

Attachment Folder

Item 8.7, 8.8, 8.12

Ordinary Meeting

Thursday, 21 November 2024

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DETAILED ASSESSMENT REPORT

DEVELOPMENT PERMIT FOR SHORT TERM

ACCOMMODATION

MCU23/0125

APPLICATION SUMMARY	
Division:	5
Applicant:	Geoffrey Thomas Family Trust
Consultant:	Adams & Sparkes Town Planning
Owner:	Presidential Capital Pty Ltd Tte
Proposal:	Development Permit for Material Change of Use of Premises to Establish Short Term Accommodation
Properly Made Date:	24/05/2023
Street Address:	862 & 894 Landsborough-Maleny Rd BALD KNOB QLD
RP Description:	Lot 1 SP 256087 & Lot 3 SP 311048
Assessment Type:	Impact
Number of Properly Made Submissions:	<p>The application was publicly notified for 15 business days between 11 December 2023 and 18 January 2024 in accordance with the requirements of the Planning Act 2016.</p> <p>A total of 2 properly made submissions was received objecting to the proposed development.</p>
State Referral Agencies:	<p>Concurrence</p> <ul style="list-style-type: none"> SARA at DSDILGP (State Controlled Road)
Referred Internal Specialists:	<ul style="list-style-type: none"> Economic Development Branch Development Services Branch: <ul style="list-style-type: none"> Principal Development Engineer Senior Landscape Officer Senior Environmental Management Officer 3D Project Officer

PROPOSAL:

The application seeks approval for Development Permit for Material Change of Use of Premises to Establish Short-Term Accommodation.

The proposed development will comprise of 38 residential units, a manager's residence and a reception and dining area, along with associated carparking and driveway access. The residential accommodation is comprised of 33 one-bedroom units and 5 two-bedroom

units, plus the manager's two-bedroom unit. Each unit includes bedroom/s with an ensuite, kitchenette and balcony.

The proposal comprises of six buildings, with the main building fronting Landsborough-Maleny Rd which includes Reception, Dining area (for guests only), Manager's office and meeting rooms. Twenty units are proposed directly adjacent the reception building all with balconies facing towards the coastal viewlines. An additional three buildings are proposed along the northern boundary of the site, which contain the remaining 18 units and manager's residence.

All buildings are a maximum of two storeys and within the 8.5m overlay height limit.

Vehicular access to the site is proposed via a 12m wide all-movements crossover on Landsborough Maleny Road, which includes a Basic Left Turn (BAL) and Channelised Right Turn (CHR) treatment. The proposal incorporates a total of 45 car parking spaces, including three persons with disability (PWD) bays. A service vehicle car park (MRV) is provided adjacent to the Reception/dining building. The proposed development also includes three motorcycle parking spaces, ten bicycle parking spaces and 18 golf cart parking spaces.

Reticulated water supply is not available to the development. Potable water supply will be provided via rainwater storage tanks.

The site is not in a sewered area. Greywater, accounting for two thirds of the wastewater flow will be treated on-site and discharged via a dedicated land application area. The land application area is proposed on adjoining lot 894 Landsborough-Maleny Road (Lot 1 on SP256087) which is also owned by the applicant. An easement is proposed over the land application area to provide the appropriate discharge rights. The remaining blackwater will be pumped out from a storage tank for disposal at a municipal sewerage treatment facility.

It is noted that Lot 1 SP 256087 has been included in the application but for the purposes of wastewater irrigation only. All other aspects of the development are contained within Lot 3 SP 311048.

On site waste collection is proposed from a screened bin enclosure and washdown area located at the eastern end of the proposed car parking area. The bin store area will contain 6 x 1,100L bulk bins which will be serviced two times a week on site by a waste collection vehicle.

Plans, elevations and sections are included below.

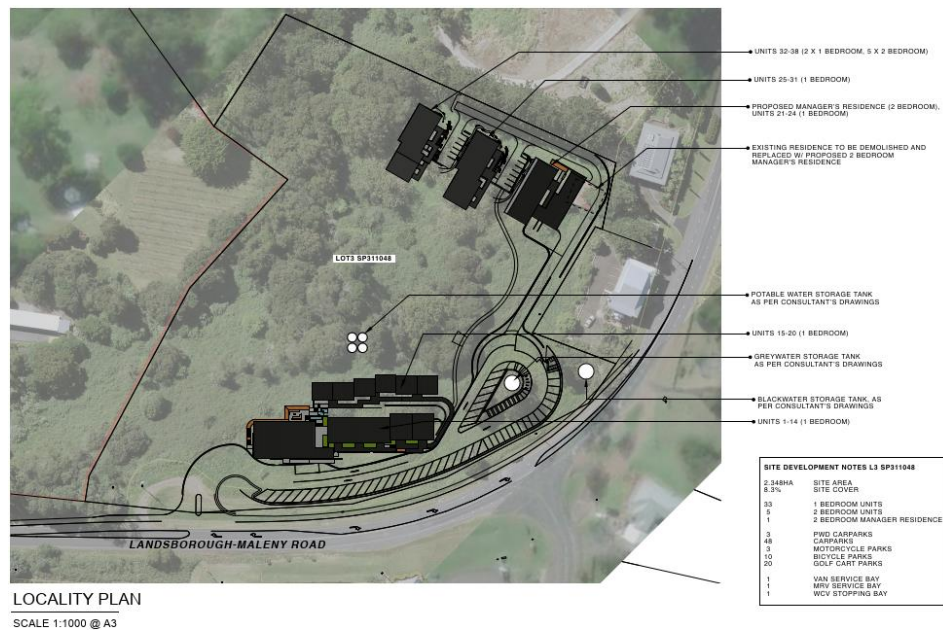


Figure 1 Locality Plan

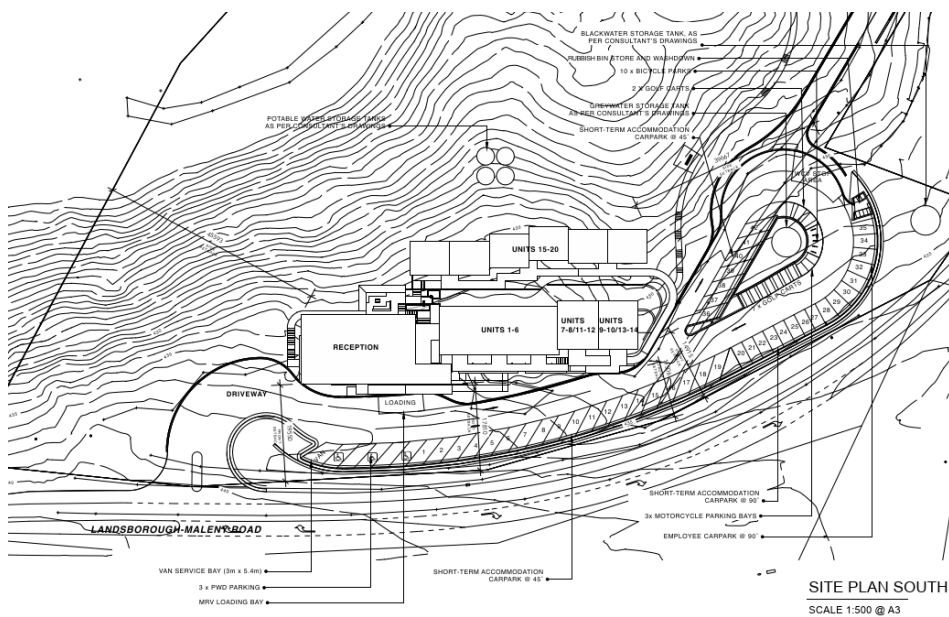


Figure 2 Site Plan of Southern Buildings and carpark

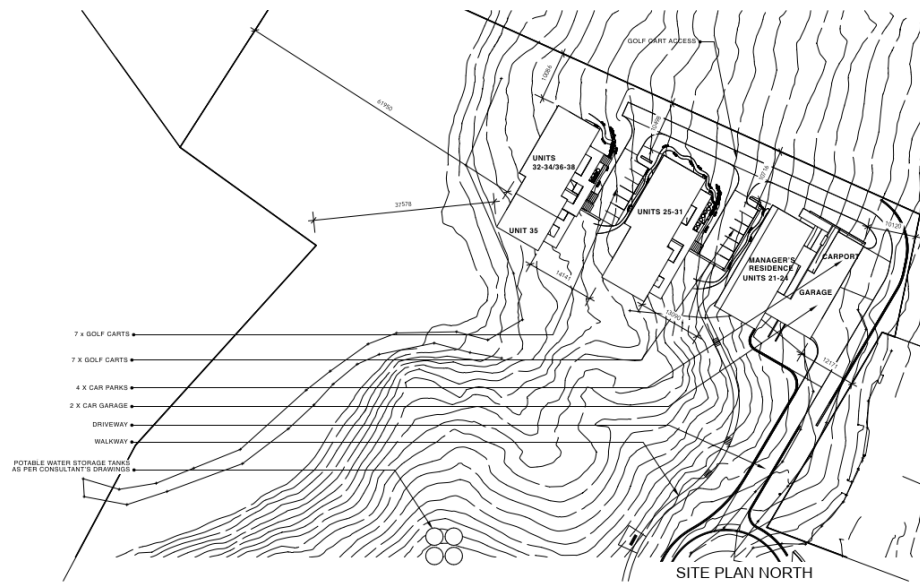


Figure 3 Site Plan of Northern Buildings

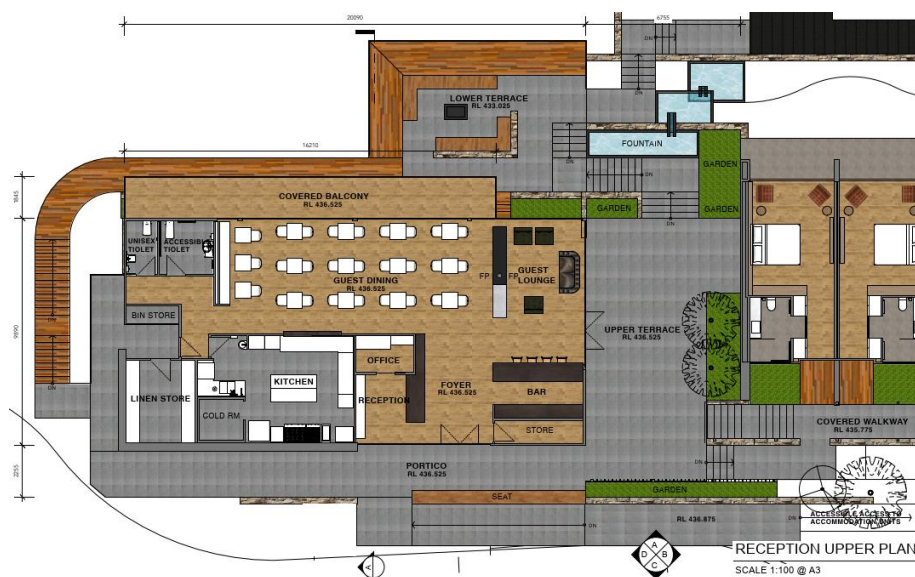


Figure 4 Upper Floor Plan of Reception Building

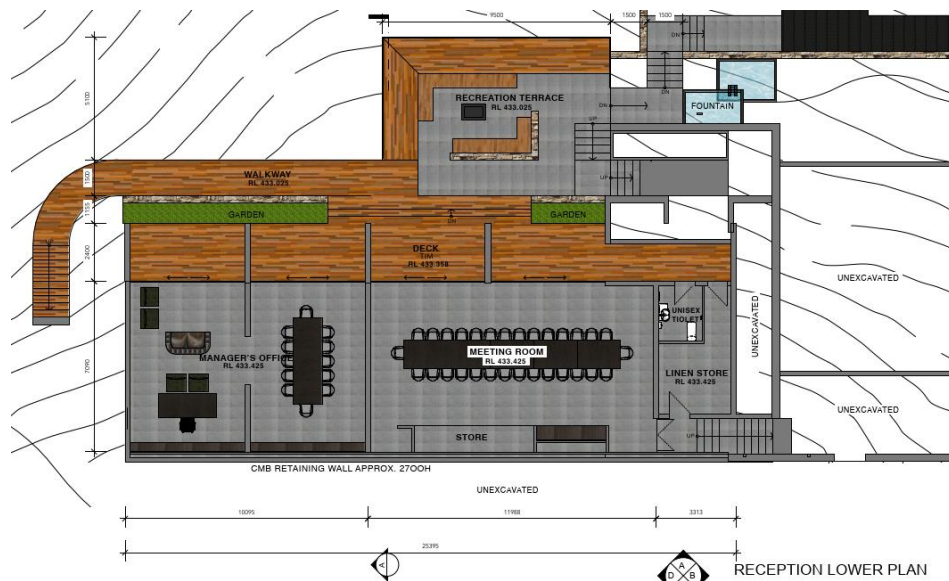


Figure 5 Lower Floor Plan of Reception Building



Figure 6 Floor Plan of Units 1-6



Figure 7 Floor Plans of Units 7-10



Figure 8 Floor Plan of Managers Residence



Figure 9 Floor Plan of Units 36-38 (2 bedrooms)



Figure 10 South Elevation of southern building (from road frontage)



Figure 11 North Elevation of southern building

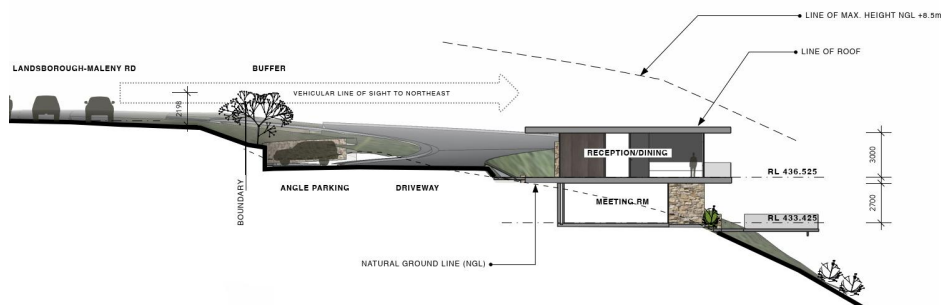


Figure 12 Section of Reception Building and Carpark

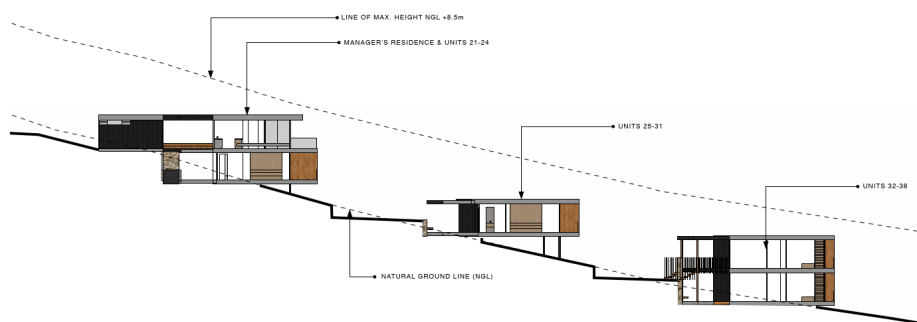


Figure 13 Section of Units 21-38 and Manager's Residence

The following table describes the key development parameters for the proposal:

MATERIAL CHANGE OF USE	DEVELOPMENT PARAMETERS	
	Design solution offered by the codes as an Acceptable Outcome for achieving compliance	Proposed
Gross Floor Area	60m ² x 8 = 480m ²	1,950m ² approx.
Number of Cabins/Units	8 cabins	38 units plus manager's residence
Building Height/Storeys	8.5m	8.5m (up to 2 storeys)
Density	2 cabins per/ha which equates to 5 cabins for the site based on a site area of 2.348ha which is the area of Lot 3 SP 311048 only.	15.9 units per/ha based on the site area of Lot 3 SP 311048 only (2.348ha)
Setbacks	Front: 20m Side: 50m	Front: 11m-19m Side: 10m
Site Cover	NA	8.3% (based on the area of Lot 3 SP 311048 only)

Parking	42 spaces 4 motorcycle spaces 6 bicycle spaces 1 x MRV & 1 x VAN	45 car parks 3 motorcycle spaces 10 bicycle spaces 1 x MRV & 1 x VAN
Landscaping	Minimum 3m wide landscape buffer to frontages (between car parking and front boundary). NOTE: While this is a minimum requirement in the Landscape Code, there are other provisions in the Strategic Framework and Overlay codes which take precedence and may require wider buffer widths, this is discussed in the following sections of the report.	2m-15m wide landscape buffer to frontage.

SITE DETAILS:

Site Features and Location

SITE AND LOCALITY DESCRIPTION	
Land Area:	2.348ha (Lot 3 SP 311048 only)
Existing Use of Land:	Detached Dwelling (to be demolished)
Road Frontage:	Approx. 218m to Landsborough-Maleny Rd
Significant Site Features:	<ul style="list-style-type: none"> Site slopes from road frontage to the rear with steeper land (escarpment) located within the centre portion of the site. Site is cleared along the road frontage with the remainder of the site vegetated. Site comprises an uninhabited dwelling in the eastern portion of the site that will be removed. The site to the North-West (Lot 1 on SP256087), known as Maleny Manor, is owned by the applicant and is an operated as a function facility. Existing access is from the western end of the Landsborough Maleny Road frontage.
Topography:	The site is very steep with slopes ranging from 15% to greater than 25%, with the majority of the site being greater than 25%, noting the site forms part of the Blackall Range escarpment which in places has slopes up to 60%.
Surrounding Land Uses:	North: Function Facility and short-term accommodation (Maleny Manor) East: Rural zoned land used for agistment and residential purposes

	<p>South/West: Landsborough-Maleny Rd forms the southernmost and western boundaries. Adjoining the site to the south, are two smaller rural zoned properties one containing a dwelling house (836 Landsborough-Maleny Rd) and the other being used as a restaurant and short term accommodation (840 Landsborough-Maleny Rd). On the opposite side of Landsborough-Maleny Rd is a mixture of residential properties and commercial uses including a commercial centre (within a Local Centre Zone) which contains restaurants and art galleries. Adjacent to the commercial centre are existing short term accommodation uses (Maleny Views Motel and Maleny Terrace Cottages).</p>
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The location of the subject site in relation to its surrounds is shown below:

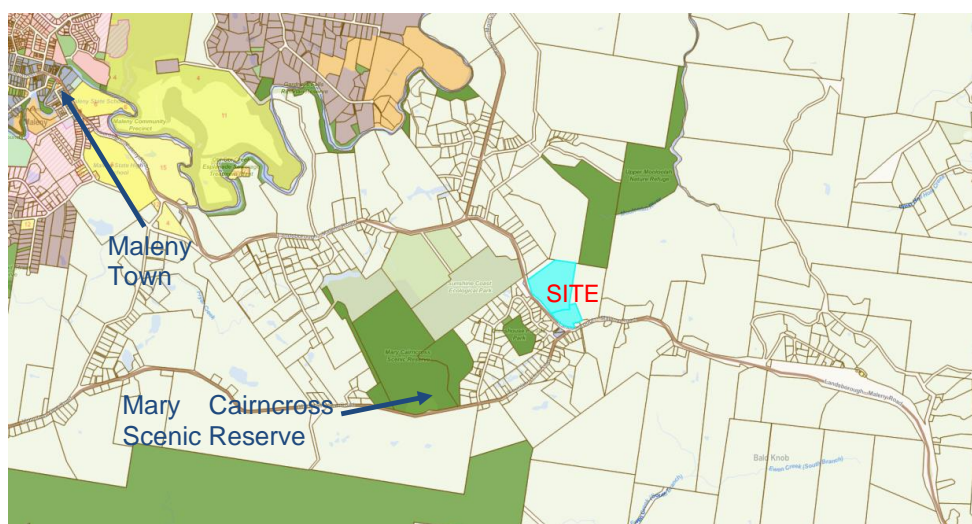


Figure 14 Locality Map

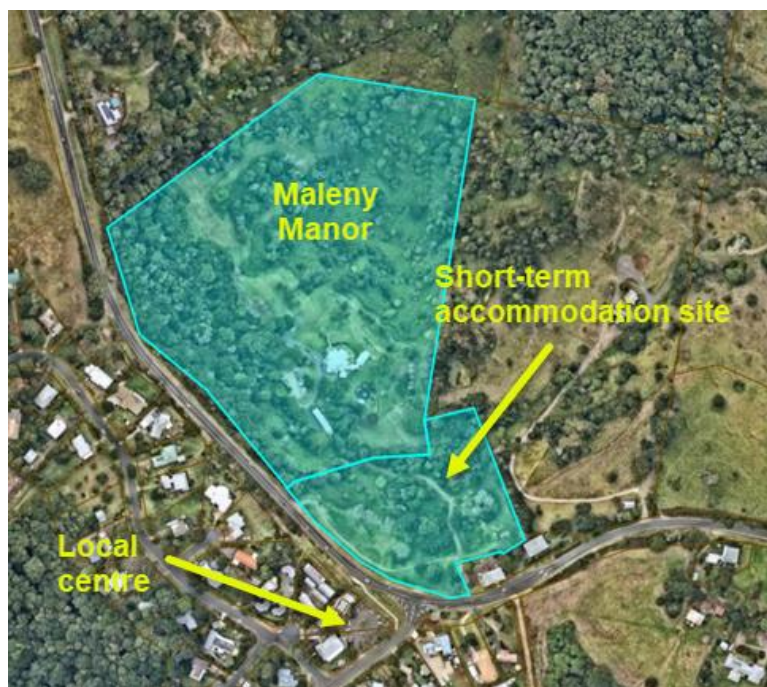


Figure 15 Aerial Photo of Site

Development History of Site

In relation to the site where the short term accommodation buildings are proposed, there is no relevant planning history to this proposal (a single detached dwelling is the only existing structure on the site).

ASSESSMENT:

Framework for Assessment

Categorising Instruments for Statutory Assessment

For the *Planning Act 2016*, the following categorising instruments may contain assessment benchmarks applicable to development applications:

- the *Planning Regulation 2017*
- the Planning Scheme for the local government area
- any temporary local planning instrument
- any variation approval

Of these, the planning instruments relevant to this application are discussed in this report.

Assessment Benchmarks Related to the *Planning Regulation 2017*

The *Planning Regulation 2017* (the Regulation) prescribes assessment benchmarks that the application must be carried out against, which are additional or alternative to the

assessment benchmarks contained in council's Planning Scheme. These assessment benchmarks may be contained within:

- the SEQ Regional Plan and Part E of the State Planning Policy, to the extent they are not appropriately integrated into the Planning Scheme; and
- Schedule 10 of the Regulation.

PLANNING REGULATION 2017 DETAILS	
Applicable Assessment Benchmarks:	<ul style="list-style-type: none"> • Part E

State Planning Policy (SPP), Part E

The assessment benchmarks of the SPP Part E that are relevant to the development proposal do not vary the current provisions of the Planning Scheme.

Assessment Benchmarks Related to the Planning Scheme

The following sections relate to the provisions of the Planning Scheme.

PLANNING SCHEME DETAILS	
Planning Scheme:	Sunshine Coast Planning Scheme 2014 (16 May 2022)
Strategic Framework Land Use Category:	Rural Enterprise and Landscape Area High Value Scenic Area Scenic Route Major Escarpment
Local Plan Area:	Not applicable
Zone:	Rural Zone
Consistent/Inconsistent Use:	Potentially consistent
Applicable Assessment Benchmarks:	<p>In relation to the <i>Sunshine Coast Planning Scheme 2014</i>, the application is assessable against the whole of planning scheme, including the <i>Strategic Framework</i> and the following relevant codes:</p> <ul style="list-style-type: none"> • <i>Landslide Hazard and Steep Land Overlay</i> • <i>Biodiversity, waterways and wetlands overlay code</i> • <i>Bushfire hazard overlay code</i> • <i>Height of buildings and structures overlay code</i> • <i>Regional infrastructure overlay code</i> • <i>Scenic amenity overlay code</i> • <i>Rural zone code</i> • <i>Nature and rural based tourism code</i> • <i>Landscape code</i> • <i>Nuisance code</i> • <i>Safety and security code</i> • <i>Stormwater management code</i> • <i>Sustainable design code</i> • <i>Transport and parking code</i>

	<ul style="list-style-type: none"> • <i>Waste management code</i> • <i>Works, services and infrastructure code</i>
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Strategic Framework

The Strategic Framework is an Assessment Benchmark for Impact Assessable applications and considers the following matters:

- Settlement Pattern
- Economic Development
- Transport
- Infrastructure and Services
- Natural Environment
- Community Identity, Character and Social Inclusion
- Natural Resources
- Natural Hazards

The application has been assessed against each of the matters above.

The proposal conflicts significantly with Council's Strategic Intent for development within rural areas and severely compromise the outcomes relating to Rural areas, High Value Scenic Areas, Scenic Routes and the Blackall Range Escarpment.

Upon detailed review of the application material and Council's 3D modelling it has been found that the proposal would have a significant impact on the views available across the site from Landsborough-Maleny Road (identified Scenic Route) and will severely detract from the landscape values of the site and the visual amenity of a scenic route. The proposal is positioned in a highly prominent location and is of a bulk and scale which is more urban in nature which is incongruent with its rural setting. The mitigating features of the proposal have been considered, but these have been found to not be sufficient to overcome the significant visual amenity impacts the proposal would have. Additionally, the applicant's visual impact assessment has been peer reviewed by an external visual amenity expert. Both internal specialists and the external peer reviewer agree that the proposal would have significant detrimental visual impacts and conflicts with the Strategic Framework in a number of ways.

