 4 Lightning Lane, Maroochydore

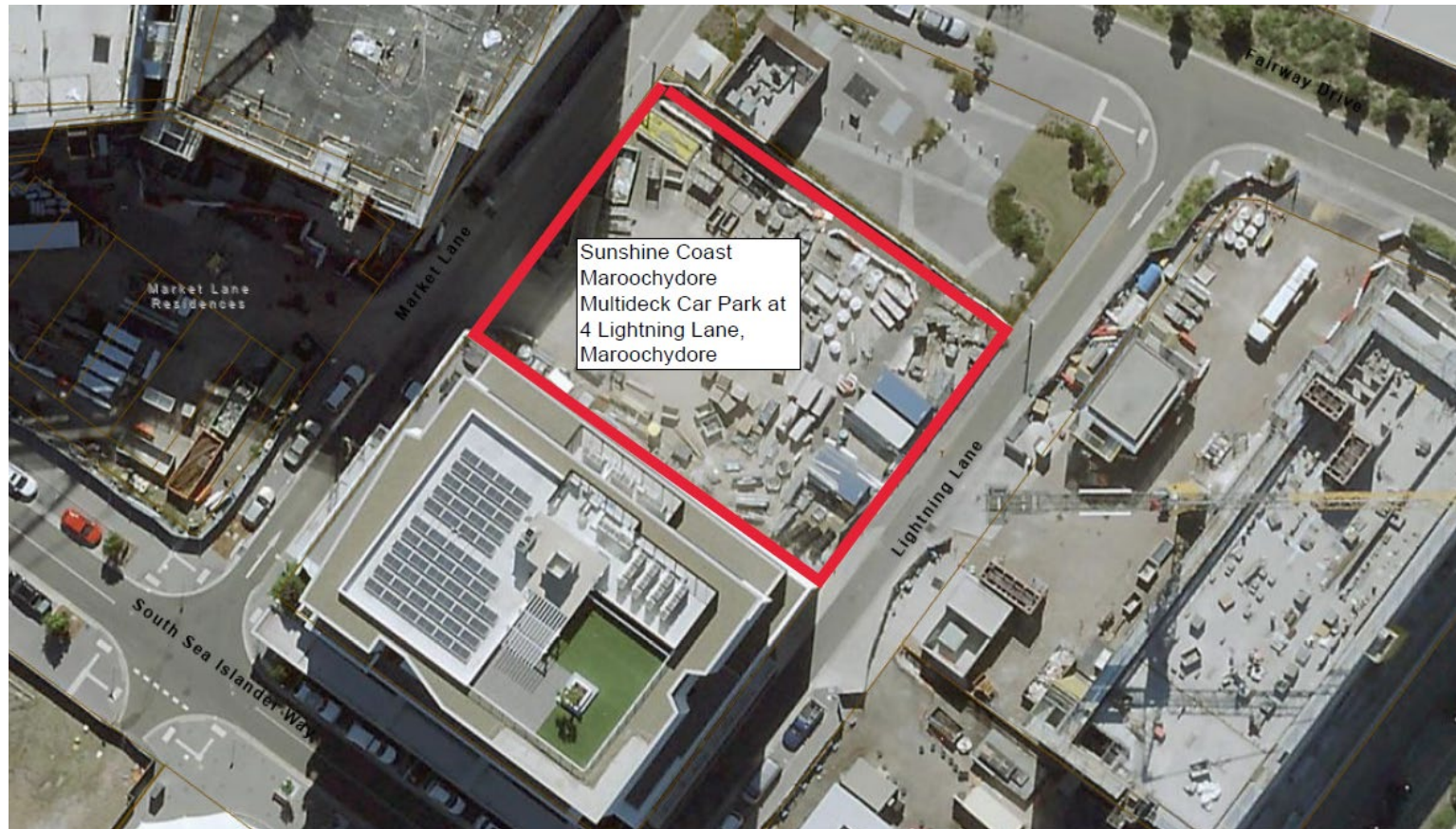
Item 8.12

Ordinary Meeting
30 May 2024

Overview

- Council completed the development of the Maroochydore Park'n'Go facility in December 2023.
- The new multideck facility provides 290 paid parking bays with additional motorcycle and bicycle bays with an end of trip facility.
- Two commercial tenancy spaces located on the ground floor provide opportunities to support the economic development of the region as well as service the building and surrounding area.
- The commercial tenancy spaces comprise of:
 - Tenancy 1 is some 57m² in area and occupies a street front location along Lightning Lane with direct access to the street and passing traffic.
 - Tenancy 2 is some 214m² in area and provides a flexible space and can be configured in up to two tenancies or as one larger tenancy.

Sunshine Coast Maroochydore Multideck Car Park



Tender Release

- Council, through its appointed real estate and marketing agent, has released the commercial spaces via public tender which closed on 26 September 2023.
- The tender sought tenants to lease and operate the two commercial tenancies.
- No submissions were received via the tender process for Tenancy 1.
- As such, a previous submission to Council resulted in an exception being granted to allow Tenancy 1 to be leased via private treaty negotiations.
- Submissions were received via the tender process for Tenancy 2.
- After a protracted negotiation post tender award, the prospective tenant withdrew from the transaction prior to signing the lease.
- Council is required to grant an exception under the Local Government Regulation 2012 to allow Tenancy 2 to be leased via the same arrangement.