The pertinent issues arising out of assessment against the Strategic Framework are discussed below.

Strategic Intent

Section 3.2.1 of the Strategic Intent provides an overview for shaping growth in the Sunshine Coast. The following statement used to articulate the policy direction of the planning scheme for shaping growth in rural areas is considered particularly pertinent to the assessment of the proposed development:

Outside of defined urban and rural residential areas, rural and natural areas are protected and enhanced for their rural enterprise, landscape and environmental values. These areas separate the Sunshine Coast from other parts of metropolitan

South East Queensland and provide the landscape setting and biological diversity for which the Sunshine Coast is renowned.

Comments

The proposal is more urban in scale and intensity and is inconsistent with the character of the surrounding rural area, despite it not being a typical rural area because of the surrounding land uses. Given that a significant proportion of the site is subject to environmental constraints, the proposed development is concentrated to the south of the site presenting a dense array of built form, which is inconsistent with the character and amenity of the rural area. The proposed short-term accommodation would comprise 38 units, and associated facilities (reception, guest dining, meeting rooms and extensive car parking) plus a manager's residence. This represents a short-term accommodation offering of a significant scale well above that anticipated in a rural setting in the Regional landscape and rural production area and outside the Urban Footprint. This type of development is more suited to an urban environment (noting that code assessable short term accommodation applications are limited to a maximum of 8 holiday cabins in Rural zones).

Settlement Pattern

Section 3.3 of the Strategic Framework provides policy statements for managing the pattern of settlement in urban areas on the Sunshine Coast. Although the development does not propose permanent accommodation, the scale of the proposed accommodation buildings are considered to be urban development in this context. The following strategic outcome in section 3.3.1 (d) is considered pertinent as it relates to the protection of rural lands and natural areas:

Outside these [urban] areas, rural lands and natural areas are maintained predominantly for their rural enterprise, landscape and environmental values. These areas reinforce the character of the Sunshine Coast as a place with large areas of open space surrounding distinct and separate urban and rural residential areas.

Comments

The short-term accommodation buildings and associated facilities (reception, guest dining, meeting rooms and extensive car parking) are not consistent with the rural character of the area. They are of a bulk, scale and intensity more akin to an urban setting. The subject site is located outside of the local growth management boundary and the proposed scale and intensity of the short-term accommodation use conflicts with the strategic outcomes of the settlement pattern, as it does not contribute to a compact, efficient and functional urban form.

Economic Development

Element 5 of Section 3.4 of the Strategic Framework provides policy statements for managing tourism and tourism focus areas. Specific outcome 3.4.6.1 (a) is considered pertinent to the assessment of the proposed development:

"To support the preferred pattern of settlement, development provides for tourist oriented activities and services to be concentrated within the tourism focus areas

identified conceptually on Strategic Framework Map SFM 2 (Economic development elements) and described in further detail in Table 3.4.6.1 (Tourism focus areas)”

Comments

The Strategic Framework seeks to establish urban tourism uses within the Coastal Tourism Focus areas, while Table 3.4.6.1 requires tourism in rural locations to be “*low impact*” and to have a “*primary emphasis on nature and hinterland/rural based tourism experiences*”. The short-term accommodation is of a scale and intensity which is urban in nature (taking the form of small short term accommodation rooms) and has not demonstrated any emphasis on nature or hinterland/rural based tourism experience. Further, the proposal is not considered ‘low impact’ in terms of visual amenity and character as discussed in the following section.

Community Identity, Character and Social Inclusion

The following Strategic Outcomes in section 3.8.1 are considered pertinent as they relate to non-urban areas:

(c) The prominent landscape features which contribute to the diversity and richness of the Sunshine Coast landscape, including beaches, headlands, high dune systems, creeks and rivers, islands, mountains, ridgelines, foothills and escarpments remain intact and undiminished. In 2031 these features are clearly identifiable in the landscape and retain a high level of visual, scenic and cultural value. (Emphasis added)

(d) The Sunshine Coast continues to be renowned for the many important views and vistas which contribute to the identity and attractiveness of the region. Local views of importance to residents are recognised and respected. (Emphasis added)

(f) Although parts of the coastal urban area within the Sunshine Coast Enterprise Corridor display the characteristics of a complex and reasonably intense urban environment, other parts of the region are generally characterised by a less intensive scale and form of development. (Emphasis added)

Further Specific Outcomes under the Landscape elements and features (Element 1) in section 3.8.2.1 are particularly pertinent to the proposal:

(a) The landscape elements identified conceptually on Strategic Framework Map SFM 6 (Community identity, character and social inclusion elements) which include regional and sub-regional inter-urban breaks, high value scenic areas, regional gateways and scenic routes are protected and enhanced. (Emphasis added)

(d) Scenic routes are protected and enhanced as major transport routes providing a high level of scenic and visual amenity to travellers.

(e) The prominent landscape features identified in Table 3.8.2.1 (Regionally significant landscape features) and important views to these features are protected from intrusion from buildings and other aspects of urban development. (Emphasis added)

(g) Other views and vistas, including those identified in local plans or which are important in a local context are also protected, particularly from development which exceeds specified building heights.



Figure 16 Extract of Strategic Framework Map SFM6 showing the site on a Scenic Route (approx. location of site shown with a red dot)

Figure 16 above shows the site being within 'High Value Scenic Area' (green hatch) and adjacent to a 'Scenic Route' (purple line) and an identified 'Major Escarpment' (grey arrows) by Map SFM6. It is noted that the Blackall Range escarpment is identified as a Regionally significant landscape feature in Table 3.8.2.1.

Landsborough Maleny Road is also identified as a Scenic Route on the Scenic Amenity Overlay Map.

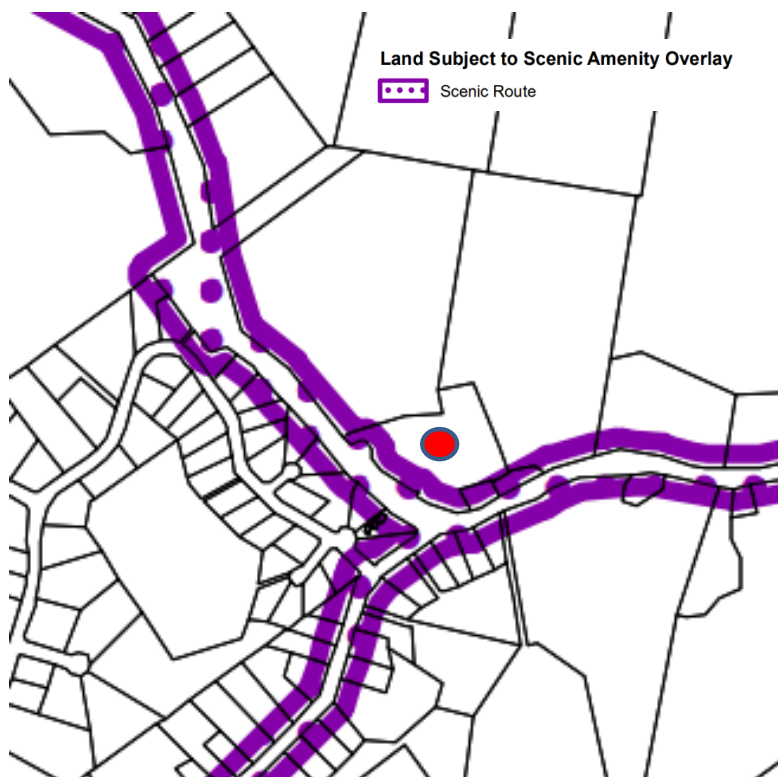


Figure 17 Extract of Scenic Amenity Overlay Map OVM38L (location of site shown with a red dot)

Comments

Existing views of the site along Landsborough Maleny Road are provided in the images below (these have been provided by an external visual amenity expert appointed by Council to undertake a peer review of the applicant's material).



Figure 18 View of site from Landsborough Maleny Road

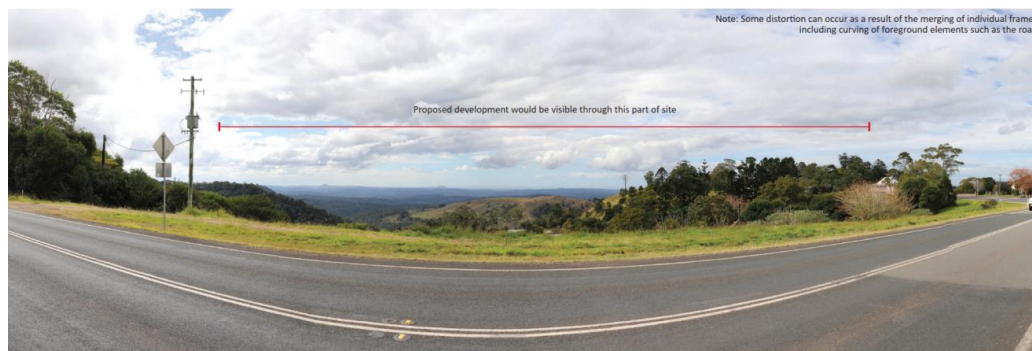


Figure 19 View of site from Landsborough Maleny Road

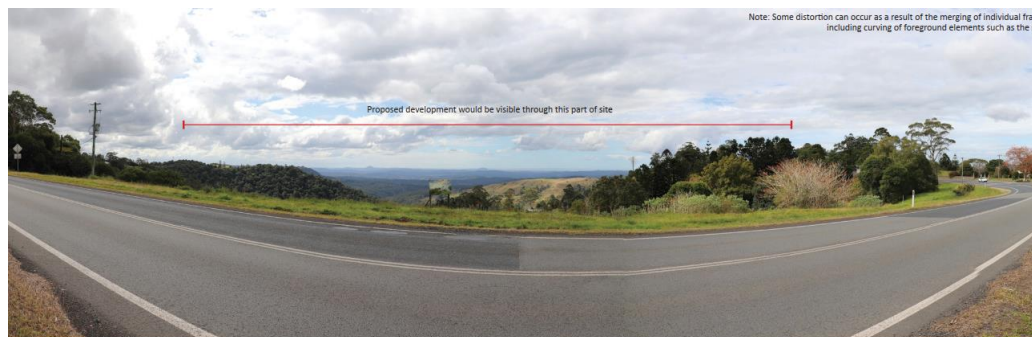


Figure 20 View of site from Landsborough Maleny Road



Figure 21 View of site from Landsborough Maleny Road (intersection with Mountain View Rd)

The applicant proposes to address the provisions of the Planning Scheme relating to Scenic Routes, High Value Scenic Areas and the Blackall Range escarpment through a combination of built form treatments and landscaping treatments. The Architectural and Landscape Concept Plans submitted for the subject application incorporate:

- Landscape treatments to visually screen and soften built form elements.
- Planting in close proximity to the proposed buildings to help screen buildings and soften views into the development but not block view sheds from the scenic route.

- A predominantly endemic plant palette to create a building setting which is grounded in its context and is consistent with the natural landscape and character of the Maleny Hinterlands.
- The removal of a number of weed tree species on the property to open up additional view sheds from the scenic route.
- Building materials and external finishes that are compatible with the visual character and the landscape or townscape setting of the scenic route.
- Stepping of the building in sections in line with the natural landform.
- Keeping a flat roof profile and minimising building height where possible.

In addition, the applicant has provided a Visual Impact Assessment which has come to the following conclusions:

- The Photomontages provide static views limited by the field of view of the camera lens and are focussed upon the Site. In 'real world' situations the site (and the proposed development) would be viewed dynamically as a receptor passes the Site and would not have a fixed view. The visibility of broader visual context would militate their attention, interest and focus on the Site.
- Views from Landsborough-Maleny Road to the north across the Site will primarily be experienced by receptors travelling along the road in motor vehicles. These views will be available for a very short duration and are less expansive than views available from Landsborough-Maleny Road to the east of the Site.
- The streetscape is not a pedestrian orientated environment. It only provides a footpath partially along the southern side of the Landsborough-Maleny Road extending from the intersection with Mountain View Road to the west where it terminates at a bus stop. Receptors are unlikely to linger at the bus stop due to it providing neither seating nor shelter. The Site's neighbouring streetscape is otherwise unlikely to be traversed by pedestrians.
- The availability of the existing view is somewhat fortuitous, resulting primarily from the absence of taller vegetation on the Site. Vegetation located on the Site adjacent to the frontage or within the road reserve elsewhere along the northern side of Landsborough-Maleny Road is shown to obstruct views partially or fully to the north from Landsborough-Maleny Road. The view could therefore be easily diminished or lost due to potential similar tree growth on the Site.
- The change to the existing view resulting from the proposed development, will also include the creation of new view opportunities from Landsborough-Maleny Road. The clearing of vegetation within the Site will allow for alternate views to the north into and across the Site when looking to the north from Landsborough-Maleny Road, including a new vista from the intersection with Mountain View Road.
- The building will have limited visibility from Landsborough-Maleny Road and the neighbouring properties.
- The building's bulk and scale will be compatible with the existing streetscape. The proposed development will complement and make a positive contribution to the existing streetscape's built form character that will enhance its legibility and coherence.
- The proposed development will not have an unacceptable impact upon the existing visual character, amenity, and sense of place of the streetscape, neighbourhood, and citywide contexts.
- The proposed development is consistent with the applicable planning scheme provisions and intent where relevant to issues of visual amenity and character.

A selection of photomontages (and associated viewpoint referenced plan) provided with the Visual Impact Assessment are provided below:



Figure 22 Applicant's Viewpoint Reference Plan



Figure 23 Applicant's photomontage view of proposal from Landsborough Maleny Rd from Viewpoint D



Figure 24 Applicant's photomontage view of proposal from Landsborough Maleny Rd from Viewpoint E



Figure 25 Applicant's photomontage view of proposal from Landsborough Maleny Rd from Viewpoint F



Figure 26 Applicant's photomontage view of proposal from Landsborough Maleny Rd from Viewpoint G



Figure 27 Existing view of site from Landsborough Maleny Rd from Viewpoint H



Figure 28 Applicant's photomontage view of proposal from Landsborough Maleny Rd from Viewpoint H (showing removal of existing vegetation)



Figure 29 Applicant's photomontage view of proposal from Landsborough Maleny Rd from Viewpoint L

The landscape outcomes shown in the applicant's photomontages and on their landscape concept plans have been reviewed by Council's Senior Landscape Officer who has advised that the planting shown on these images are not realistic or viable for several reasons as outlined below:

- A retaining wall is proposed adjacent to the majority of the frontage of the site associated with the proposed car park, which is set back a minimum of 1m from the property boundary.
- The proposal indicates an offset of the retaining walls from the front boundary of approx. 750mm for the majority of the frontage, with 2 larger areas for landscape at either end of the car parking area. The space of 750mm would be insufficient to accommodate planting capable of screening the car park and just as critically the built form.
- At the top of the retaining wall the submitted engineering plans show a cut off drain proposed for stormwater overland flow interception and conveyance. Planting/landscaping within this drainage infrastructure will be very limited (if any).

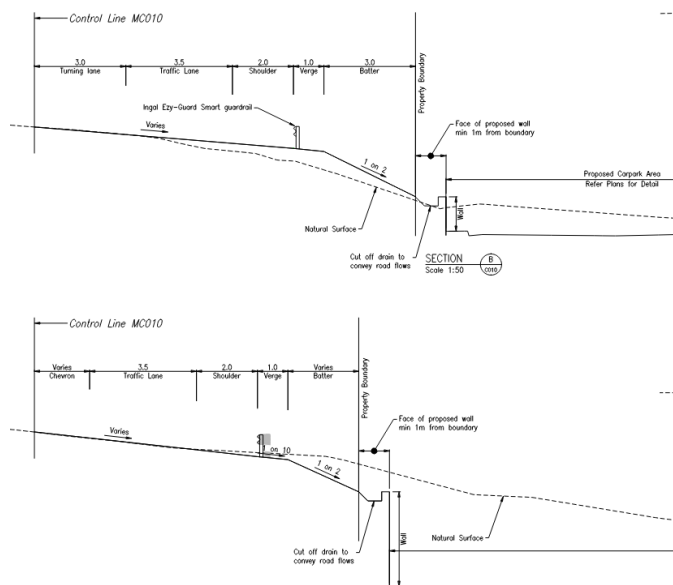


Figure 30 Applicant's engineering sections of proposed retaining wall adjacent the site's frontage

- The width of landscaping space at the base of the proposed retaining wall is very limited (approx. 600mm). This width is insufficient to accommodate species that could achieve a height to screen the built form from the road, with such a narrow width not being conducive to the growth of plants.
- A narrow area of landscape is proposed between the car park and the building that could potentially be landscaped. This has a maximum width of approximately 2.0m, with the width varying across the length. While some tree planting could hypothetically occur in this area, given the limited width it is unlikely to support any more than approximately 3 canopy trees which will not be sufficient to screen the built from considering its extensive length (70m).
- The conditions imposed by the State (for state controlled road impacts) limit planting along the entire frontage of the site so as to not obstruct visibility for vehicles exiting the site, which means landscape must be less than 1m high (both within the site and within the road reserve). In addition, there are conditions requiring front boundary fencing be provided for the length of the frontage (due to the steep drop off), which may further impact upon landscape outcomes.

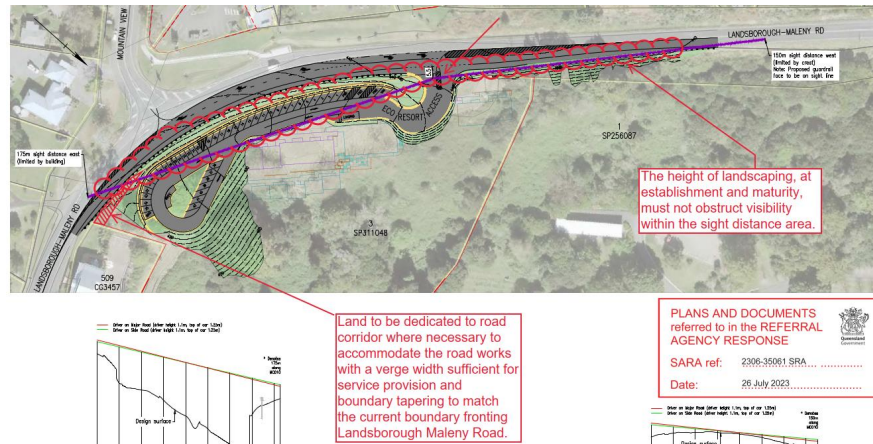


Figure 31 State referenced plan showing extent of landscaping restrictions

- The applicant's landscape concept plans indicate substantial verge planting to assist in screening the built form. This is not considered feasible given the aforementioned constraints.
- The application material indicates two storage tanks associated with greywater and blackwater treatment. No detail has been provided around the height of these tanks or what landscape could feasibly be provided in these two locations.

The applicant's visual impact assessment (VIA) was peer reviewed by Council's external visual amenity expert. Council's expert has made the following conclusions, which dispute the applicant's assertion that the proposal would not have an unacceptable impact upon the existing visual character and amenity and would be consistent with the planning scheme provisions relating to visual amenity and character:

"The VIA Report that is the focus of this review reflects a customised methodology for assessing impacts from the proposed development, but we accept that the essence of the assessment adopts the fundamentals of what might be considered an industry standard. There are however aspects of the assessment methodology and the findings which we consider to be shortcomings or disagree with. Of particular note:

- a) the assessment provides little in the way of description of the landscape and visual values of the site and wider setting and in our opinion the VIA Report understates the values of the landscape and the importance of the views across the site;*
- b) the Photomontages that have been provided (as well as the earlier set attached to the VIA Report) represent a narrow view of the proposed development from each viewpoint and limit the appreciation of the full extent of the view, the full extent of view obstruction, nor the full extent of the development likely to be visible from each viewpoint;*
- c) there is a lack of specificity in the application documents and the VIA Report about tree retention and removal across the site meaning the extent of the new views provided around the built form cannot be known with certainty;*
- d) the ratings for assessing impact magnitude lack clarity and the ratings for the sensitivity of receptors are lower than we would have rated;*

e) the responses provided for a number of the provisions raised in Council's IR are limited or overly general.

In our opinion, having regard to the proposed development, our observations about the site and the visual environment, and in response to the key outcomes sought by the relevant assessment benchmarks:

a) we accept that the proposed development is separated into a number of buildings with some having limited visibility; is of high architectural merit; is complementary to the rural character of the area; and responsive to the site conditions, but also believe that the main southern building is a relatively large building and arguably a more intense development outcome than is contemplated for this type of use in this locality;

b) the proposed development will have a significant impact on the views available across the site from Landsborough-Maleny Road and will severely detract from the landscape values of the site and the visual amenity of a scenic route;

c) while it is possible that there could be some new views provided (as a partial compensation for the views that will be lost) the provision and maintenance of these views is not assured (given the lack of certainty relating to retained and proposed landscaping).

Ultimately, having regard to the above observations, the proposed development fails, in our opinion, to satisfy a number of key assessment benchmarks and while the VIA Report is informative and useful, it does not demonstrate otherwise."

In context of the above advice from the external visual amenity expert and also Council's Senior Landscape Officer, Council's 3D Modelling Officer has undertaken detailed modelling of the proposal. This modelling seeks to illustrate a more accurate and realistic landscape outcome and includes the infrastructure items shown on the applicant's engineering details and as required by the State agency requirements. It demonstrates the proposal will clearly obstruct the available views from the scenic route, including the loss of foreground and mid distant views of rolling hills and other significant landscape features, and that the impacts of the proposal will not be mitigated by landscaping.

The following images are taken from the road at eye level of a person sitting in a sedan vehicle.



Figure 32 Council 3D model view of proposal from Landsborough Maleny Rd from Viewpoint D



Figure 33 Council 3D model view of proposal from Landsborough Maleny Rd from Viewpoint E



Figure 34 Council 3D model view of proposal from Landsborough Maleny Rd from Viewpoint F



Figure 35 Council 3D model view of proposal from Landsborough Maleny Rd from Viewpoint G



Figure 36 Council 3D model view of proposal from Landsborough Maleny Rd from Viewpoint H



Figure 37 Council 3D model view of proposal from Landsborough Maleny Rd from Viewpoint L



Figure 38 Panoramic view of proposal from opposite side of Landsborough-Maleny Road

Given the conclusions of Council's external visual amenity expert and upon review of Council's 3D modelling, it is clear the proposal would have a detrimental impact on scenic and visual amenity of the identified Scenic Route due to it being located in a prominent location and due to the overall bulk and scale of the development. With regards to the bulk and scale of the proposal the following points are noted:

- The main building addressing the frontage is approximately 70m long, which, for comparison purposes, is approximately the same length as Council's City Hall building within the Maroochydore CBD.
- The footprint of the buildings are significantly larger than any existing building in the locality noting the main building is double the size of the commercial buildings on the opposite side of the road (within a Local Centre Zone). Below is an analysis of the proposed building footprints in relation to existing building footprints in the surrounding locality. It is clear the proposal would be the largest building in the locality by a considerable margin, particularly when compared to existing buildings on the northern side of Landsborough Maleny Rd.

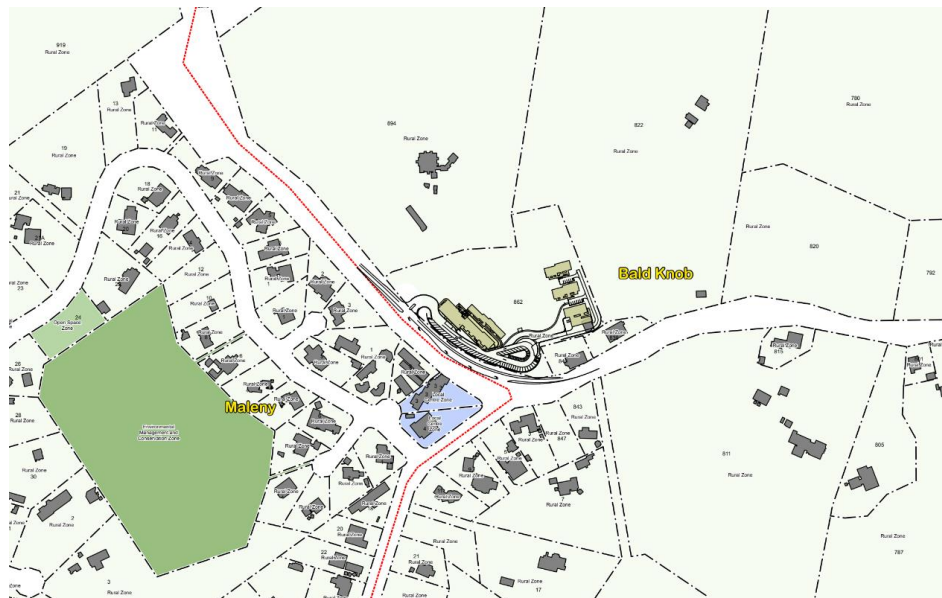


Figure 39 Building Footprint Analysis

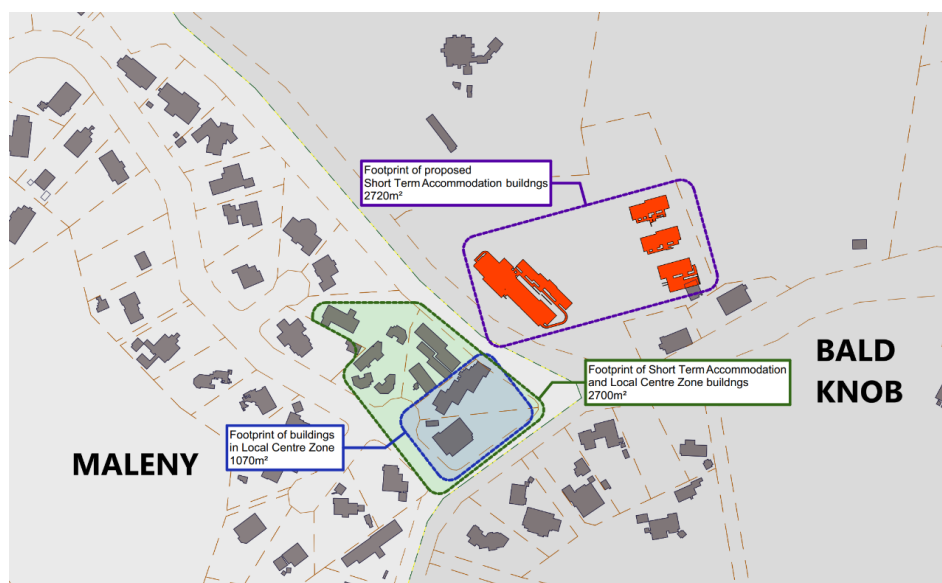


Figure 40 Comparison of building footprints of proposal and commercial buildings opposite the site

- All carparking, service vehicle parking and associated driveways are located in front of the building adjacent to the road frontage. As discussed above, this will have minimal screening landscaping.

- The length of driveway and carpark area located directly adjacent the road frontage is approximately 120m. The length and size of the carpark is comparable to the scale of the carpark for Mary Cairncross Reserve and to that of a commercial operation.
- While a new dwelling house could be constructed on the site and associated boundary fencing could be constructed, the scale and impacts of the proposal far exceed that of a dwelling house. It is important to note that the Dwelling House Code requires any new dwelling house be set back a minimum of 50m from the frontage (as an acceptable outcome). Any new dwelling house proposed on the site with a setback less than 50m to the frontage will require an application to Council where an assessment of visual impacts will be required. Furthermore, any new dwelling house proposed on the site would necessitate the demolition of the existing uninhabited dwelling house in order to address the requirements of the planning scheme.

While there is architectural merit to the proposal, the location, scale and intensity of the proposed short-term accommodation is inconsistent with what the planning scheme intends for development in the Rural zone, as well as the provisions relating to scenic amenity and character. The proposed 38 room short-term accommodation facility (with associated managers residence, dining, meeting rooms and reception facilities) does not represent a *“less intensive scale and form of development”* and will have significant detrimental visual amenity impacts including impacts upon significant viewlines from an identified Scenic Route.

Further, Council's external visual amenity expert has reviewed the proposal and considers that any approval of the proposal would *“have a significant impact on the views available across the site from Landsborough-Maleny Road and will severely detract from the landscape values of the site and the visual amenity of a scenic route”*.

Having regard to the above, the proposal is considered to be inconsistent with Specific outcomes 3.8.2.1(a), 3.8.2.1(d), 3.8.2.1(e) and 3.8.2.1(g) of the Strategic Framework.

Planning Scheme Codes

The application has been found to conflict with one or more elements of the applicable codes of the planning scheme and cannot be conditioned to comply. The pertinent issues arising out of the assessment are discussed below.

Scenic Amenity Overlay Code

The purpose of the *Scenic amenity overlay code* is to ensure that development does not adversely affect scenic amenity and landscape values within the Sunshine Coast. As previously discussed in the Strategic Framework section, the subject site is located on the Landsborough Maleny Road Scenic Route. Due to the location of the proposed buildings and associated car parking adjacent to the route and the absence of screening vegetation, the proposal would be highly visible and dominant in the landscape, and would neither protect nor enhance scenic amenity of the Scenic Route and the landscape values of the surrounding rural area. In addition to the proposal being inconsistent with Specific outcomes 3.8.2.1(a) and 3.8.2.1(d) of the Strategic Framework, the proposal would therefore also be inconsistent with the following Overall Outcomes and Performance Outcomes of the *Scenic amenity overlay code*.

Overall outcome (a) - development protects the significant landscape elements and features which contribute to the unique character and identity of the Sunshine Coast, including:-

- (i) the scenic amenity values visible from scenic routes.*
- (iv) significant views and vistas*

Performance outcome PO1 - Development does not detract from the visual amenity of a scenic route and:-

- (a) is visually unobtrusive, relative to its urban or nonurban setting and surroundings, when viewed from the scenic route;*
- (b) maintains or enhances important view corridors or distance views from the scenic route to significant landscape features; and*
- (c) is low key, both visually and in scale, so as not to detract from the scenic amenity offered from the scenic route.*

With respect to the abovementioned overall outcome and performance outcome, it is considered that the proposed Short Term Accommodation building and associated car parking would be visually obtrusive relative to its setting, which is considered to be predominantly rural in character, particularly along the northern side of Landsborough-Maleny Road.

The proposed development is located directly adjacent to the Scenic Route and the proposed landscape planting will not effectively screen the 70m long built form or the proposed extensive carparking area (which is over 120m long). Further, as discussed above, based on an analysis from Council's 3D model, the proposal is located so as it would obstruct an important view corridor and distant views from the Scenic Route to numerous significant landscape features such as Mt Coolum, Mt Ninderry, Mt Cooroy (among others) and the broader coastline. These views have been longstanding, and it is noted that Google Streetview images show these views existing in 2008. The applicant has stated that due to the clearing of vegetation, other viewlines may become apparent. As stated by Council's external visual amenity expert this has not been substantiated but in any event, it is not considered a reasonable contention that development should be permitted to have detrimental impacts on an existing significant view corridors on the proviso it be made good by clearing vegetation in other parts of the site.

In addition, there are significant mature trees which currently contribute to the scenic amenity of the area that would be highly unlikely to survive as a result of the proposal, noting the extent of proposed earthworks, effluent tanks, road widening and other infrastructure proposed in very close proximity to these trees. The below image show three large trees, in particular a large gum tree on the right, which would appear to be compromised by the proposed earthworks and infrastructure.



Figure 41 Streetview image of Mature trees on the site visible from the Scenic Route

Furthermore, as discussed above, the proposal is not considered “low key” either visually or in scale in the context of its rural surroundings. It is therefore considered that the proposed Short Term Accommodation buildings and associated infrastructure would detract from the existing scenic amenity offered from the Scenic Route, and would be inconsistent with the abovementioned purpose, overall outcomes and performance outcomes of the *Scenic amenity overlay code*.

Landslide Hazard and Steep Land Overlay Code

The purpose of the *Landslide hazard and steep land overlay code* is to ensure:-

- (a) *development avoids or mitigates the potential adverse impacts of landslide hazard on people, property, economic activity and the environment; and*
- (b) *development on steep land is avoided or otherwise limited in scale and intensity, and is sensitively located and designed to minimise adverse impacts on scenic amenity, the environment and public safety.*

Performance Outcome PO4 of Table 8.2.10.3.2 is considered particularly pertinent requiring:-

- “Development is sensitively designed, sited and erected to respect and be visually integrated into the streetscape and the natural surroundings by ensuring:-*
- (a) adequate screening of the underneath of buildings;*
 - (b) retention, where possible, of natural landforms, drainage lines and vegetation; and*
 - (c) buildings and structures are not visually intrusive, particularly from ridge lines, public open spaces, scenic routes and other critical vantage points, outside of the site.”*

The site is highly constrained by slope with almost the entire site having a slope greater than 25%. The proposed built form is located on the escarpment which in places has slopes up to 60%. While a Geotechnical Assessment has been provided by the applicant, which states that it would be possible to undertake the proposed development with a low risk of slope instability, the application has not demonstrated compliance with the scale, intensity and visual amenity requirements of this code.

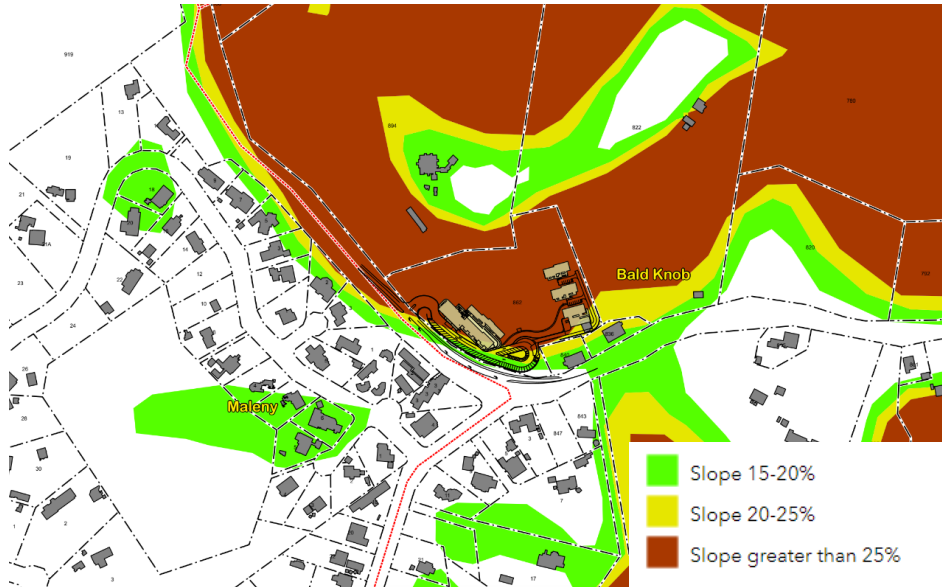


Figure 42 Proposal in relation to Steep Slopes

It is noted that the proposal has utilised a lightweight building design but the size of the development it is not limited in scale or intensity, nor has it been sensitively located to minimise adverse impacts on the steep slopes or scenic amenity (discussed in detail above). The proposal involves extensive earthworks (cut and fill) and retaining walls which will have significant impacts on the natural landform and to the detriment of the landscape character of the site and surrounding area. Below is a proposed earthworks plan submitted with the applicant's engineering material showing depths and extent of cut and fill.

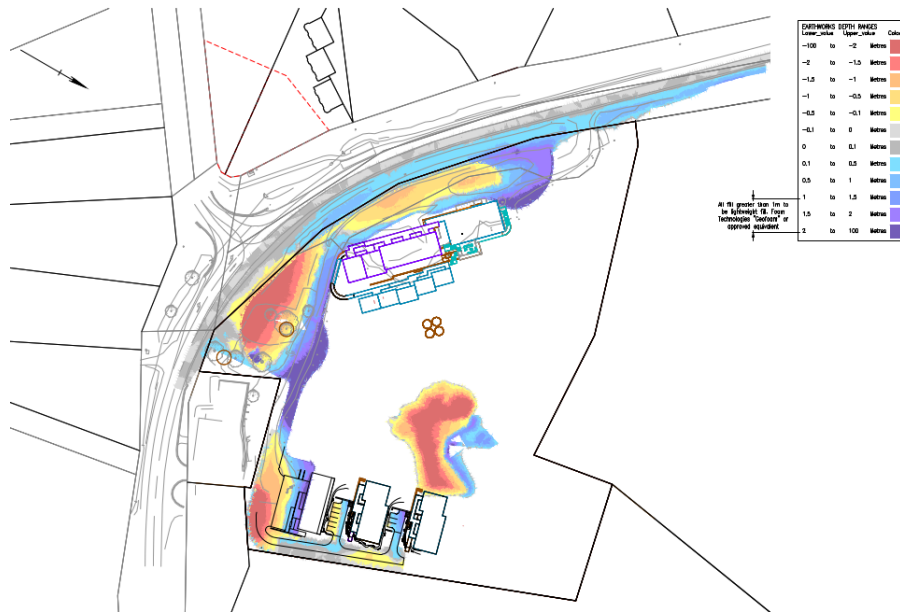


Figure 43 Applicant's Earthworks Plan - Cut and Fill

It is therefore considered that the proposed Short Term Accommodation buildings and associated infrastructure would be inconsistent with the abovementioned purpose and performance outcome of the *Landslide hazard and steep land overlay code*.

Rural Zone Code

The purpose of the *Rural zone code* is:-

"to provide for a wide range of rural activities and a limited range of non-rural activities which complement, value add or provide a service to rural areas. (Emphasis added)

Activities in rural areas maintain and enhance the character, visual amenity and rural production capability of the area. (Emphasis added)

The following overall outcomes are considered particularly pertinent to the proposal:-

(c) permanent residential accommodation is limited to dwelling houses on existing lots. Temporary residential accommodation which complements rural uses and promotes the sustainable use of rural land or the appreciation of the natural environment may also be established in the zone;

(l) the built form of development integrates with and complements the predominant rural character intended for the zone and sensitively responds to the environmental and topographic features of the landscape;

(n) development maintains and enhances the significant scenic and landscape values of the area;

(s) development provides for infrastructure and services that are commensurate with the nature and scale of development that is expected to occur in the area;

The *Rural zone code* explicitly notes (in Overall Outcome (v)(ii)) that a use listed as a potentially consistent use in column 2 of Table 6.2.19.2.1 (Short-term accommodation is listed as a potentially consistent use in the table) may occur in the Rural zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

The proposed Short Term Accommodation does not comply with the Purpose and Overall Outcomes of the *Rural zone code* for the reasons outlined below:

- The scale and intensity of the use being 38 short term accommodation units, a managers residence and associated facilities with potential for up to 82 guests per day (at 100% occupancy) is of an intensity and scale that is expected in urban precincts (it is noted that code assessable short term accommodation proposals are limited to just 8 holiday cabins)
- A facility of this scale/nature is urban in nature and normally located in the appropriate urban zones where there is access to services (water and sewer) and convenient access to urban amenities such as shops, public transport and restaurants.
- Overall Outcome (l) requires that the built form of development integrates with and complements the predominant rural character intended for the zone and sensitively responds to the environmental and topographic features of the landscape. The built form is not integrated or complementary to the rural character noting the bulk and scale of the main building is approximately 70m long and having a total footprint of approximately 2,700m².
- The proposed buildings will be highly prominent from the surrounding road network and the proposed built form (bulk and scale) remains inconsistent with the desired character and amenity of the Rural zone, which is for a built form that is much smaller in scale and that is compatible and subservient to the natural setting (cabins, houses, rural buildings).
- The development generates the need for 48 car parking spaces (proposed within a consolidated car park area) which are located directly adjacent to an identified Scenic Route and highly prominent Landsborough-Maleny Rd. Such a large expanse of hardstand (extending along the frontage for over 120m in length) is not consistent with a desired rural character.
- Overall Outcome (c) provides that temporary residential accommodation which complements rural uses and promotes the sustainable use of rural land or the appreciation of the natural environment may be established in the zone. The proposal being urban in nature (with guest dining facilities, offices and meeting rooms) does not appear to promote visitors engaging with the natural environment or sustainable use of rural land.
- Overall Outcome (s) requires that development provides for infrastructure and services that are commensurate with the nature and scale of development that is expected to occur in the area. The site is not connected to reticulated water or sewer. On site sewerage treatment is proposed and the applicant has submitted an Onsite Wastewater Report, however, there are concerns that the applicant is proposing on site holding tanks for blackwater. While the greywater is proposed to be treated on site, the blackwater is proposed to be pumped out from a storage tank for disposal at a municipal sewerage treatment facility. As such, it has not

been demonstrated that the site can accommodate the necessary large scale on-site effluent treatment areas needed for such an intense urban scale use. This is also supported by the *Works, services and infrastructure code*, which requires development in non-urban zones be provided with an on-site treatment and disposal system. It is considered that this is not a sustainable solution as the costs associated with continual weekly tank pump out would not be sustainable in the long term, given the size and scale of the system and expected peak flows. The best practice approach for this type of development is to make provision for a full onsite treatment (greywater and blackwater from the accommodation building) and disposal system which does not rely on regular tank pump out. Further, an effluent treatment system of this size would trigger the need for an Environmental licence from the Department & Environment & Heritage Protection. The inability to treat all effluent on the site, due to the scale of the development and the site constraints (very steep slopes,) is an indication that the development is too intense and not appropriate for its setting.

It is therefore concluded that the development proposal is inconsistent and in conflict with the Purpose and Overall Outcomes of the *Rural zone code*.

Nature and Rural Based Tourism Code

The purpose of the code is to:-

“ensure nature and rural based tourism activities are appropriately located and designed in a manner which meets visitor needs, protects environmental and landscape values and protects the amenity of surrounding premises.”

Performance Outcome PO5 and PO7 of this code are considered particularly pertinent requiring:-

*“PO5 A nature or rural based tourism use incorporates site landscapes that:-
(a) provide an attractive landscape setting for the enjoyment and appreciation of visitors;
(b) visually screen and soften built form elements and integrate the development into the surrounding landscape”*

*“PO7 The size, scale and density of accommodation facilities:-
(a) is appropriate to its environmental or rural location and setting; and
(b) does not detract from the environmental or rural character and amenity of the local area.”*

It is important to note that the proposed short term accommodation is not consistent with the defined use of 'Nature-based tourism', which takes the form of lodges, cabins, huts and tents. Nonetheless the code is relevant to the proposal as involves a short term accommodation use within a Rural zone.

The proposed Short Term Accommodation does not comply with the Purpose and Overall Outcomes of the *Nature and rural based tourism code* for the reasons outlined below:

- The scale and intensity is not commensurate with the rural or natural setting or preferred character of the local area.

- The size, scale and density of accommodation facilities detracts from the environmental and rural character and amenity of the local area, which is not consistent with PO7 of the code.
- The density and scale greatly exceeds that anticipated by the code (the acceptable outcomes seek a maximum of 8 cabins each with a maximum gross floor area of 60m²). The proposed 38 room facility having a footprint of over 2,700m² in a highly prominent location is not consistent with the desired rural character and amenity of the area.
- As discussed above, the proposed mitigating landscape outcomes are not considered realistic or feasible noting the various infrastructure requirements of the proposal and the conditions imposed by the State Concurrence Agency. Due to a combination of the scale, layout and site constraints, the proposal will not be able deliver a landscape outcome which will visually screen the built form or associated carparking or integrate with the surrounding rural landscape.

It is therefore concluded that the development proposal is inconsistent and in conflict with the Purpose and Overall Outcomes of the *Nature and rural based tourism code*.

Bushfire Hazard Overlay Code

The site is identified to contain High Potential Bushfire Intensity Areas and associated buffers identified by the State Planning Policy mapping as illustrated in the figure below.

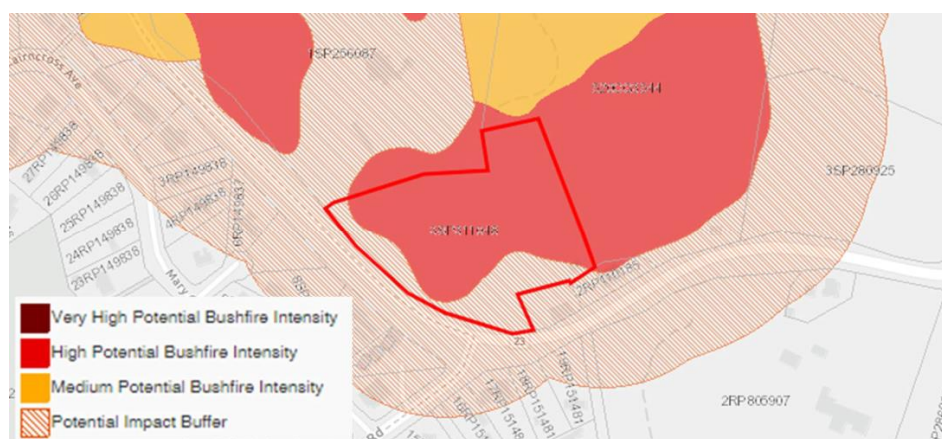


Figure 44 State Planning Policy Bushfire Mapping

The hazard areas identified in the State Planning Policy mapping are more extensive than those identified by the *Sunshine Coast Planning Scheme 2014* and therefore the application is required to be assessed against the State Planning Policy. A Bushfire Hazard Assessment and Management Plan has been provided by the applicant. The assessment concludes that the proposed development is within 100m of potentially hazardous vegetation. The Bushfire Attack Level (BAL) assessment determined that all proposed buildings will achieve a Bushfire BAL score of 12.5. The management plan recommends mitigation measures including the use of low flammability landscaping surrounding the proposed buildings, construction of buildings to comply with the relevant BAL construction Standards, the installation of smoke alarms and the provision of a 5,000L water tank dedicated for firefighting purposes. The Bushfire Hazard Assessment and

Management Plan finds that the proposed development would comply with the *Bushfire hazard overlay code* with the implementation of the recommendations within the report.

Development Codes

Transport and parking code

The Purpose and the key Overall Outcomes of the *Transport and parking code* are as follows.

- (1) *The purpose of the Transport and parking code is to ensure that transport infrastructure including pathways, public transport infrastructure, roads, parking and service areas, are provided in a manner which meets the needs of the development, whilst promoting active and public transport use and preserving the character and amenity of the Sunshine Coast.*
- (2) *The purpose of the Transport and parking code will be achieved through the following overall outcomes:-*
 - (a) *development is consistent with the objectives of the strategic transport network, which are to:-*
 - (i) *provide for a highly permeable and integrated movement network;*
 - (ii) *improve coordination between land use and transport so as to maximise the potential for walking, cycling and public transport use and reduce reliance on private motor vehicle travel;*
 - (iii) *achieve acceptable levels of access, convenience, efficiency and legibility for all transport users, with the needs of pedestrians considered in the first instance, then cyclists, public transport and then motorists;*
 - (iv) *preserve the amenity of sensitive land uses;*
 - (v) *limit road construction to the minimum necessary to meet the endorsed levels of service for ultimate development of the Sunshine Coast; and*
 - (vi) *provide for staging of Council's limited trunk road construction program to maximise sustainability.*
 - (c) *transport infrastructure is designed and constructed to acceptable standards and operates in a safe and efficient manner that meets community expectations, prevents unacceptable off-site impacts and reduces whole of life cycle costs, including reduced ongoing maintenance costs.*

As Landsborough Maleny Road is a State-controlled road, the transport implications of the proposed development have been considered by the Department of Transport and Main Road (DTMR) who have imposed conditions should the application be approved (issued by the State Assessment and Referral Agency, SARA). Their requirements are discussed in detail in the 'Referral Agencies' section below.

With regards to on-site parking requirements, the proposal of 45 car parking spaces satisfies the requirements of the *Transport and parking code*, which requires 42 spaces. However, there is a shortfall of 1 motorcycle space proposed with only 3 motorcycle spaces, whereas the code nominates 4 motorcycle spaces as an Acceptable Outcome for achieving compliance. It is noted that there is an excess of car parks proposed which could accommodate motorcycles should the 3 proposed spaces be occupied. As such, the proposal had demonstrated compliance with Performance Outcome PO14 of the code which requires "sufficient on-site parking for motorcycles and scooters to encourage their use and support the demand anticipated to be generated by the development."

The proposal therefore can comply (subject to conditions) with the Purpose and Overall Outcomes of the *Transport and parking code*.

Planning Scheme Assessment Conclusion

As discussed in this report, due to the visual dominance and location of the proposed Short Term Accommodation Building and associated infrastructure when viewed from the Landsborough-Maleny Road Scenic Route, the proposal is considered to be inconsistent with the following outcomes of the Strategic Framework and the planning scheme codes:-

- Strategic outcomes in section 3.8.1 (c), 3.8.1 (d), 3.8.1 (f) of the Strategic Framework.
- Specific outcomes 3.3.1 (d), 3.4.6.1 (a), 3.8.2.1(a), 3.8.2.1(d) and 3.8.2.1(g) of the Strategic Framework.
- The purpose, Overall Outcome (a) and Performance Outcome PO1 of the *Scenic amenity overlay code*.
- The purpose and Performance Outcome PO4 of the *Landslide hazard and steep land overlay code*
- The purpose and Overall Outcomes (c), (l), (n) and (s) of the *Rural zone code*, and
- The purpose and Performance Outcome PO5 and PO7 of the *Nature and rural based tourism code*.

In light of these conflicts, and in accordance with the *Planning Act 2016*, Council needs to consider if there are other relevant matters (such as an overriding need in the community interest) that would justify an approval of the application. As part of the Information Request, the applicant was requested to provide any other relevant matters relied upon to support the proposal as well as an economic impact assessment. The applicant declined to provide relevant matters or an economic impact assessment as they submitted that in their opinion, there is no conflict with the Planning Scheme. However, as part of their response, the applicant provided a survey report conducted by Maleny Manor wedding venue, which had the following findings:

- 98.28% of all attendees at a Maleny Manor wedding or function require accommodation.
- On average 10,001 Maleny Manor guests per year require accommodation.
- Maleny Manor generates 5,000 required room nights per calendar year based on 2 people per accommodation room.
- 70% of Manor guests are currently able to stay in the local area, however, an additional 16% are required to stay within the coastal region due to lack of availability in peak times or unsuitable accommodation types.
- On average, the Manor hosts 158 weddings per calendar year which equates to 3 per week.
- The current number of weddings booked for 2024 is 119, which is down on previous years. Where excluding 2024, the average number of weddings per year is 172 which equates to 3.3 per week.
- In 2022 there were 179 weddings which equates to an average ~3.5 weddings per week. On average the number of guests per wedding is 77 people with 63 guests requiring accommodation.