Officer Recommendation

That Council:

- a) receive and note the report titled “Disposal (Lease) of Commercial Tenancy at Maroochydore Park'n'Go at 4 Lightning Lane, Maroochydore” and
- b) resolve that, under section 236 (1) (a) of the *Local Government Regulation 2012*, Council may dispose of a valuable non-current asset other than by tender or auction, this being the disposal by way of the lease of an interest in Tenancy 2 at Maroochydore Park'n'Go at 4 Lightning Lane, Maroochydore (legally described as Lot 110 on SP305312), on the basis that:
 - i. the lease has previously been offered to the market by public tender, and
 - ii. a lease has not been entered into or secured via public tender as no tender was received.

Thanks for your time



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Disposal (Leases) over various Telecommunication Sites located at 30-32 Whitecross Road, Bli Bli and 5 Palm Street, Maleny

Item 8.13
Ordinary Meeting
30 May 2024

Overview

- New leases over two existing telecommunications sites and one new site have been requested by:
 - Indara Infrastructure Pty Ltd ('Indara');
 - Telstra Corporation Ltd ('Telstra'); and
 - CPS Technology and Infrastructure ('CPS').
- Council owns the land at 30-32 Whitecross Road, Bli Bli and 5 Palm Street, Maleny in freehold.
- Indara and Telstra currently hold lease agreements with Council for a telecommunications tower and associated communications shelters (at Whitecross Road) which expire on 13 December 2024.
- CPS on behalf of Indara have applied for a new lease for a communication shelter at 5 Palm Street, Maleny (to support tower infrastructure on the adjacent UnityWater site).

Lease Locations

Lot 1 on RP92714



Lot 1 RP78427



Proposal

- Council is seeking that an exception to lease the Telecommunication Sites to Indara and Telstra for a term of 10 years.
- The Lease Area Plans for each of the sites are detailed in **Attachment 1 – Telecommunications Lease Area Plans**.
- The proposed leases will be ground (land) leases as the Telecommunications providers are the owners of the built infrastructure at the site.
- Under the terms of a ground lease the telecommunications provider will be responsible for all costs relating to repair, maintenance and capital replacement of their infrastructure.
- The continuation and establishment of telecommunications services at these locations will ensure the services needs of those communities are met.
- 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)(iv) provides for an exception if the disposal is to a telecommunications tower, in this instance, Indara and Telstra.

Officer Recommendation

That Council:

- (a) receive and note the report titled “Disposal (Leases) over various Telecommunication Sites located at 30-32 Whitecross Road, Bli Bli and 5 Palm Street, Maleny” and
- (b) resolve in accordance with section 236(2) of the Local Government Regulation 2012, that an exception to dispose of an interest in land (lease) other than by tender or auction applies, as the disposal is pursuant to section 236(1)(c)(vi) related to a telecommunications tower over:
 - (i) Part of Lot 1 on RP92714 to Indara Infrastructure Pty Ltd (Lease A and Lease V)
 - (ii) Part of Lot 1 on RP92714 to Telstra Corporation Ltd (Lease C), and
 - (iii) Part of Lot 1 on RP78427 to Indara Infrastructure Pty Ltd.

Thanks for your time



sunshinecoast.qld.gov.au

Disposal (Lease) to Dynamic Hydro Excavations Pty Ltd over portion of 4 Bearing Ave, Warana

Item 8.14
Ordinary Meeting
30 May 2024

Overview

- Dynamic Hydro Excavations Pty Ltd hold a current Lease with Sunshine Coast Regional Council over portion of 4 Bearing Avenue, Warana which expired on 13 March 2024
- The tenant has been holding over as a monthly tenant under the existing lease arrangement since this date.
- The land is owned by Council in freehold and is zoned Medium Impact Industry under Council's Planning Scheme. The land is not required for a Council operational use currently.
- Dynamic Hydro Excavations have leased the land from Council since September 2019 and utilise the land as its depot and equipment storage yard for its operations.
- Dynamic Hydro Excavations requested that Council consider a new lease over the land for a further period to allow the company to continue its service provision from the site to the region.

Lease Area – Dynamic Hydro Excavations Pty Ltd



Overview

- Council officers have undertaken a review of the request to enter into a new lease with Dynamic Hydro Excavations.
- The granting of a new lease will allow Dynamic Hydro Excavations to continue to provide services to the region which include hydro excavation, vacuum trucks and non-destructive digging.
- The essential terms of the new lease are outlined in Attachment 3 – Proposed New Terms of Lease.
- It is proposed to offer Dynamic Hydro Excavations a new 3-year lease with a 3-year option period on commercial terms.
- In accordance with the *Local Government Regulation 2012*, an exception from Council is required to enter into a new commercial Lease agreement with the existing tenant of the land. If no exception is granted, the premises will be offered for Lease agreement via a tender process.

Officer Recommendation

That Council:

- (a) receive and note the report titled "Disposal (Lease) to Dynamic Hydro Excavations Pty Ltd over portion of 4 Bearing Avenue, Warana"
- (b) resolve that in accordance with Section 236(2) of the *Local Government Regulation 2012*, that an exception to dispose of an interest in land (lease) other than by tender or action applies as per section 236(1)(c)(iii) as Dynamic Hydro Excavations Pty Ltd is the existing tenant of the land at 4 Bearing Avenue, Warana and
- (c) authorise the Chief Executive Officer to publicly release details relating to Trustee Lease once the negotiations have been finalised and registered with the Titles Registry.

Thanks for your time



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