While there is likely to be a need for hotel accommodation, both within the hinterland and across the region, this need must be satisfied in appropriate locations and in a manner which is consistent with the character and amenity of the locality. The outcomes in the planning scheme about protecting the scenic and visual amenity of scenic routes are

important to Council in a policy context as evidenced by these outcomes being repeated in multiple parts of the planning scheme that are relevant to the assessment, including the Strategic Framework, the *Scenic amenity overlay code*, *Landslide hazard and steep land overlay code* and the *Rural zone code*.

It is noted that there has been a recent adoption of a Strategic Policy for Accommodation Hotel Incentives in August 2024. This application was lodged in May 2023 and has been subject to ongoing discussions due to inconsistencies with the Planning Scheme. Upon review of the Strategic Policy, it is apparent that the proposal would not be eligible for this incentive program as it is located in a Rural Zone (hotels must be located in urban zones to be eligible in accordance with the policy). Further, no information has been provided in relation to whether the design/operation will be consistent with the nominated criteria outlined in the policy (being at least a 4.0-star hotel category or intended to be managed by an international or national hotel band/operator). In addition, the Governance and accountability considerations section of the policy makes it clear that the policy does not “alter the normal assessment rules applicable to development and does not remove or diminish the importance of achieving compliance with the planning scheme”. It is understood that the applicant has not made any application for incentives under this policy.

With regards to whether the proposal would satisfy a planning, economic or community need the following points are noted:

- It is noted that there are aspects of the proposal which would not conflict with the visual amenity requirements such as proposed units 21-38 which are located further down the slope and are well set back from the road frontage.
- There are other locations on the site (including within the Maleny Manor lot), where the proposal could be accommodated without having the detrimental visual amenity impacts (well set back from the Scenic Route).
- There is appropriately zoned land within the Maleny Town Centre (which is approximately 5km from the site) which can accommodate short term accommodation uses. An urban style hotel use can occur within the town centre, without having the visual amenity impacts and would mean guests would have convenient access to urban services and facilities (restaurants, shops and other amenities).

With the applicant failing to provide an economic impact assessment, Council undertook a desktop review of existing short term accommodation operations in the immediate locality. This investigation involved research of short term accommodation operations within a 10-minute drive of the site located in the Maleny and Montville areas including hotels, motels, cabins, cottages, apartments, villas/studios with a minimum of 1 bedroom. In total, approximately 47 accommodation operations were identified in the locality, which provide a range of accommodation options from 1 bedroom up to 7 bedrooms offerings.

A Sunshine Coast Hotel Market: 10-year outlook Summary Report was prepared for Economic Development Branch in 2023 to determine the role of hotels in the region and how many are required to meet the visitor market now and until 2032 Olympic Games. As part of this report, approximately 60 rooms were identified as being required for the hinterland region over the next 10 years. This proposal would represent more than half of this quota and as mentioned in this report, not represent the rural amenity or character envisaged for hinterland accommodation. Existing forms of short term accommodation in the rural hinterland area are generally small scale ranging from 4 to 8 cabins.

Accordingly, it is considered that there are alternative sites and locations that could satisfactorily address the planning scheme outcomes and that would address any need

for short term accommodation within the locality without the detrimental impacts on the scenic amenity.

On balance it is considered that the application has not clearly demonstrated that there is an economic need, planning need or overriding community interest to justify approval of the proposal despite the conflicts with various planning scheme outcomes relating to the protection of the scenic and visual amenity of scenic routes.

Assessment Benchmarks Related to a Variation Approval

Not applicable.

Assessment Benchmarks Related to a Temporary Local Planning Instrument

Not applicable.

Other Assessment Matters

In addition to the assessment benchmarks referred to above, the *Planning Regulation 2017* requires that impact assessment must be carried out having regard to:

- the regional plan for a region; and
- the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme.

South East Queensland Regional Plan (SEQRP)

The development is located within the Regional Landscape and Rural Production Area designation of the SEQRP. The provisions of the SEQRP relating to scenic amenity are reflected in the Planning Scheme. In particular, the SEQRP has specific outcomes in relation to protecting regionally scenic amenity areas from development that would compromise their value. The Blackall Range and broader hinterland area is identified as having Regionally significant scenic amenity.

State Planning Policy (SPP)

Since the time the *Sunshine Coast Planning Scheme* commenced on 21 May 2014, a new SPP came into effect on 3 July 2017 and must be considered for development assessment to the extent the SPP is inconsistent with the planning scheme. The proposal is consistent with the policy intent of the SPP and does not conflict with any of the identified state interests.

CONSULTATION:

Referral Agencies

The application was referred to the following referral agencies in accordance with the *Planning Act 2016* and the *Planning Regulation 2017*:

Department of State Development, Infrastructure, Local Government and Planning (SARA)

The department is a concurrence agency for state controlled road matters. The department responded on 26 July 2023 by including conditions for any approval requiring the following:

- A new rural driveway with a throat width a minimum of 12m.
- Upgrading Landsborough Maleny Road to provide a Basic Left Turn (BAL) and a short Channelised Right Turn (CHR(s)).
- Provision of road widening to accommodate the turn treatments and curve widening.
- Provision for on-road cyclists.
- Provision of pedestrian fencing or barrier for the extent of the property boundary fronting Landsborough Maleny Road.
- Restricting the height of landscaping, at establishment and maturity, to not obstruct visibility within the sight distance area (as discussed in earlier sections of the report).
- Dedication of land to road corridor where necessary to accommodate the road works with a verge width sufficient for service provision.

Internal Referrals

The application was referred to Council's Economic Development branch for comment. Detailed comments are provided below.

Economic Development Branch

"Council engaged an independent consultant, Tourism and Hospitality Services Australia (THSA), to investigate the need for hotels on the Sunshine Coast. The research highlighted a significant shortfall in international branded hotels, with the last luxury hotel being completed more than 30 years ago. The research estimated a need for 2,150 new hotel rooms and a further 300 boutique hotel rooms across the region to address the current shortfall in serviced visitor accommodation and to satisfy the forecasted demand from overnight visitors between now and the Brisbane 2032 Olympic and Paralympic Games.

The development of full-service hotel accommodation (as opposed to self-catering apartment accommodation which is already plentiful across the region) will play an important role in addressing the high levels of demand from the business, education and health visitor markets that we do not currently capture. The tourism sector is vital to the Sunshine Coast economy, employing almost 10 percent of Sunshine Coast residents and providing billions in spend each year into local business. In August, Sunshine Coast Council adopted the Accommodation Hotel Incentives Policy, providing a suite of incentives for appropriate developments that meet the specific, targeted criteria, along with abiding by all the necessary planning requirements."

As discussed above, the proposal does not meet the eligibility criteria of the Accommodation Hotel Incentives Policy and is not consistent with a number of Planning Scheme requirements.

Public Notification

The application was publicly notified for 15 business days between 11 December 2023 and 18 January 2024 in accordance with the requirements of the *Planning Act 2016*. A total of 7 submissions were received, of which 2 were determined to be 'properly made' in accordance with the *Planning Act 2016*. Further supporting documentation was provided by submitters outside of the notification timeframes and the issues raised in this documentation have been considered below.

Six of the seven submissions, properly made and not properly made, opposed the development, with one submission being neutral.

The following table provides a description of the matters raised in submissions received about the application, together with a statement of how those matters were dealt with in reaching a decision:

ISSUES	COMMENTS
<p><u>Visual Impacts</u></p> <ul style="list-style-type: none"> The proposal will obstruct views from various vantage points around the site. The proposal, if approved, will seriously impact the existing scenic amenity of a highly prominent location. The proposal will have impacts on businesses on the opposite side of Landsborough-Maleny Road particularly in relation to impacts on their viewlines across the site, which is a key attractor of customers. 	<p>Noted and agreed. Council's assessment of the proposal's likely impact on scenic amenity and obstruct significant view lines is outlined in this report.</p> <p>The modelling undertaken by Council demonstrates the proposal will have significant impacts on the Scenic Route as well as from properties on the opposite side of Landsborough-Maleny Road.</p>
<p><u>Bulk and Scale</u></p> <p>The built form and development footprint generally is of a size and scale that is out of character with other development on the largely undeveloped rural land north of Landsborough-Maleny Road.</p>	<p>Noted and agreed. Council's assessment of the proposal's bulk and scale being inconsistent with the rural character is outlined in this report.</p>
<p><u>Steep Slopes</u></p> <p>The development has not been designed or sited to sensitively respond to the site's physical characteristics which include steep slopes that are proposed to be substantially altered to accommodate the proposal.</p>	<p>Noted and agreed. Council's assessment has found the proposed development has not been sensitively designed in consideration of the exceedingly steep slopes and is having significant visual impacts on the streetscape and natural surroundings.</p>
<p><u>Traffic and Parking</u></p> <p>Traffic and parking impacts on surrounding area and businesses.</p>	<p>As part of the application process, the State Government, via the State Assessment and Referral Agency (SARA), was required to assess the application as it relates to particular matters of State interest. SARA has</p>

	provided their response and conditions for the development application should it be approved by Council. This relates to impacts on the State-controlled road network and includes conditions requiring external road upgrades to meet their operational and safety requirements. With regards to car parking, the applicant has provided a complying number of car spaces on site for the number of units proposed.
<u>Flora and Fauna</u> Impacts to the local flora and fauna.	The ecological assessment submitted with the application has found the site has a relatively low habitat value due to low vegetation cover, high level of weed incursion and historical land uses. The proposal includes rehabilitation of the northern parts of the site including a stream order 1-2 waterway. It is considered that the proposed development is capable of addressing the Purpose and Overall Outcomes of the <i>Biodiversity, waterways and wetlands overlay code</i> , subject to the imposition of conditions on any approval (which would include rehabilitation of all waterways).
<u>Services</u> Impacts on existing services such as water.	The development is not proposed to be connected to reticulated water or sewer and telecommunications and power are available to the site. Potable water, electricity and telecommunications services can be provided to the site in a manner which it will not have any adverse impacts upon existing surrounding uses.
<u>Public Notification</u> Concerns that public notification was not undertaken correctly by the applicant.	It is the applicant's responsibility to comply with the public notification requirements of the Planning Act. The applicant has submitted a notice of compliance outlining how they have complied all necessary notification requirements including placing a notice in a newspaper, placing sign on the premises and notifying all adjoining landowners. No evidence was provided to demonstrate non-compliance with public notification requirements.

CONCLUSION:

The proposed development is in clear and substantial conflict with the Planning Scheme, particularly in relation to the *Strategic Framework*, *Rural zone code*, *Scenic amenity overlay code*, *Landslide hazard and steep land overlay code* and the *Nature and rural based tourism code*.

Upon detailed review of the application material and 3D modelling it has been found that the proposal would have significant detrimental impacts on the views available across the site from Landsborough-Maleny Road, an identified Scenic Route, and will severely detract from the landscape values of the site and the visual amenity of a Scenic Route. The proposal is positioned in a highly prominent location and is of a bulk and scale which is more urban in nature which is incongruent with its rural setting.

Further, the site is highly constrained with very steep slopes which form part of the Blackall Range Escarpment, and the development has not been sensitively designed or sited to minimise impacts on the regionally significant landscape feature.

The mitigating features of the proposal have been considered, but these have been found to not be sufficient to overcome the significant visual amenity impacts the proposal would have. Additionally, the applicant's visual impact assessment has been peer reviewed by an external visual amenity expert. Both internal specialists and the external peer reviewer agree that the proposal would have significant detrimental visual impacts and conflicts with the Planning Scheme.

On balance it is considered that the application has not clearly demonstrated that there is a compelling economic need, planning need or overriding community interest to justify approval of the proposal despite the conflicts with various planning scheme outcomes relating to the protection of the scenic and visual amenity values of scenic routes and development of steep land.

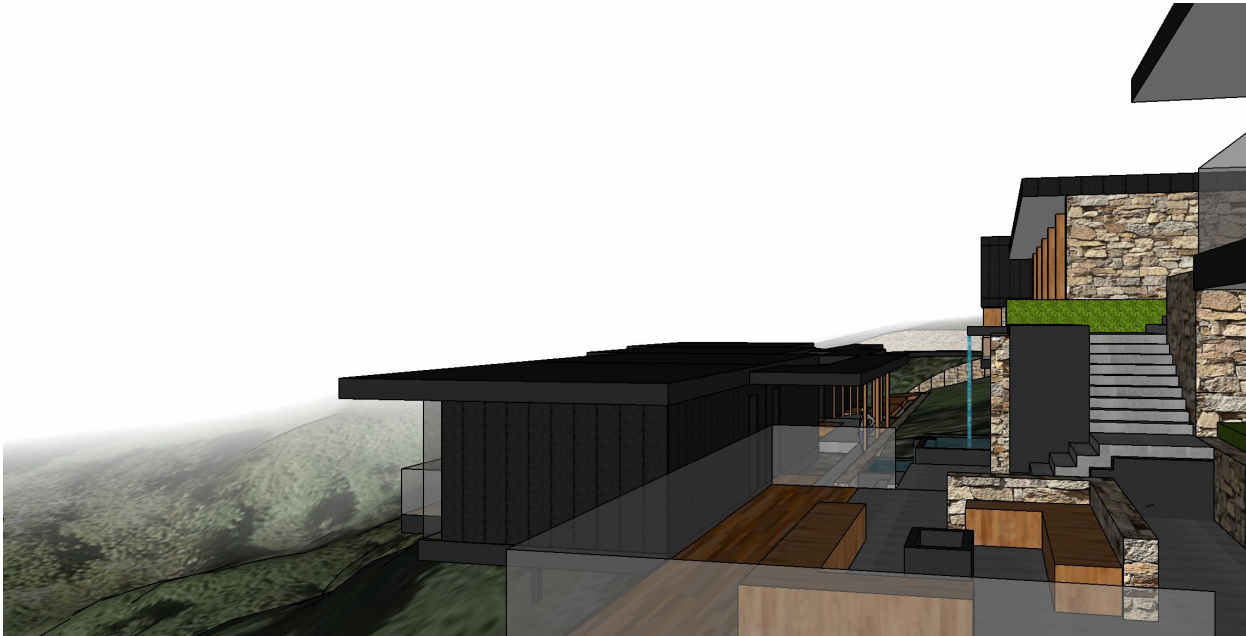
The non-compliances with the planning scheme cannot be overcome through reasonable and relevant conditions and there are no other relevant matters applicable to the application that justify approving the proposed development despite the non-compliances described in this report.

As such, the application is recommended for refusal for the following reasons:

- i. The proposal has not demonstrated achievement of strategic outcome 3.3.1 (d) of the Strategic Framework of the *Sunshine Coast Planning Scheme 2014*, because:
 - a. The subject site is located outside of the local growth management boundary and the proposed scale and intensity of the short-term accommodation use conflicts with the strategic outcomes relating to settlement patterns, as it does not contribute to a compact, efficient and functional urban form.
- ii. The proposal has not demonstrated achievement of Strategic Outcomes 3.8.1 (c), 3.8.1 (d), 3.8.1 (f) of the Strategic Framework and the Specific Outcomes 3.3.1 (d), 3.4.6.1 (a), 3.8.2.1(a), 3.8.2.1(d) and 3.8.2.1(g) of the Strategic Framework of the *Sunshine Coast Planning Scheme 2014*.
 - a. The proposal will detract from the visual amenity of the Landsborough Maleny Road scenic route and will be visually obtrusive relative to its non-urban setting and surroundings when viewed from the scenic route.

- b. The proposal does not protect and enhance the Landsborough Maleny Road scenic route as a major transport route providing a high level of scenic and visual amenity to travellers.
 - c. The development it is not limited in scale or intensity, nor has it been sensitively located to minimise adverse impacts on the steep slopes or scenic amenity.
 - iii. The proposal departs from the Purpose and Overall Outcome (a) and Performance Outcome PO1 of the Scenic amenity overlay code, the Purpose and Overall Outcomes (l) and (n) of the Rural zone code and Purpose and Performance Outcomes PO5 and PO7 of the Nature and rural based tourism code of the *Sunshine Coast Planning Scheme 2014*, because:
 - a. The proposal does not protect views from the Landsborough Maleny Road scenic route to numerous significant landscape features such as Mt Coolum, Mt Ninderry, Mt Cooroy (among others) and the broader coastline which are important in a local context.
 - b. The proposal has not been designed to minimise community impacts.
 - c. The proposal has not been integrated in a sustainable and attractive manner and therefore would unduly impact upon the amenity and landscape values of the area.
 - d. The built form of the proposal does not integrate with or complement the predominant rural character intended for the zone.
 - e. The bulk and scale of the built form and associated car parking area is urban in nature and is of an intensity and scale that is not expected in a rural precinct.
 - f. The proposed development does not contribute to the retention of the preferred built form character for the Sunshine Coast, which at this location, is for low scale, low-rise and small scale built form in a rural area.
 - g. The proposal is not integrated with its natural and rural setting.
 - h. The short-term accommodation is of a scale and intensity which is urban in form and nature and has not demonstrated any emphasis on nature or hinterland/rural based tourism experience.
 - iv. The proposal has not demonstrated achievement of the purpose and Performance Outcome PO4 of the Landslide hazard and steep land overlay code, because:
 - a. The proposal requires extensive earthworks (cut and fill) and retaining walls which will have significant impacts on the natural landform to the detriment of the landscape character of the site and surrounding area.
 - v. The proposal departs from the Purpose and Overall Outcome (s) of the *Rural zone code and the Purpose and Performance Outcome PO8 of the Works, services and infrastructure code*, because:
 - a. It has not been demonstrated that the site can accommodate the necessary large scale on-site effluent treatment areas needed for such an intense urban use.

- vi. The proposed development cannot be conditioned to comply with the assessment benchmarks.
- vii. The application has not demonstrated that there is an overriding need in the community interest sufficient to justify approval of the proposal despite the conflicts with planning scheme.
- viii. There are no discretionary matters which warrant approval of the proposed development.



DRAWING SCHEDULE

DWG No. DESCRIPTION		DWG No. DESCRIPTION	
01	COVER SHEET	30	ELEVATION D
02	GENERAL NOTES	31	ELEVATION E1
03	LOCALITY PLAN	32	ELEVATION E2
04	SITE PLAN SOUTH	33	ELEVATION F1
05	SITE PLAN NORTH	34	ELEVATION F2
06	SITE LAYOUT SOUTH	35	ELEVATION G & H
07	SITE LAYOUT NORTH A	36	ELEVATION I & J
08	SITE LAYOUT NORTH B	37	ELEVATION K & L
09	RECEPTION UPPER PLAN	38	ELEVATION M & N
10	RECEPTION LOWER PLAN	39	ELEVATION O & P
11	FLOOR PLAN UNITS 1-6	40	ELEVATION Q & R
12	FLOOR PLAN UNITS 7-10	41	SITE SECTION A
13	FLOOR PLAN UNITS 11-14	42	SITE SECTION B
14	FLOOR PLAN UNITS 15-17	43	SECTION B
15	FLOOR PLAN UNITS 18-20	44	SECTION C
16	FLOOR PLAN UNITS 21-24	45	SECTION D
17	FLOOR PLAN MANAGER RESIDENCE	46	VIEW RECEPTION
18	FLOOR PLAN UNITS 25-31	47	VIEW RECREATION TERRACE
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20	FLOOR PLAN UNITS 36-38		
21	OVERALL ELEVATION SOUTH		
22	ELEVATION SOUTH 1:200		
23	ELEVATION NORTH 1:200		
24	ELEVATION A1		
25	ELEVATION A2		
26	ELEVATION B1		
27	ELEVATION B2		
28	ELEVATION C1		
29	ELEVATION C2		

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Title	COVER SHEET
Scale	Drawn Date
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Document Stage	
DEVELOPMENT APPROVAL	

DESIGN CERTIFICATE

I, Norman Richards, being a suitably qualified and licensed Building Designer in the state of Queensland, and a competent person within the meaning of the Building Regulation 2006, hereby certify that Norman Richards is responsible for producing the documents listed in the drawing register. They have been inspected to reasonably ensure that the proposed construction work complies with the National Construction Code, the Standards Association of Australia codes adopted by reference therein, the Building Act 1975, as amended, Design Manuals and Manufacturers publications and details. Copyright licence is restricted to the particular site only. An original signature in red pen appears below to verify that the documents were issued free of alteration or erasure and are valid for the stage noted under "Document Stage" in the title block.

Signed
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DOCUMENT STANDARD:

Building Contract (1):By others.

Specifications (2): A specification maybe annexed to the Building Design drawings. The undeveloped issues of method, sequence, extent of work, and tolerance, noted in the Building Design drawings below may be documented in the Specifications (Spec). The specifications may have been prepared by the builder or the client/s. If so, no assessment has been made of the spec. by the designer to ensure compatibility with the Building Design drawings and no responsibility for suitability or use is accepted or implied by the designer.

Referenced Documents (3):The following documents form part of this project :
The National Construction Code (NCC), Australian Standards (A.S. "as noted"),
Standard Building Regulations. (2006)
The above documents must be available at all times on site during construction along with a clear and accurate copy of the certifier approved plans and specifications. Construction must not vary from this documentation, including the recommendations of all manuals listed above.

Associate Consultant Documents (4-) Aspects of the works may require particular or specialised counselling and documentation from associated consultants who have expertise in specialised areas not held by the designer (Engineers, Quantity Surveyors, Specialist consultants etc.) Assessment of any such documentation may not have been undertaken by the designer. The Client is responsible for the standard, accuracy and completeness of all such particulars, specialised counselling, or documents.

Building Design Drawings (5) : Unless otherwise stated, the drawings have been prepared by Norman Richards building design + interiors for assessment against the Building Code of Australia by private certification. The drawings that comprise the document "set" listed in the Drawing Register (sheet 1) are technically, orthographic drawings sufficient in detail and precision to document the overall dimensions and nature of the work/s.
Some aspects of these drawings are indicative only of the structure generally. (For example stair work, cabinetwork and fixed fittings may not show dimensions or detail at a scale sufficient to enable the correct construction or fitting of the item exactly in accordance with the clients requirements. Refer to Workshop drawings.)

The Building Design drawings should allow a development permit (consistent with the document stage) to be issued on the assumption that a reasonably competent builder would be able to interpret the same along with other decisions made by the builder, together with input from the client, to produce a resulting building. These drawings require a performance based application on the part of the builder, AND the client/s, to resolve the many undeveloped issues of fixtures, fittings, finishes, and method, sequence, extent of work, and tolerance.

Schedule of Fittings, Fixtures and Finishes (6): A Schedule of Fixtures, Fittings and Finishes (FFF) may be annexed to the Building Design drawings to resolve the undeveloped issues of manufacturer, brand, type, model, profile, colour, etc. The FFF may have been prepared initially by the designer but may have been altered by the client without review of suitability by the designer. The builder is required to ensure that all FFF's are suitable for their intended use prior to any construction.

Manufacturer's Specifications (8): The Building Design drawings may reference Manufacturer's specifications. Manufacturer's specification means a current written specification approved by the Licensed Certifier for use under conditions applicable to this building.

DOCUMENTATION HIERARCHY:

Should any discrepancies, errors or conflict arise between the drawings, timber framing manuals, standards, codes, or any other documentation the author is to be notified immediately the error becomes apparent and prior to proceeding with the works. In all cases the higher standard shall be deemed to apply. Generally the hierarchy of documentation assumes the following where 1. is the most reliable and 8. the least.:
1. the Building Contract.
2. the Specifications.
3. the Referenced Documents, (manuals, standards and codes)
4. the Associate Consultants Documents, (drawings and recommendations).
5. the certifier approved Architectural Drawings. (refer also to Document Stage above)
6. the Schedule of Fittings, Fixtures and Finishes.
7. the Workshop Drawings
8. the Manufacturers Specifications, (written or published literature etc).

REDUNDANT DETAILING:

It is assumed that a reasonably competent builder will be familiar with good building practice, Australian Standards and the requirements of the Building Code of Australia. No responsibility will be accepted by Norman Richards to supply further construction detailing or drawings for work that would normally be associated with the type of construction outlined in the Architectural drawings, and should be familiar to, or accessible by, a reasonably competent builder.

DOCUMENT TERMINOLOGY AND ABBREVIATIONS:

The terminology of components and members used in the documents, have the same meaning as the definitions given in the relevant Australian Standard pertinent to that aspect of construction. Generally where an item is commonly referred to on site by a trade name the documents will reference the "manufacturer" followed by the manufacturers' brand or system name. Text in italics (*italics*) is meant as explanatory or assistance only.

The following abbreviations have been adopted in the documents:

Unless Noted Otherwise - UNO
Finished Floor Level - FFL
Finished Ground Level - FGL
Millimetre - mm
Natural Ground Level - NGL
Metre - M
Maximum - max
Down Pipe - dp
Minimum - min
Centre to Centre - CL
Underside - U/S

PRIOR TO CONSTRUCTION:

Prior to commencement of any building work the builder is required to visit the site with the client/s and the Local Authority and/or the Licensed Private certifier to verify that all drawings and documents are correct. The author accepts no responsibility for errors or omissions notified after commencement of any building work.

CONSTRUCTION:

The designer's commission in relation to this project is limited only to production of the plans and drawings referenced in the "drawing Register". The designer is not responsible for construction work. The Builder or Construction manager is responsible for construction means, methods, techniques and sequences including site safety, and all OWH&S requirements.

CHANGES DURING CONSTRUCTION:

Under no circumstances may the drawings, and specifications, (if prepared by the designer), be departed from. The author accepts no responsibility for any part of the building or structure if changes or alterations are made prior to, or during, construction without the written approval of the designer and the licensed certifier.

FUTURE MAINTENANCE:

The designer assumes that the owners, and subsequent owners in succession, will maintain the building in a reasonable state of repair. The designer is not responsible for any failure or loss due to the owners' lack of maintenance. Consideration has been made in the design for Workplace Health and Safety issues associated with maintenance. All maintenance which must be carried out by scaffold, crane, cherry picker or the like, must be by trained maintenance personnel. If the client/s considers these proposed methods of maintenance unacceptable then the client/s is to consult with a WH&S officer, prior to construction. The client/s undertake to incorporate the recommendations of the WH&S officer into the works. If the client/s noted on the drawings, is not the long-term future owner, then it is the client/s responsibility to provide a full, authorised, set of the drawings to the long term owner.

ENERGY EFFICIENT LIGHT FITTINGS:

(Refer to the FFF for types of fixtures and fittings.)
In a new Class 1 building or a sole-occupancy unit of a new Class 2 building, energy efficient lamps are to be used in 80% of the total area of all rooms. The total area is to include the floor area of the garage, where the garage is associated with the Class 1 building or sole occupancy unit. In accordance with the QDC the electrician must provide a certificate of compliance on completion.

PLUMBING ITEMS:

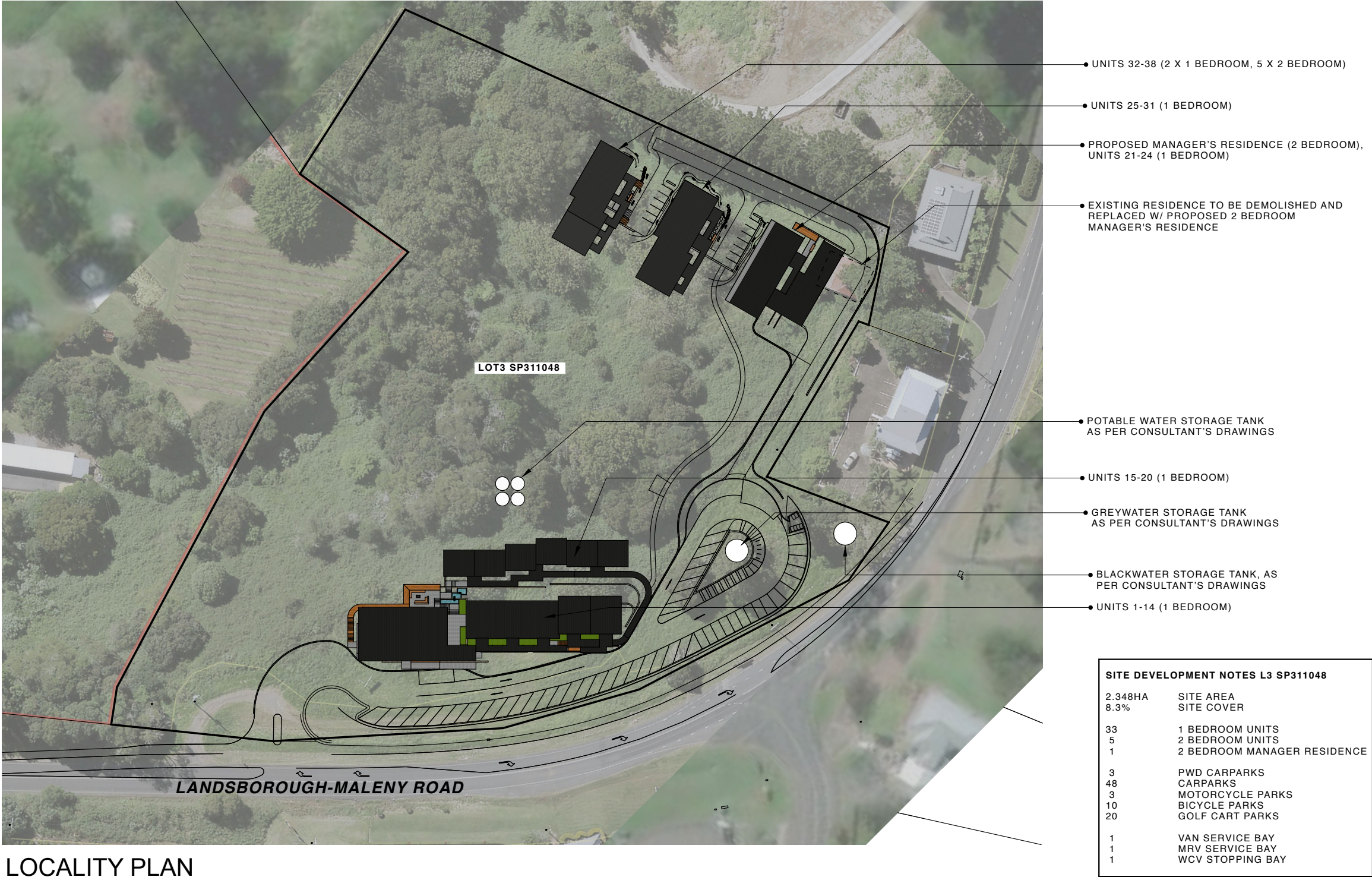
Refer to the FFF for Hot Water Unit, Waste Disposal Unit.

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If in doubt ASK.

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LOCALITY PLAN

SCALE 1:1000 @ A3

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for GEOFFREY THOMAS FAMILY TRUST

Title

LOCALITY PLAN

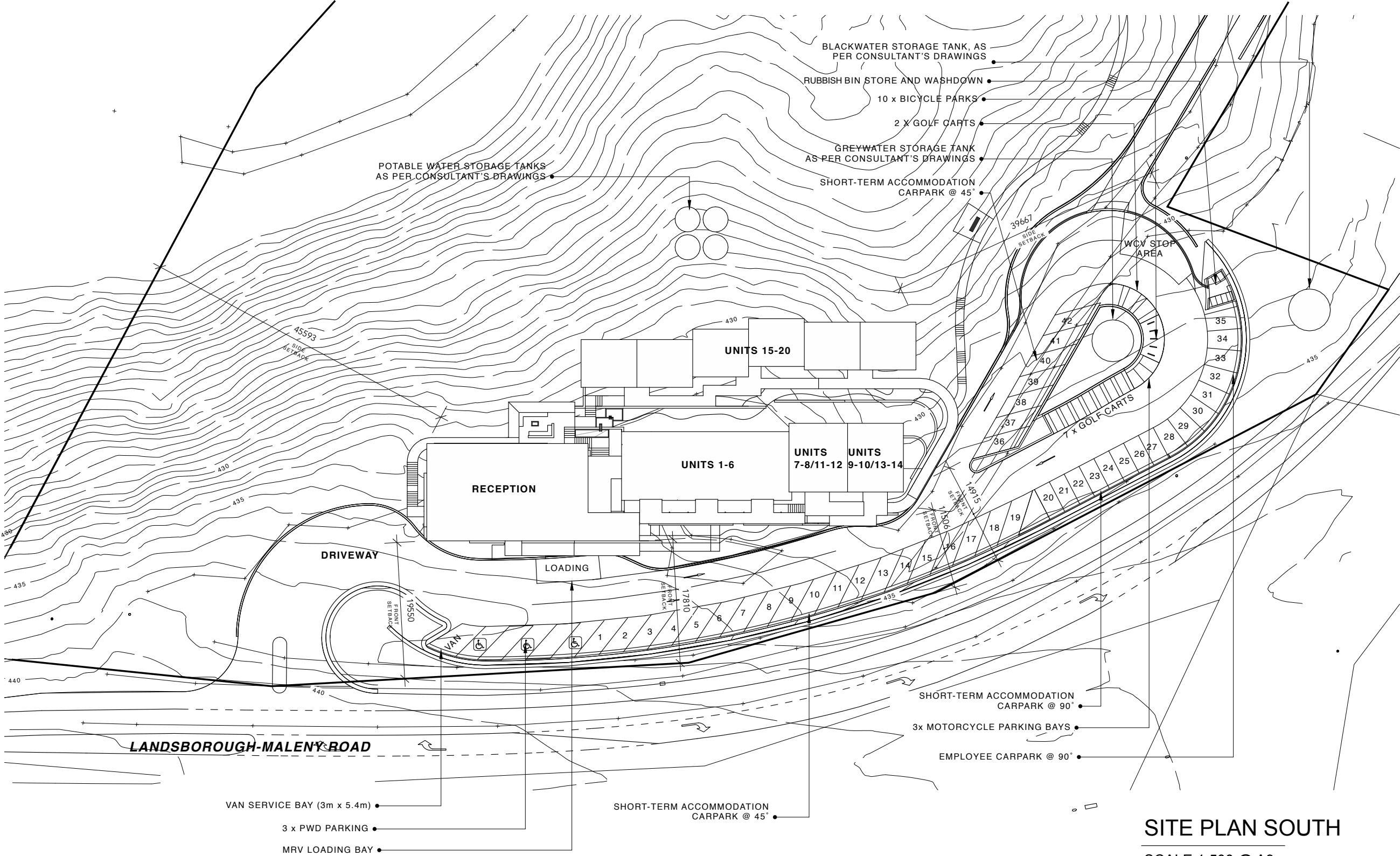
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Drawing No.	Revision
DA03	B

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Document Stage

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SITE PLAN SOUTH
SCALE 1:500 @ A3

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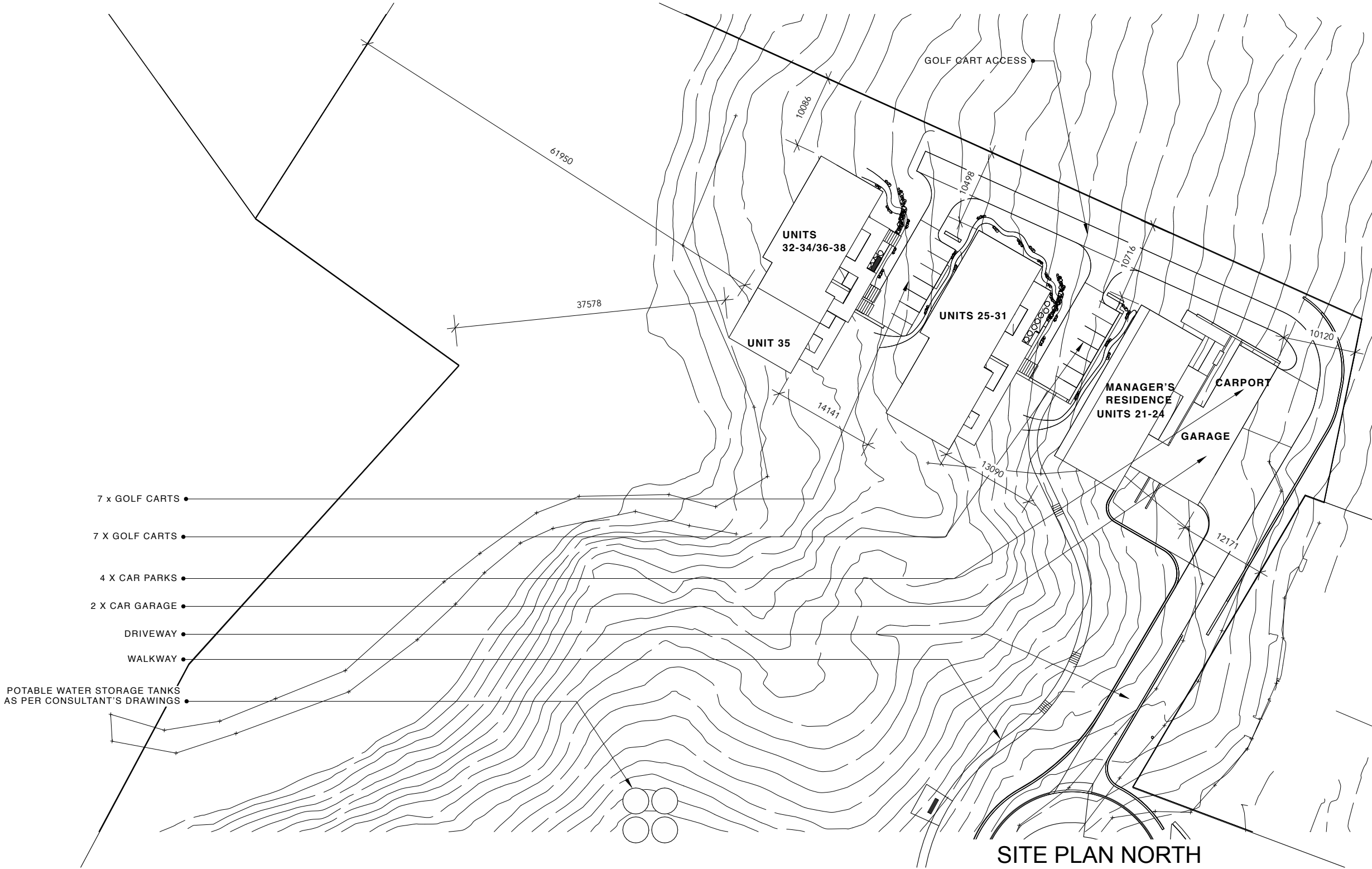
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Title
SITE PLAN SOUTH
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SITE PLAN NORTH
 SCALE 1:500 @ A3

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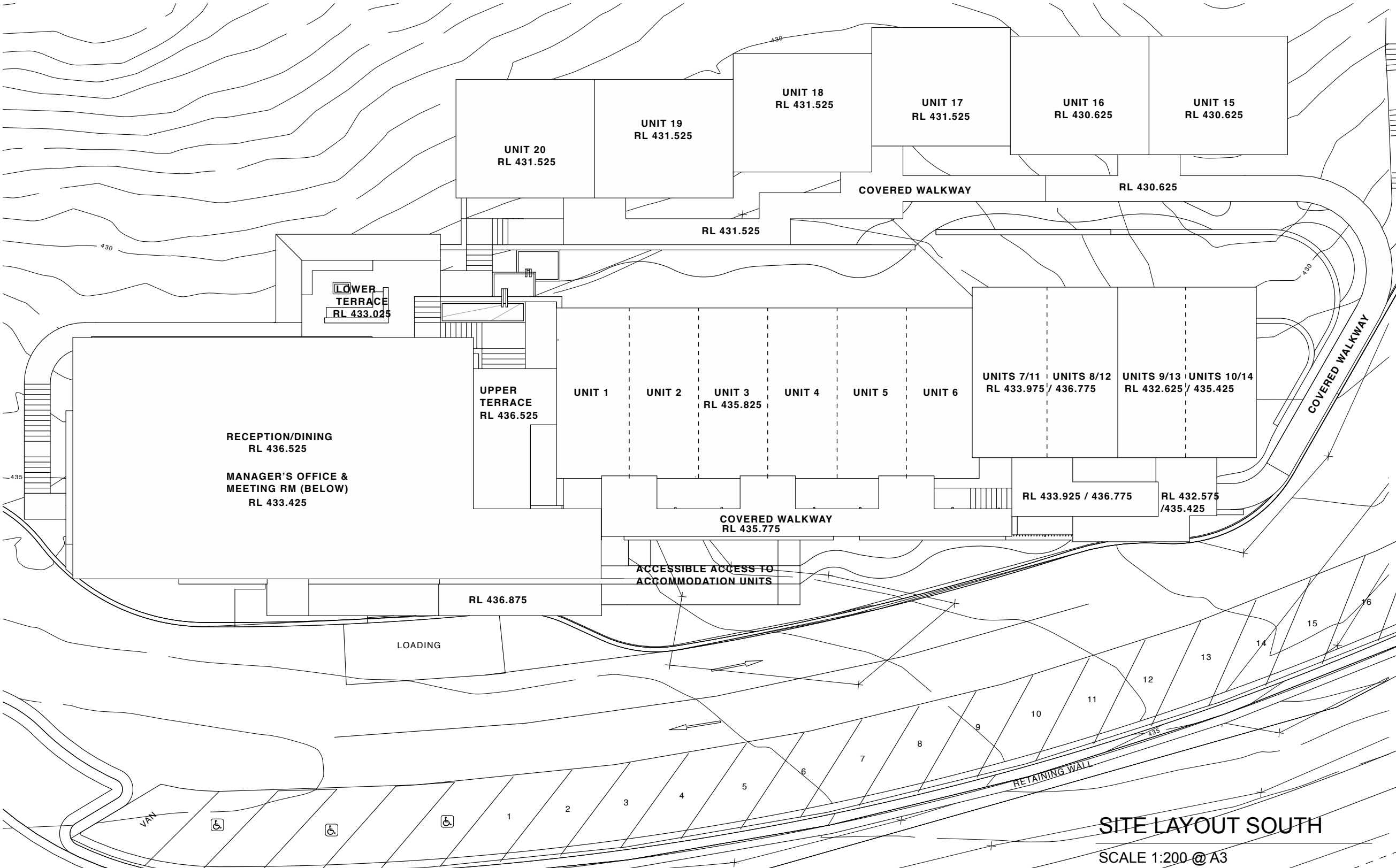
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Title
 SITE PLAN NORTH
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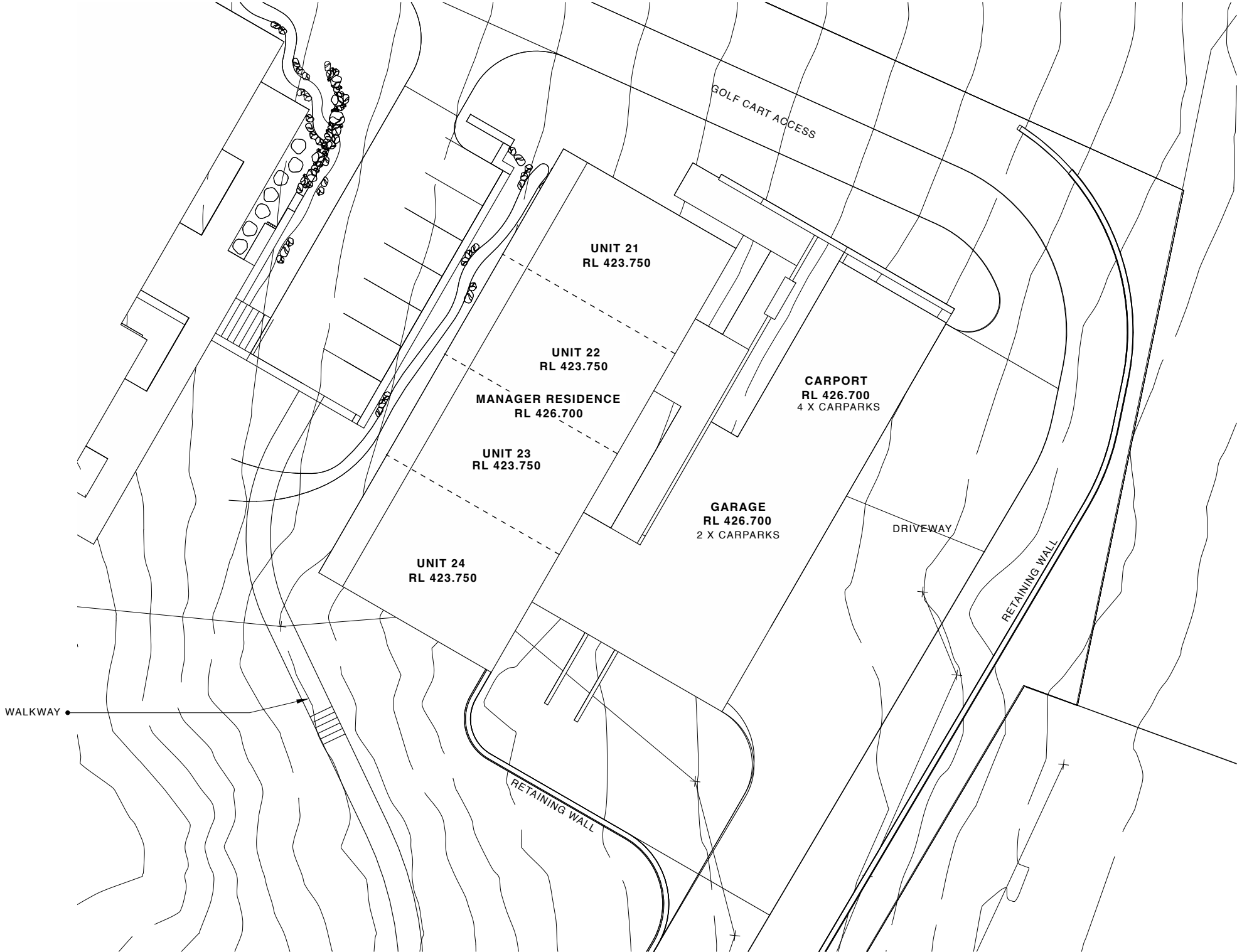
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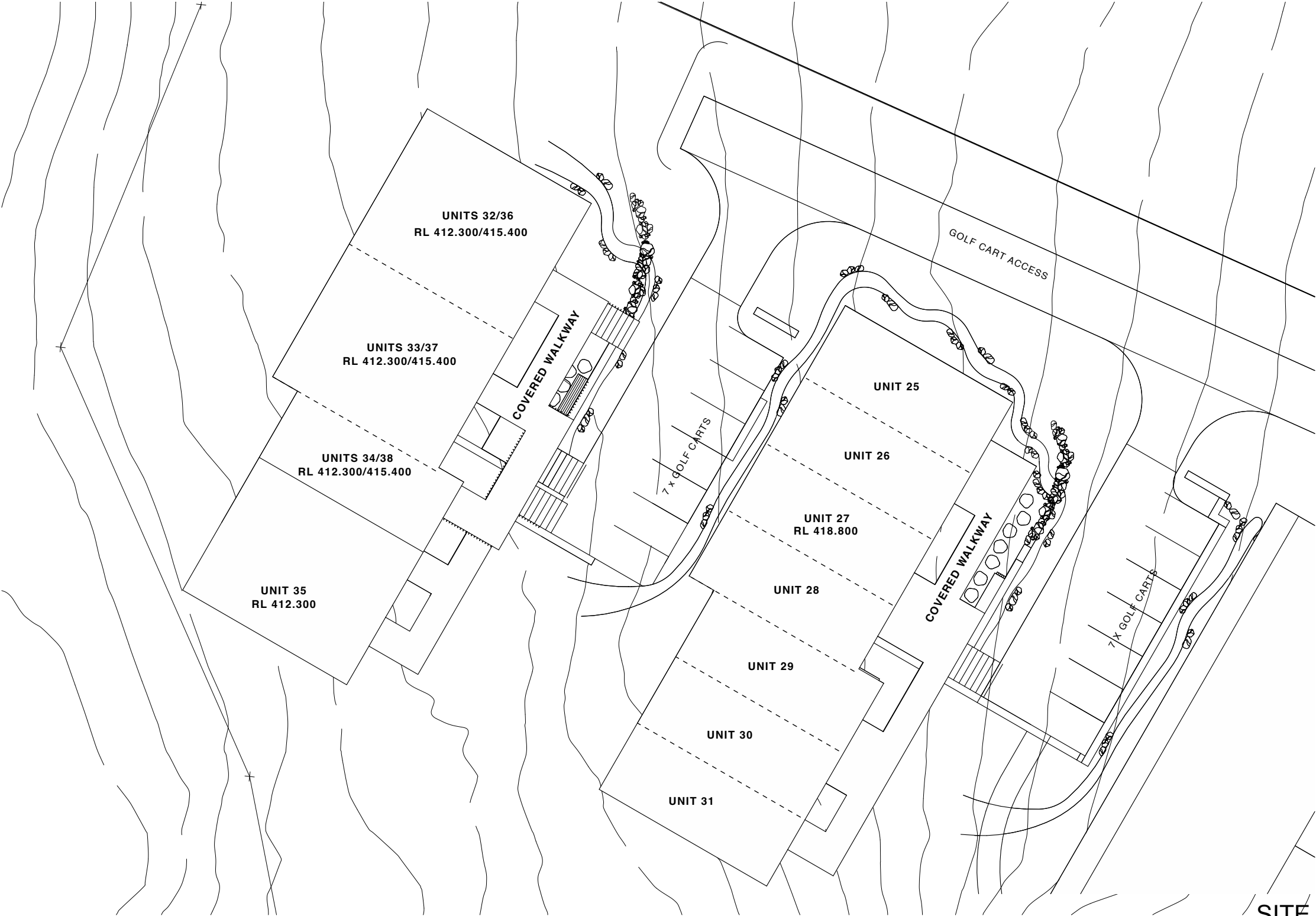
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Title
SITE LAYOUT SOUTH
Scale Drawn Date
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SITE LAYOUT NORTH A
SCALE 1:200 @ A3

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Title	SITE LAYOUT NORTH A																						
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SITE LAYOUT NORTH B
SCALE 1:200 @ A3

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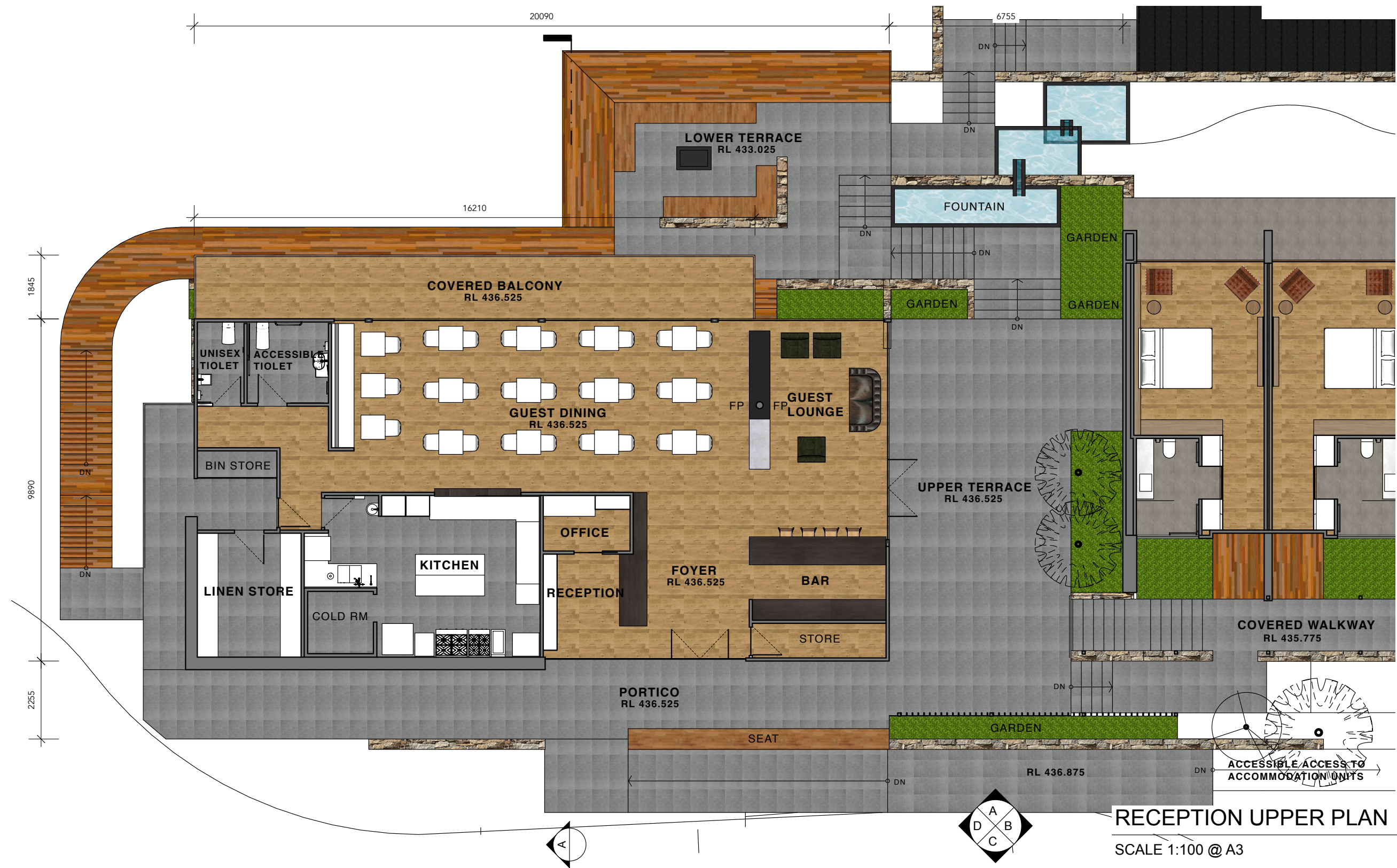
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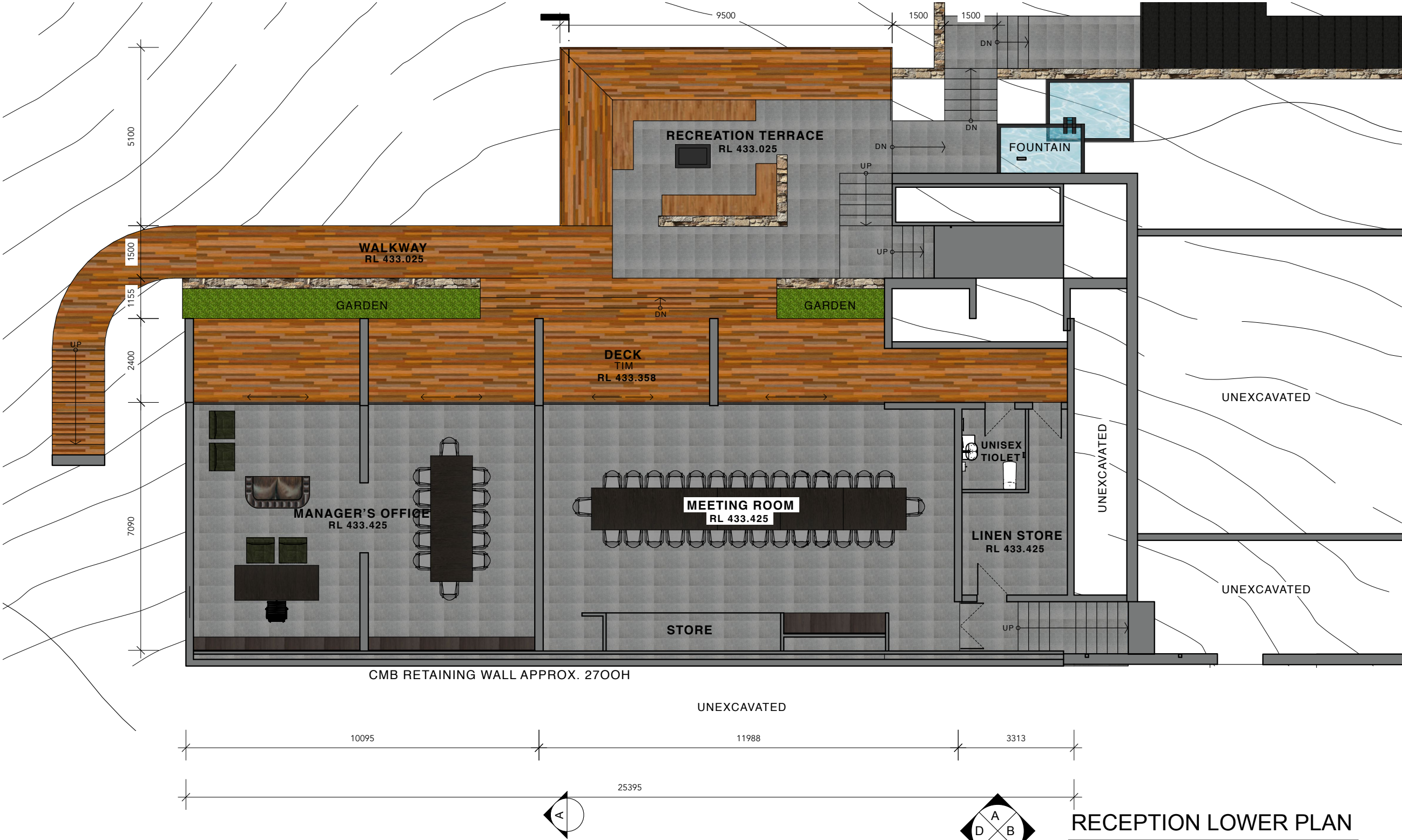
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Title SITE LAYOUT NORTH B		
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Drawing No. DA08		Revision B
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RECEPTION LOWER PLAN
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FLOOR PLAN UNITS 1-6
SCALE 1:100 @ A3

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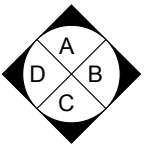
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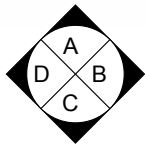
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Title FLOOR PLAN UNITS 1-6		
Scale	Drawn	Date
AS NOTED	NR	31/05/2024
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FLOOR PLAN UNITS 7-10
SCALE 1:100 @ A3

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FLOOR PLAN UNITS 11-14
SCALE 1:100 @ A3

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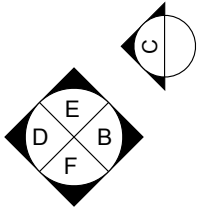
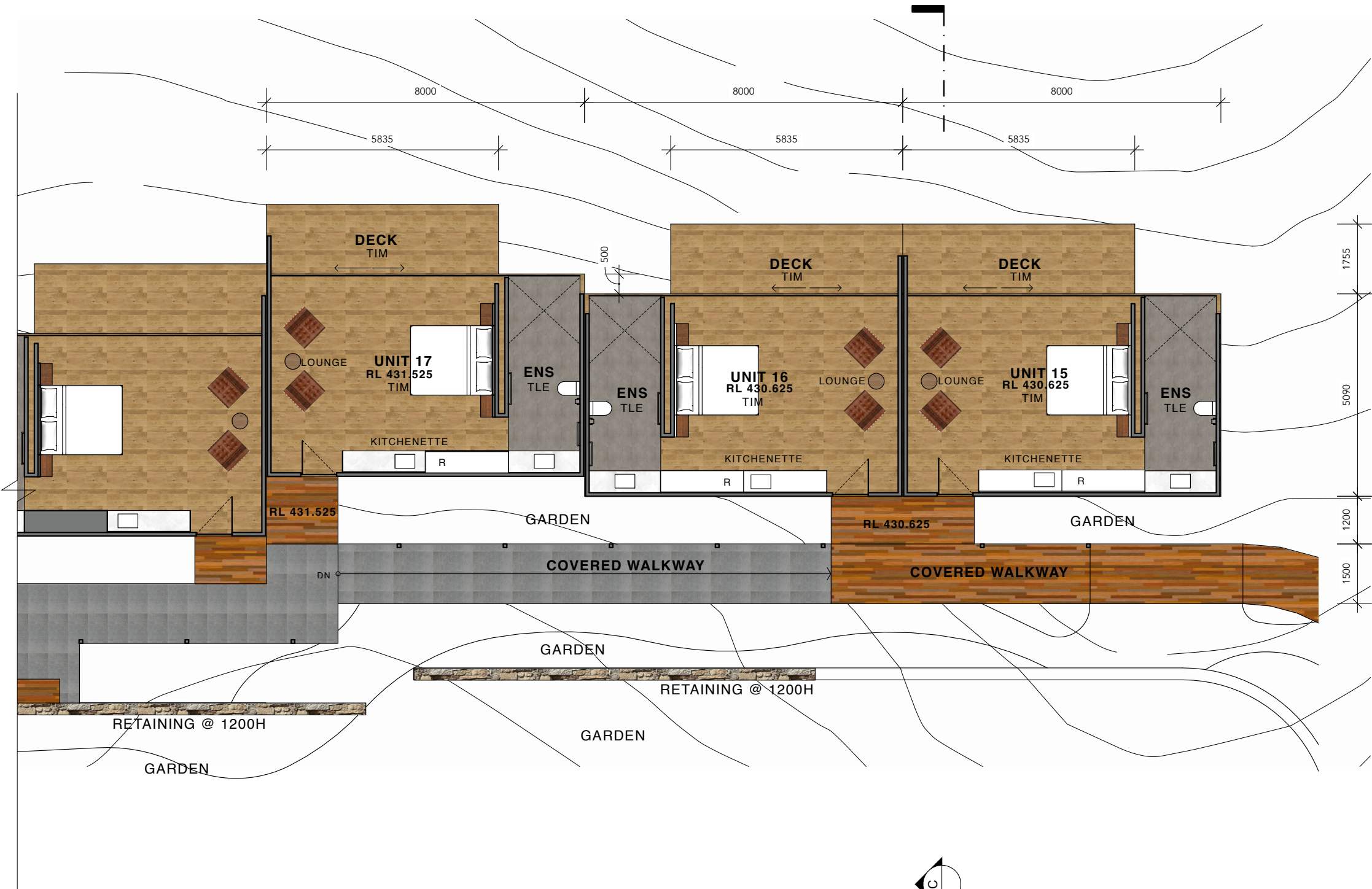
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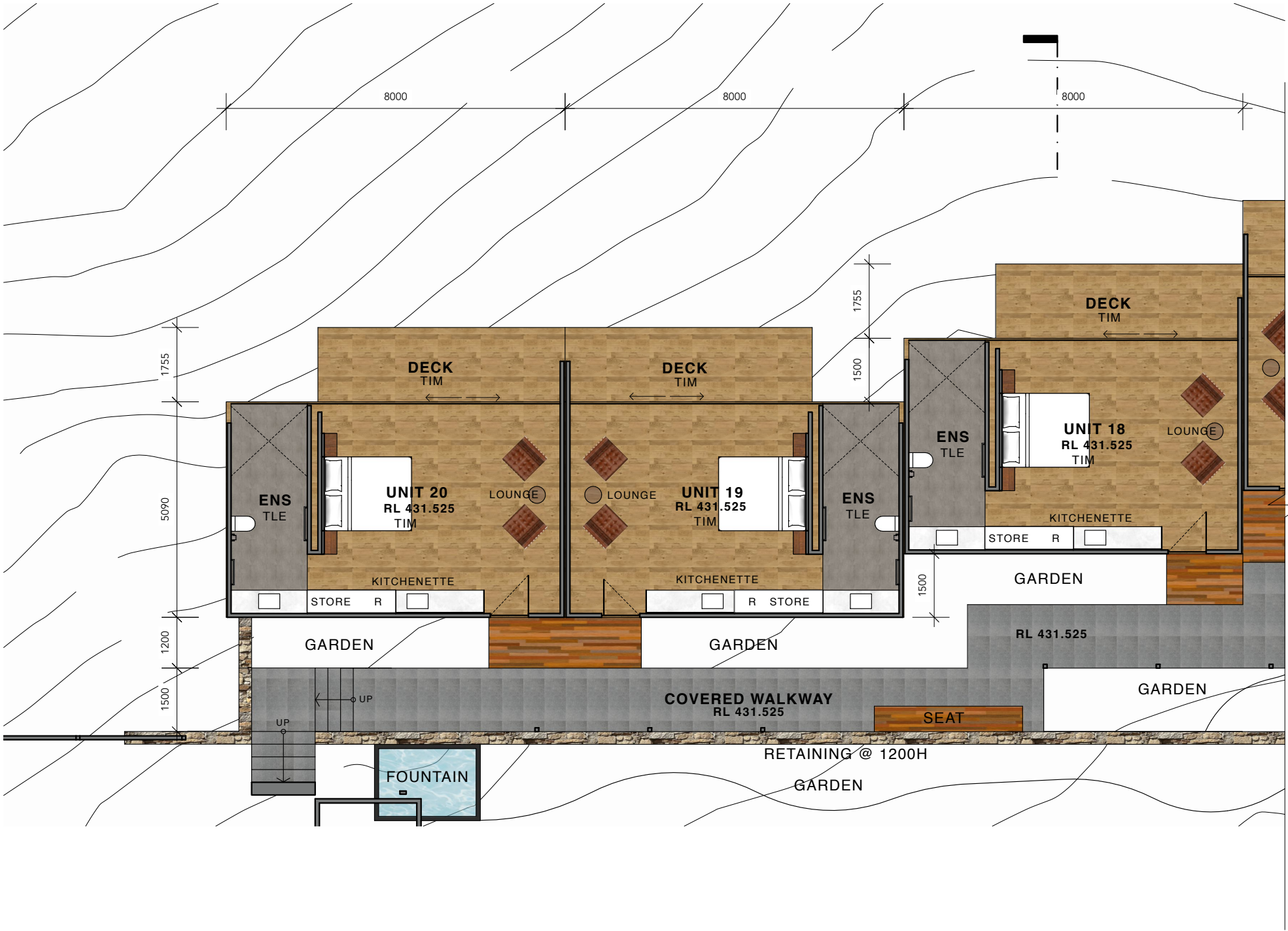
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Title
FLOOR PLAN UNITS 11-14
Scale Drawn Date
AS NOTED NR 31/05/2024
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FLOOR PLAN UNITS 15-17
SCALE 1:100 @ A3

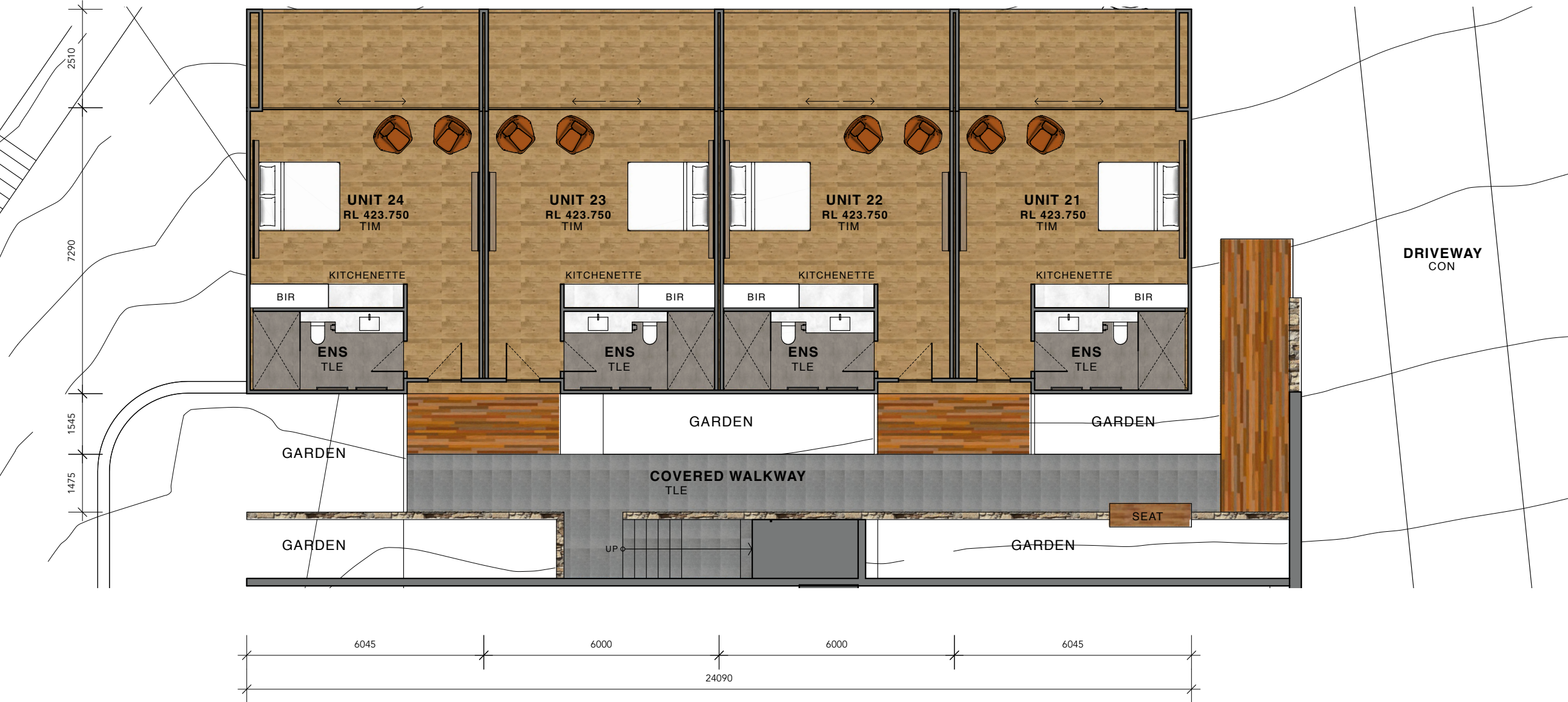
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Title																													
FLOOR PLAN UNITS 15-17																													
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FLOOR PLAN UNITS 18-20

SCALE 1:100 @ A3

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FLOOR PLAN UNITS 21-24

SCALE 1:100 @ A3

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Title
FLOOR PLAN UNITS 21-24
Scale Drawn Date
AS NOTED NR 31/05/2024
Drawing No. DA16 Revision B
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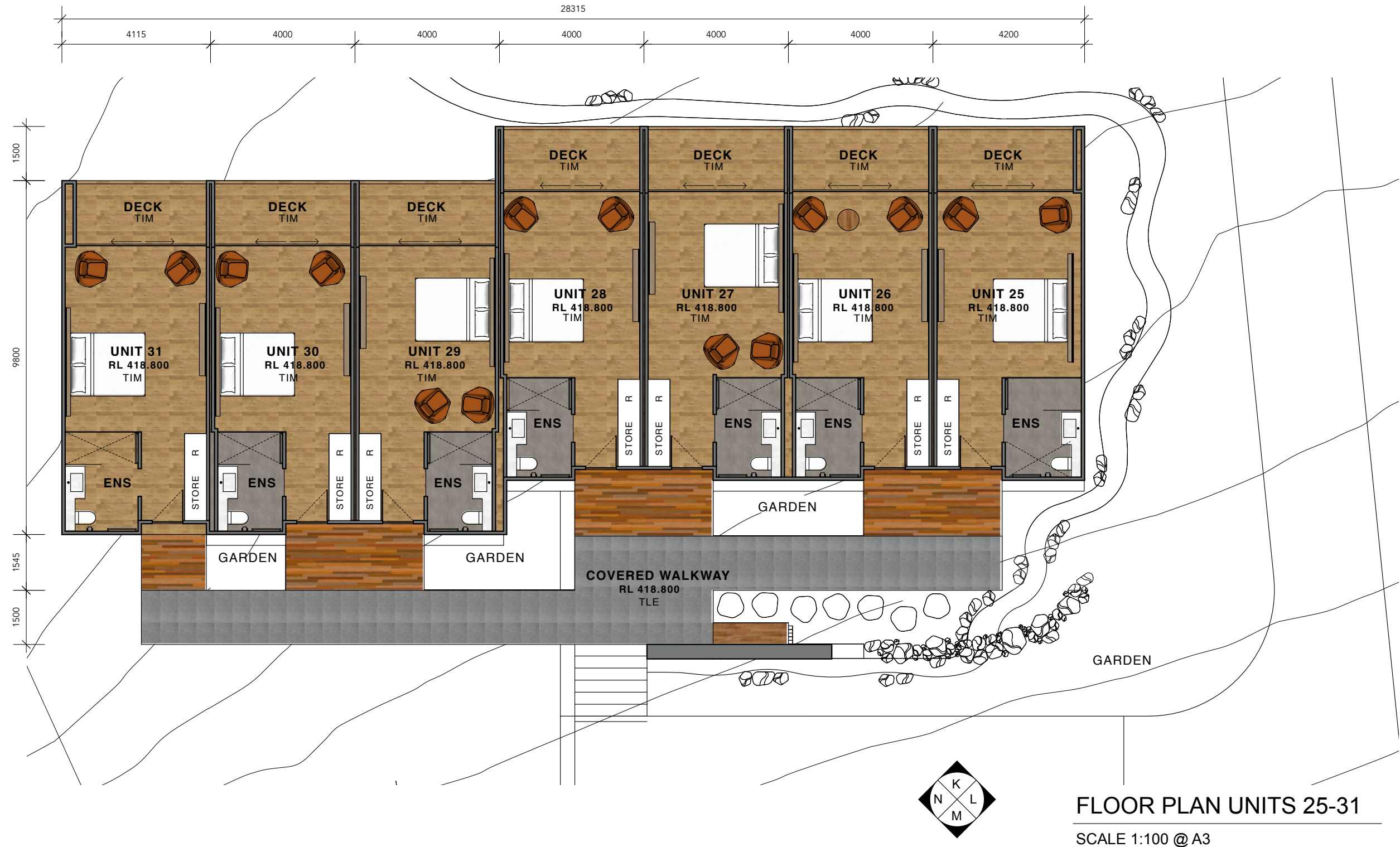
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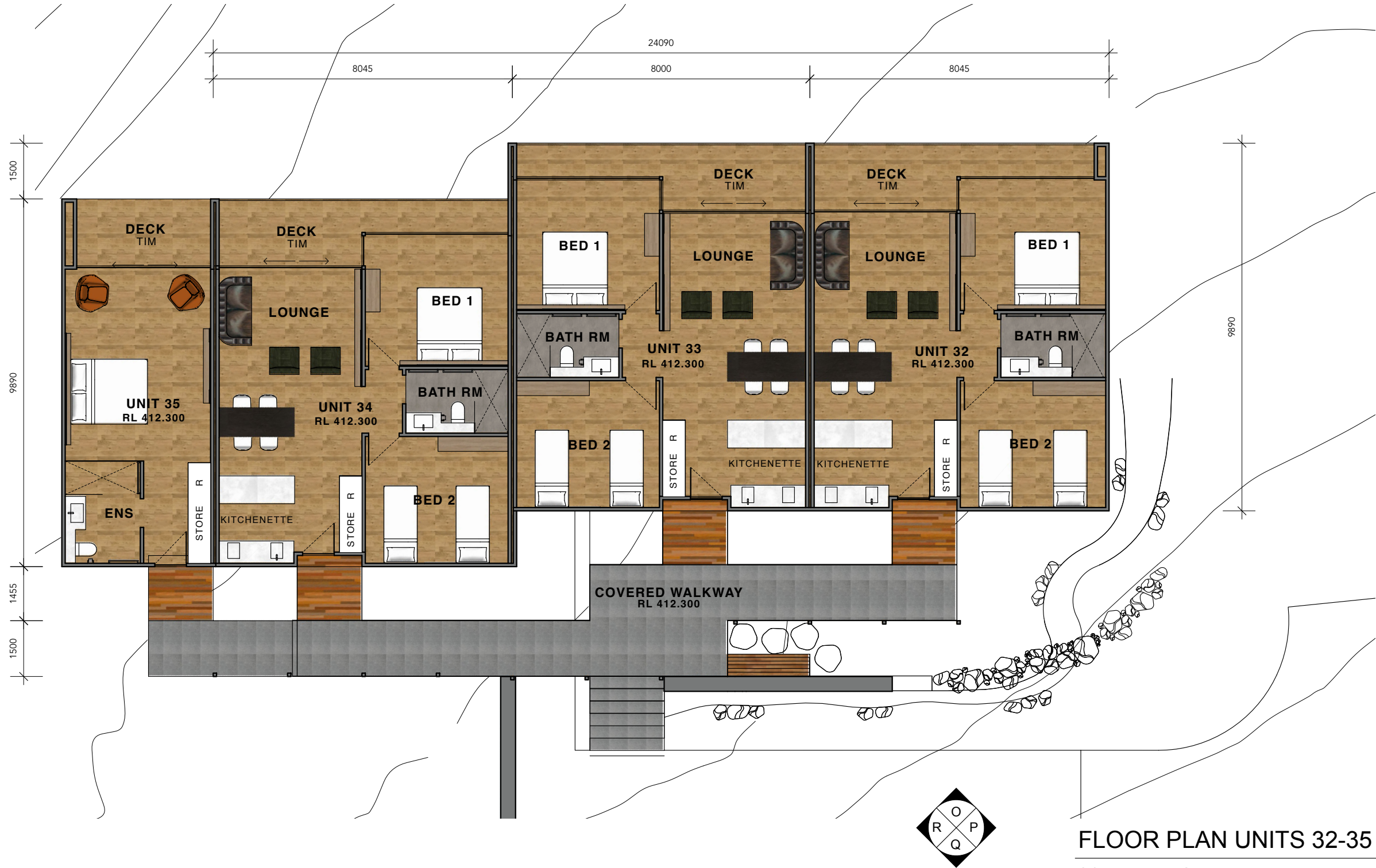
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Title
FLOOR PLAN UNITS 25-31
Scale Drawn Date
AS NOTED NR 31/05/2024
Drawing No. DA18 Revision B
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FLOOR PLAN UNITS 32-35
SCALE 1:100 @ A3

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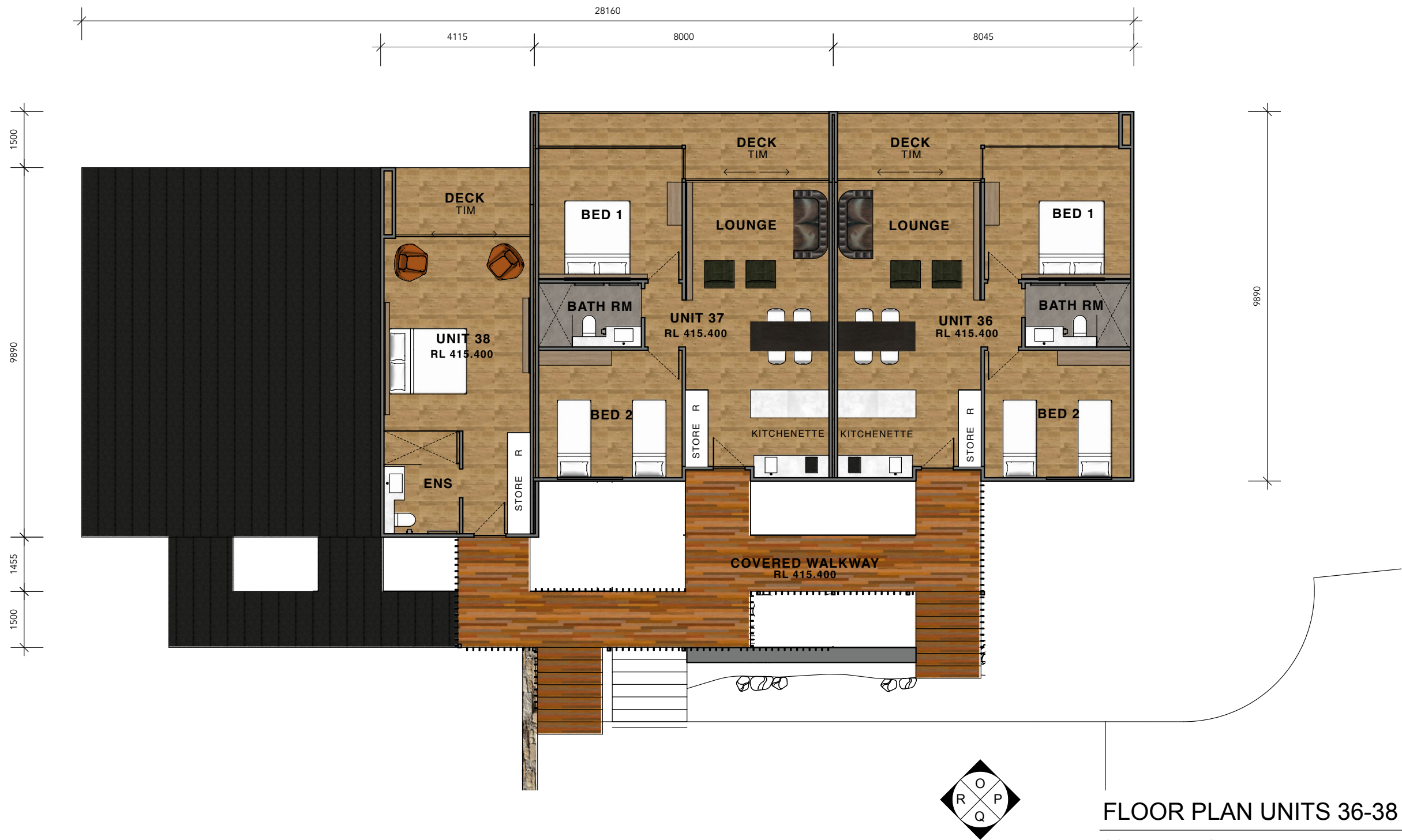
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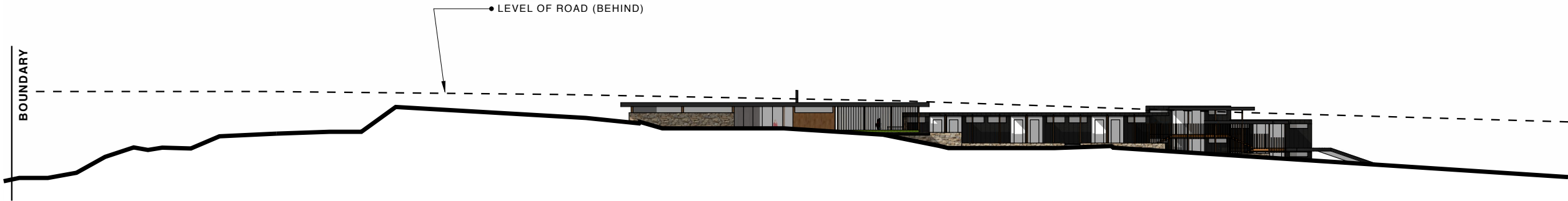
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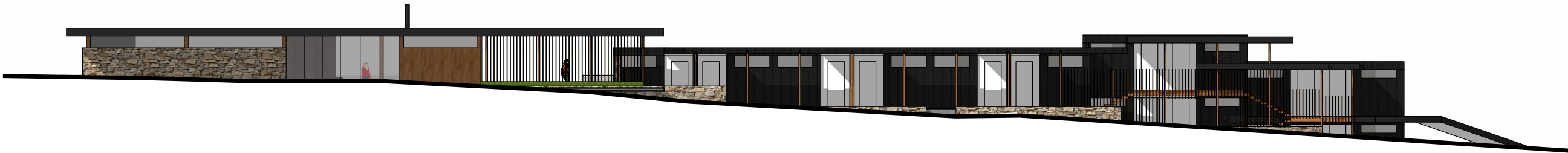
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OVERALL ELEVATION SOUTH

SCALE 1:400 @ A3

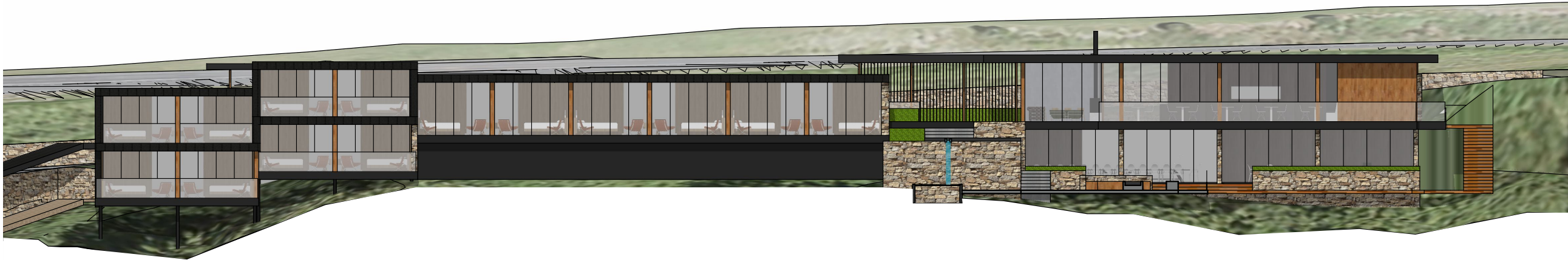
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ELEVATION SOUTH 1:200

SCALE 1:200 @ A3

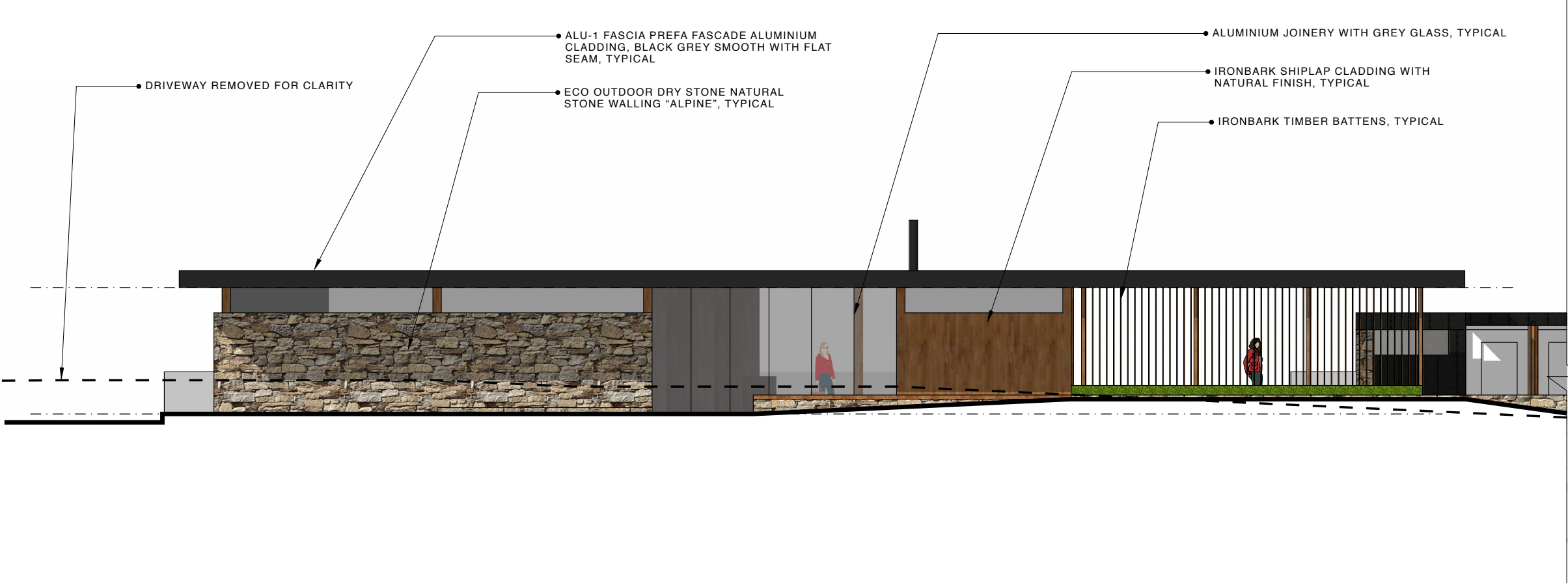
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ELEVATION NORTH 1:200

SCALE 1:200 @ A3

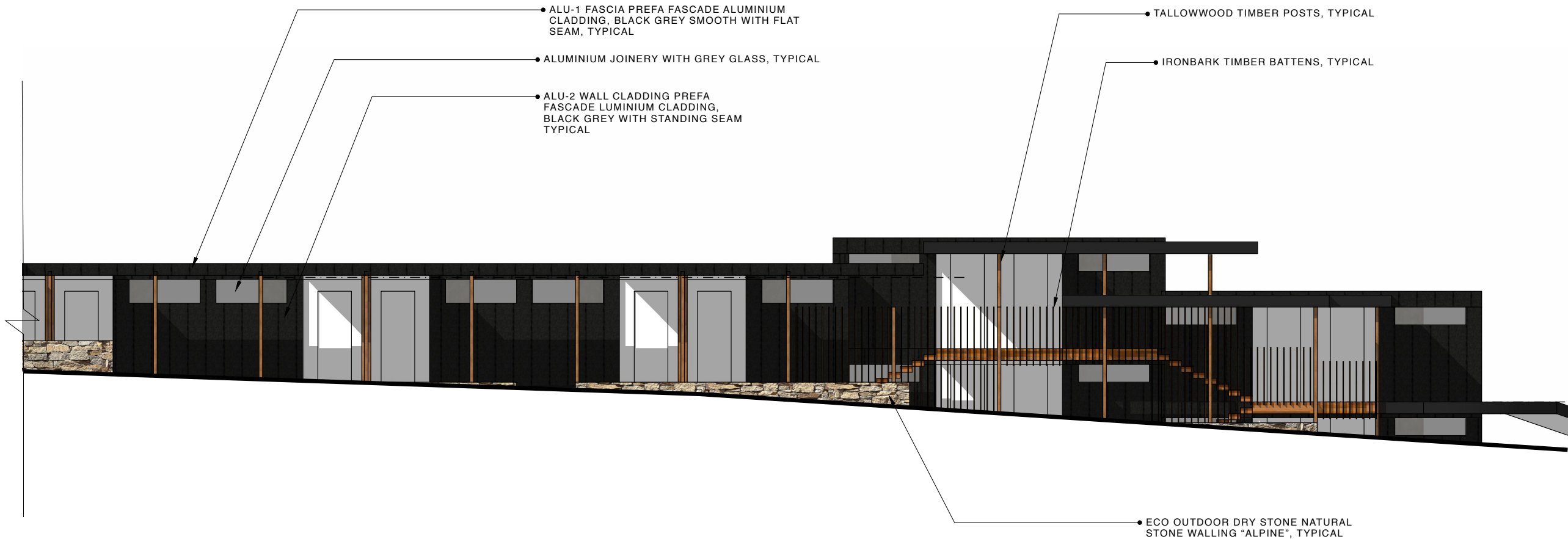
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ELEVATION A1

SCALE 1:100 @ A3

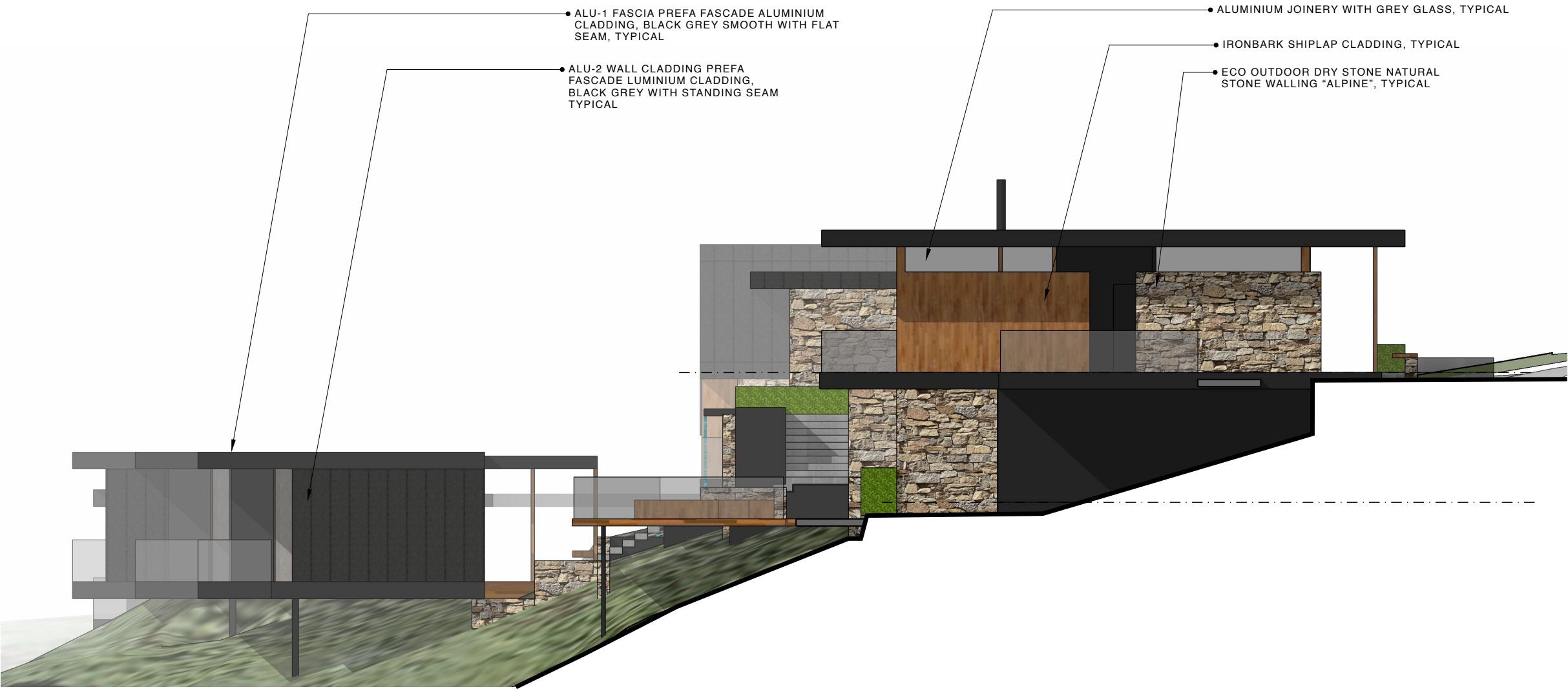
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ELEVATION A2

SCALE 1:100 @ A3

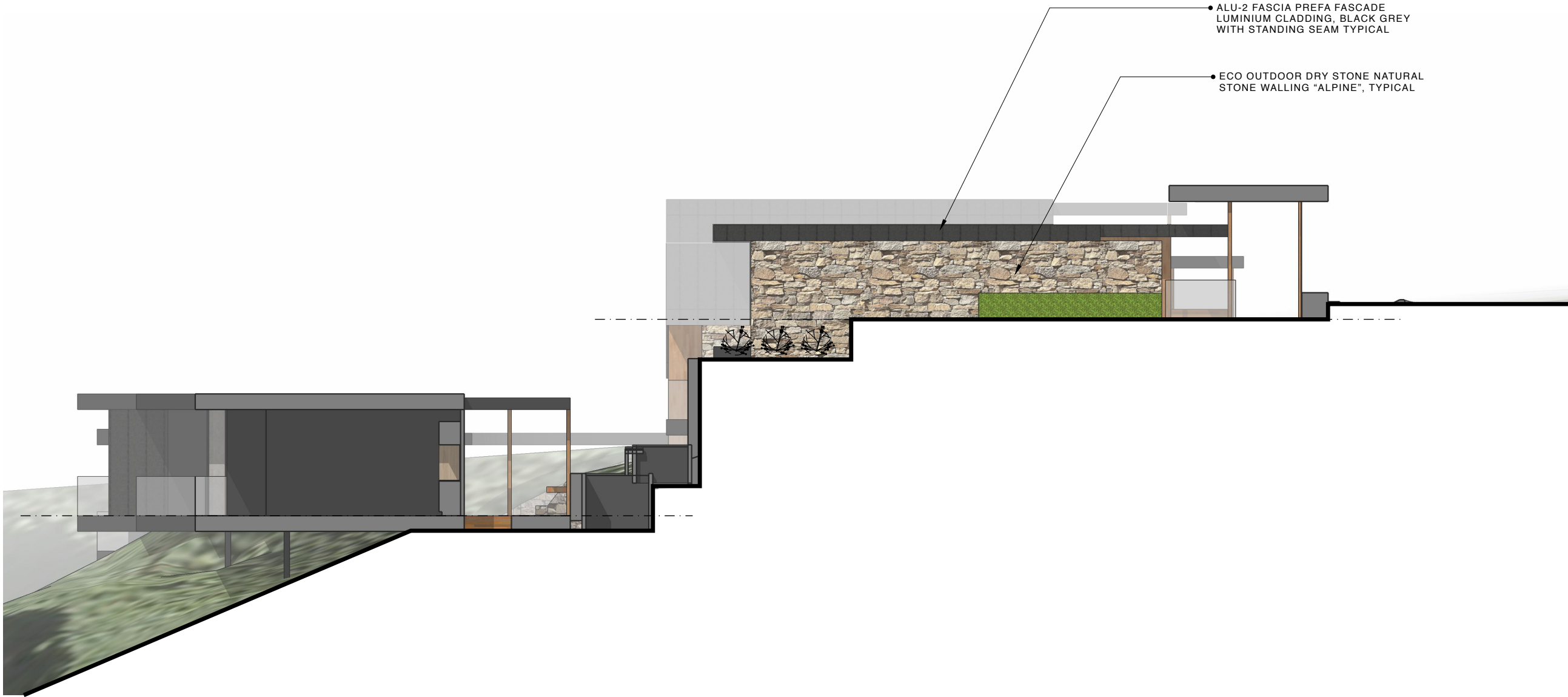
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AS NOTED	NR	31/05/2024								
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ELEVATION B1

SCALE 1:100 @ A3

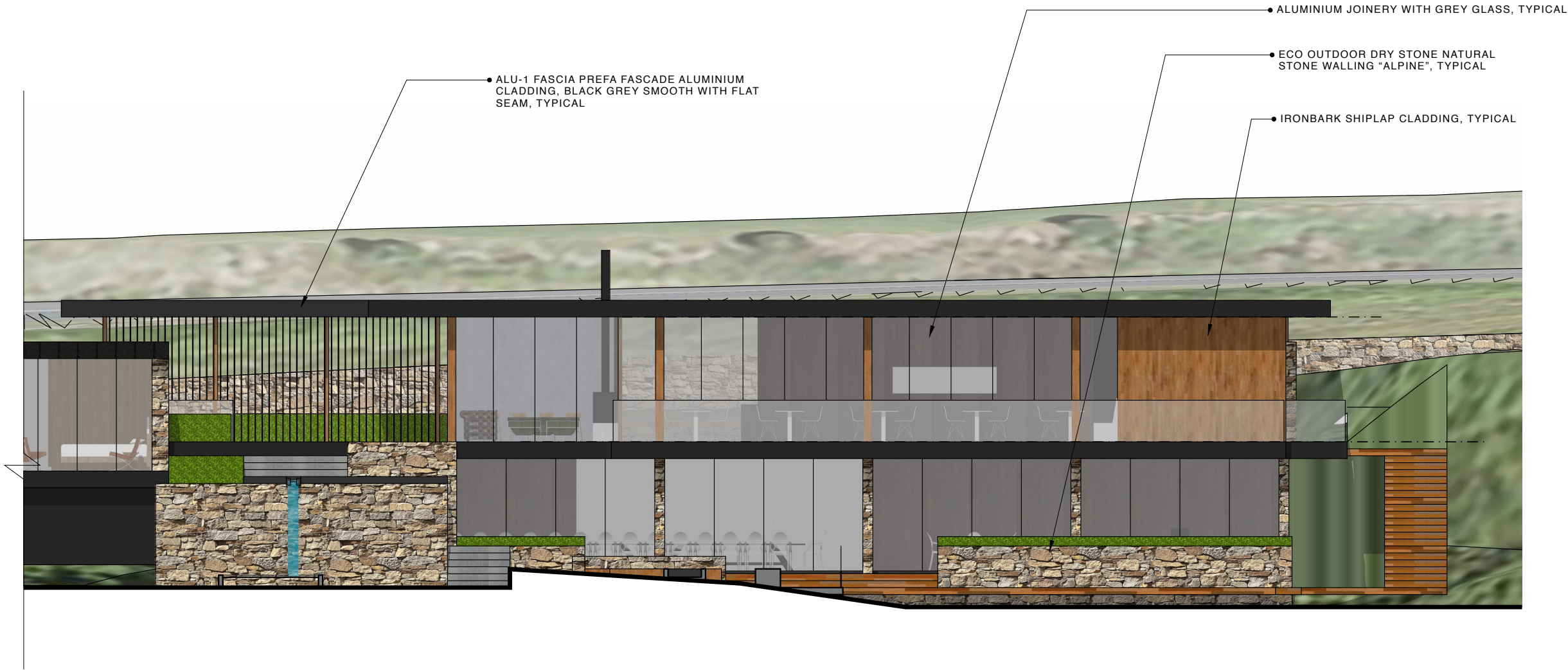
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ELEVATION B2

SCALE 1:100 @ A3

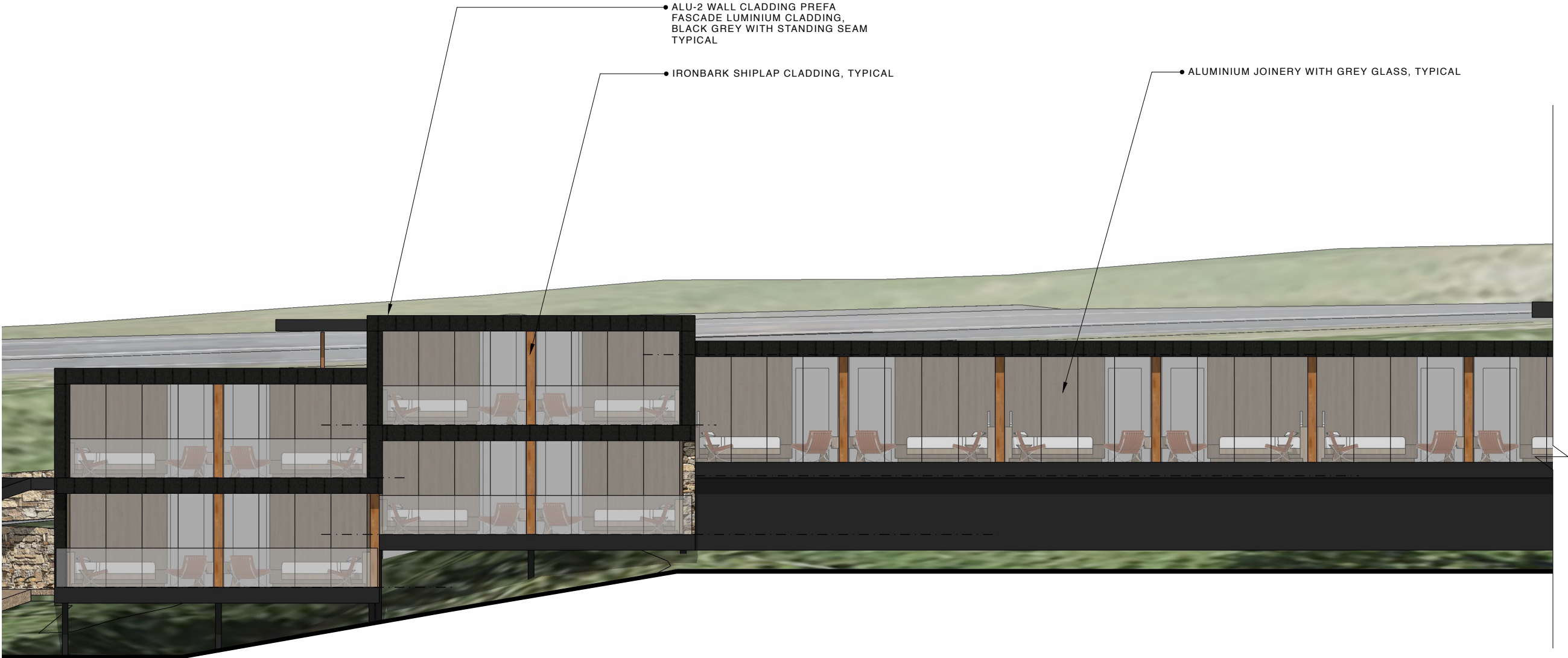
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AS NOTED	NR	31/05/2024								
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ELEVATION C1

SCALE 1:100 @ A3

31.05.2024 DEVELOPMENT APPROVAL RFI ISSUE REV B, RECEPTION LOWERED, UPPER LEVEL UNITS ALTERED 18.04.2024 DEVELOPMENT APPROVAL RFI ISSUE, UPPER LEVEL UNITS ALTERED 05.05.2023 DEVELOPMENT APPROVAL ISSUE	<small>Engineer's drawings and recommendations shall take precedence over architectural drawings. The Author is to be notified immediately should any errors, discrepancies or conflict become apparent and prior to proceeding with the works. Dimensions shown have precedence over scaled measurements. DO NOT SCALE DRAWINGS</small>		Norman Richards building design + interiors Norman Richards, BArch BES BDAQ QBCC Lic: 1093419 ABN: 89 477 914 675 731 Maleny-Stanley Rv Rd, Maleny, QLD 4552 T 0409558729 norman@normanrichards.com	Project PROPOSED SHORT-TERM ACCOMMODATION at 862 LANDSBOROUGH-MALENY RD BALD KNOB, QLD, 4552 for GEOFFREY THOMAS FAMILY TRUST	Title ELEVATION C1 Scale Drawn Date AS NOTED NR 31/05/2024 Drawing No. DA28 Revision B Checked Document Stage DEVELOPMENT APPROVAL
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ELEVATION C2

SCALE 1:100 @ A3

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ELEVATION D

SCALE 1:100 @ A3

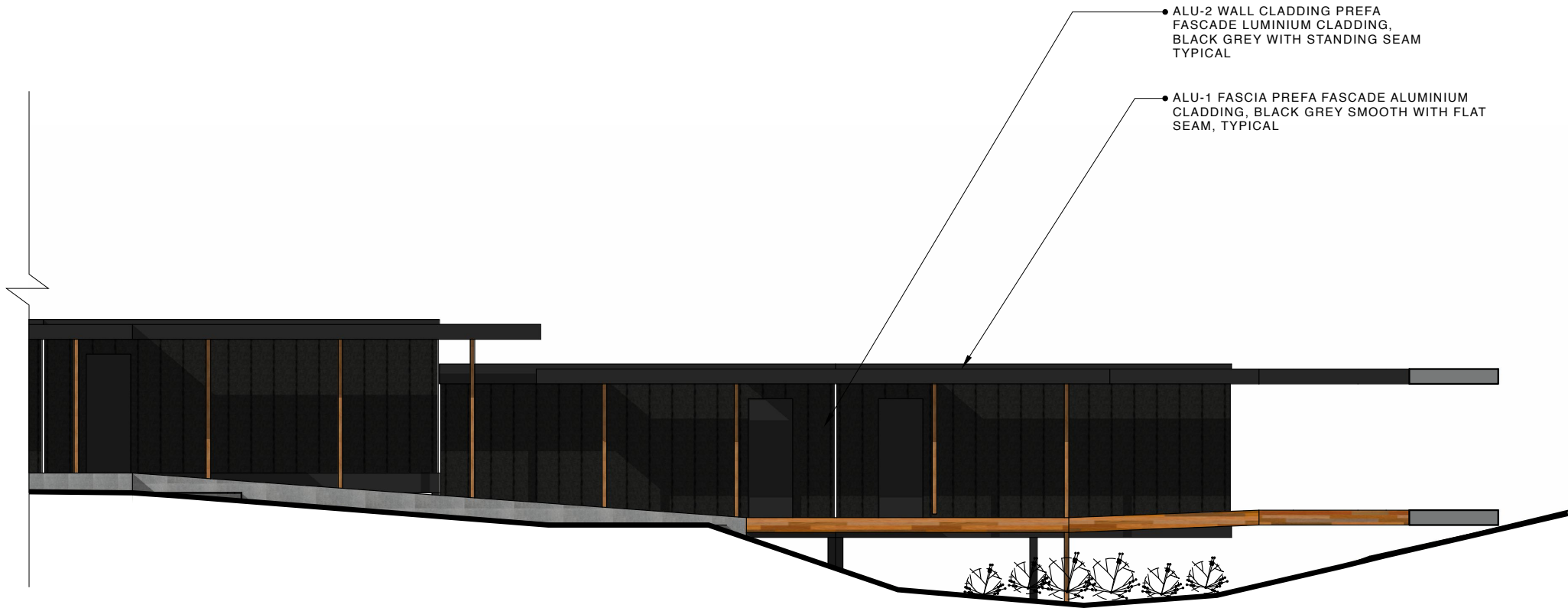
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ELEVATION E1

SCALE 1:100 @ A3

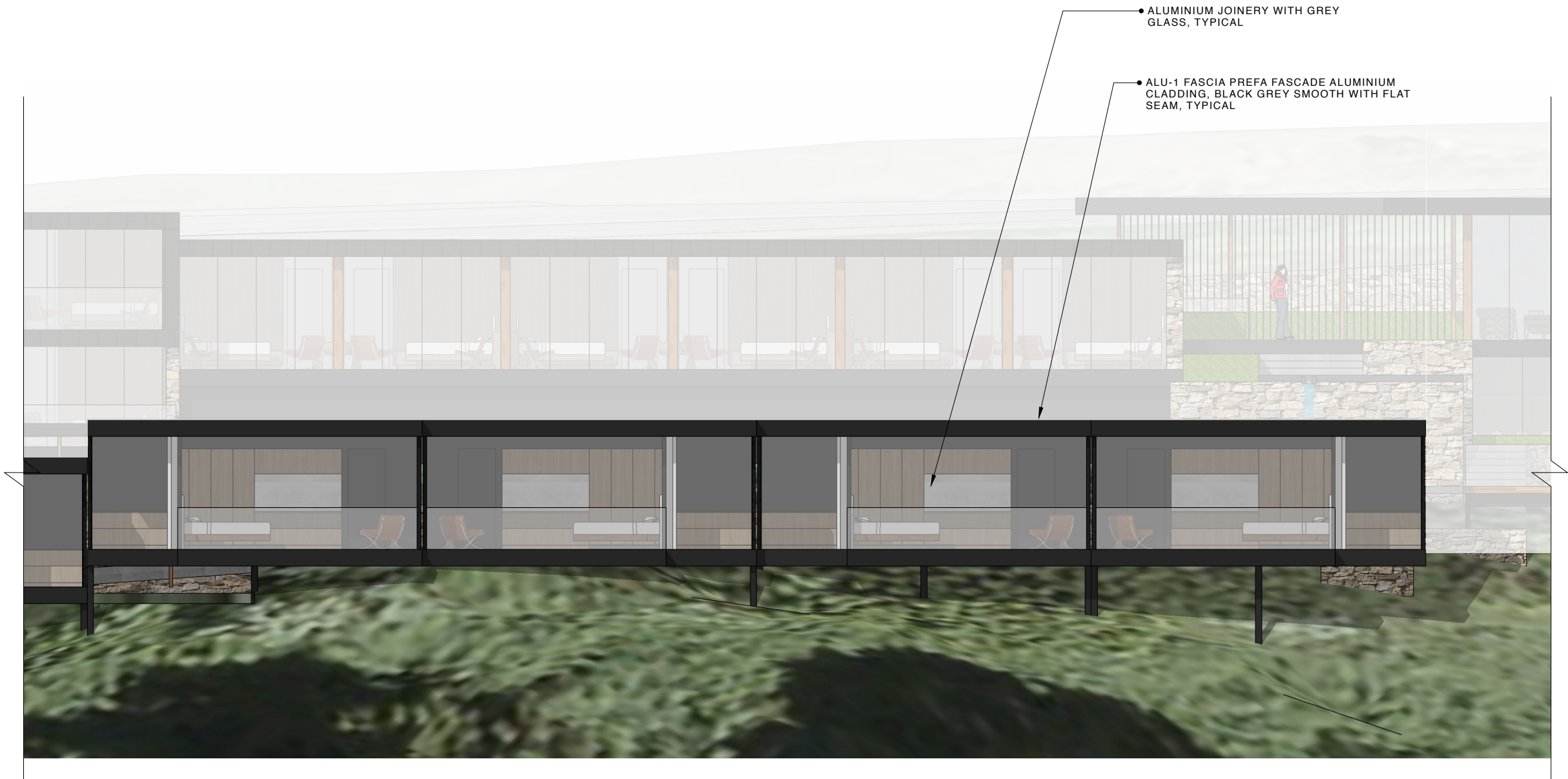
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ELEVATION E2

SCALE 1:100 @ A3

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ELEVATION F1

SCALE 1:100 @ A3

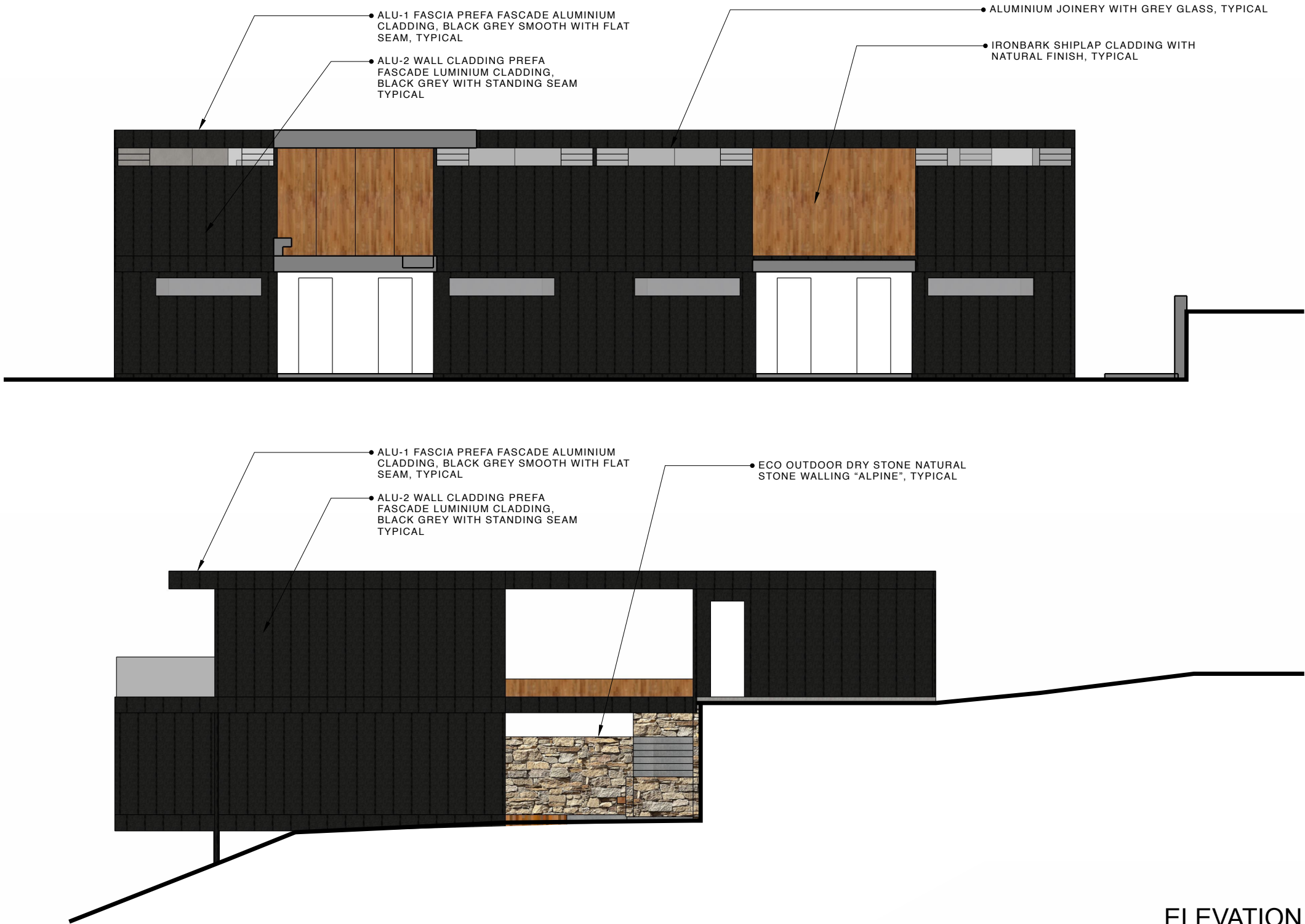
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ELEVATION F2

SCALE 1:100 @ A3

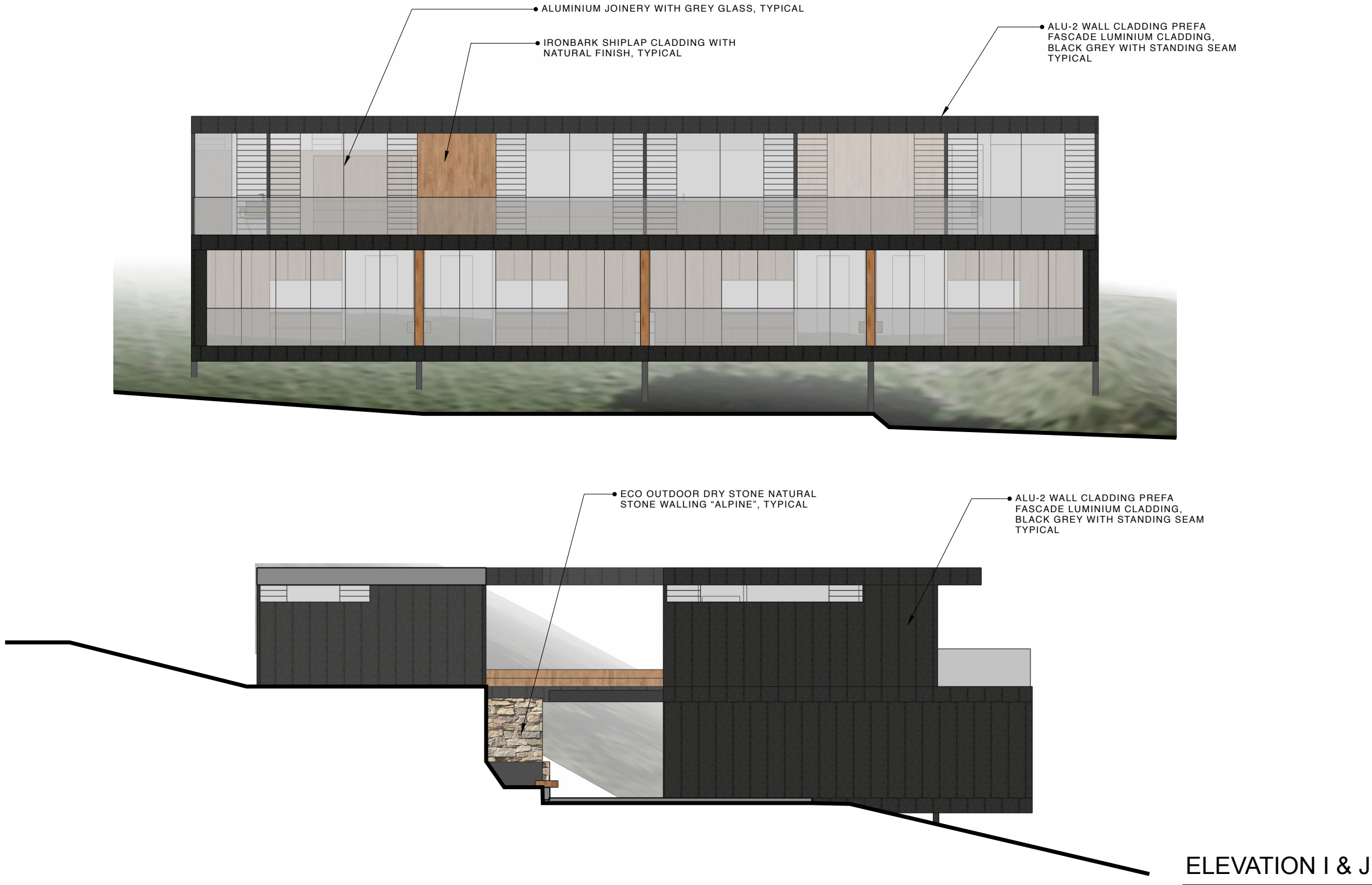
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ELEVATION G & H
 SCALE 1:100 @ A3

31.05.2024 DEVELOPMENT APPROVAL RFI ISSUE REV B, RECEPTION LOWERED, UPPER LEVEL UNITS ALTERED 18.04.2024 DEVELOPMENT APPROVAL RFI ISSUE, UPPER LEVEL UNITS ALTERED 05.05.2023 DEVELOPMENT APPROVAL ISSUE	Engineer's drawings and recommendations shall take precedence over architectural drawings. The Author is to be notified immediately should any errors, discrepancies or conflict become apparent and prior to proceeding with the works. Dimensions shown have precedence over scaled measurements. DO NOT SCALE DRAWINGS	Norman Richards building design + interiors Norman Richards, BArch BES BDAQ QBCC Lic: 1093419 ABN: 89 477 914 675 731 Maleny-Stanley Rv Rd, Maleny, QLD 4552 T 0409558729 norman@normanrichards.com	Project PROPOSED SHORT-TERM ACCOMMODATION at 862 LANDSBOROUGH-MALENY RD BALD KNOB, QLD, 4552 for GEOFFREY THOMAS FAMILY TRUST	Title ELEVATION G & H Scale Drawn Date AS NOTED NR 31/05/2024 Drawing No. DA35 Revision B Checked Document Stage DEVELOPMENT APPROVAL
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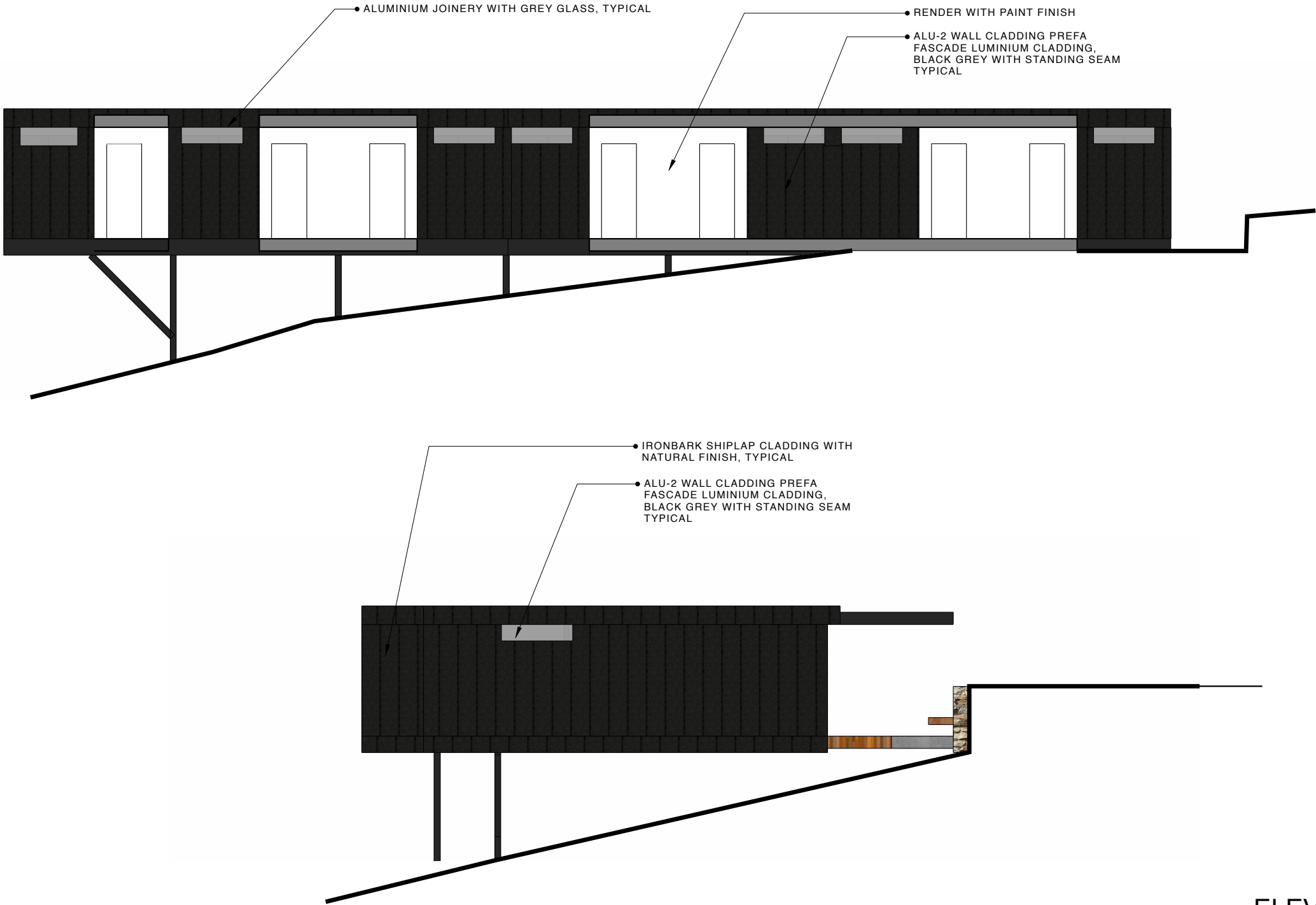


ELEVATION I & J

SCALE 1:100 @ A3

31.05.2024 DEVELOPMENT APPROVAL RFI ISSUE REV B, RECEPTION LOWERED, UPPER LEVEL UNITS ALTERED 18.04.2024 DEVELOPMENT APPROVAL RFI ISSUE, UPPER LEVEL UNITS ALTERED 05.05.2023 DEVELOPMENT APPROVAL ISSUE	Engineer's drawings and recommendations shall take precedence over architectural drawings. The Author is to be notified immediately should any errors, discrepancies or conflict become apparent and prior to proceeding with the works. Dimensions shown have precedence over scaled measurements. DO NOT SCALE DRAWINGS	<div>Norman Richards</div> <div>building design + interiors</div> <div>Norman Richards, BArch BES BDAQ</div> <div>QBCC Lic: 1093419 ABN: 89 477 914 675</div> <div>731 Maleny-Stanley Rv Rd, Maleny, QLD 4552</div> <div>T 0409558729</div> <div>norman@normanrichards.com</div>	<div>Project</div> <div>PROPOSED SHORT-TERM ACCOMMODATION</div> <div>at 862 LANDSBOROUGH-MALENY RD</div> <div>BALD KNOB, QLD, 4552</div> <div>for GEOFFREY THOMAS FAMILY TRUST</div>	<div>Title</div> <div>ELEVATION I & J</div> <div>Scale Drawn Date</div> <div>AS NOTED NR 31/05/2024</div> <div>Drawing No. DA36 Revision B</div> <div>Checked</div> <div>Document Stage</div> <div>DEVELOPMENT APPROVAL</div>
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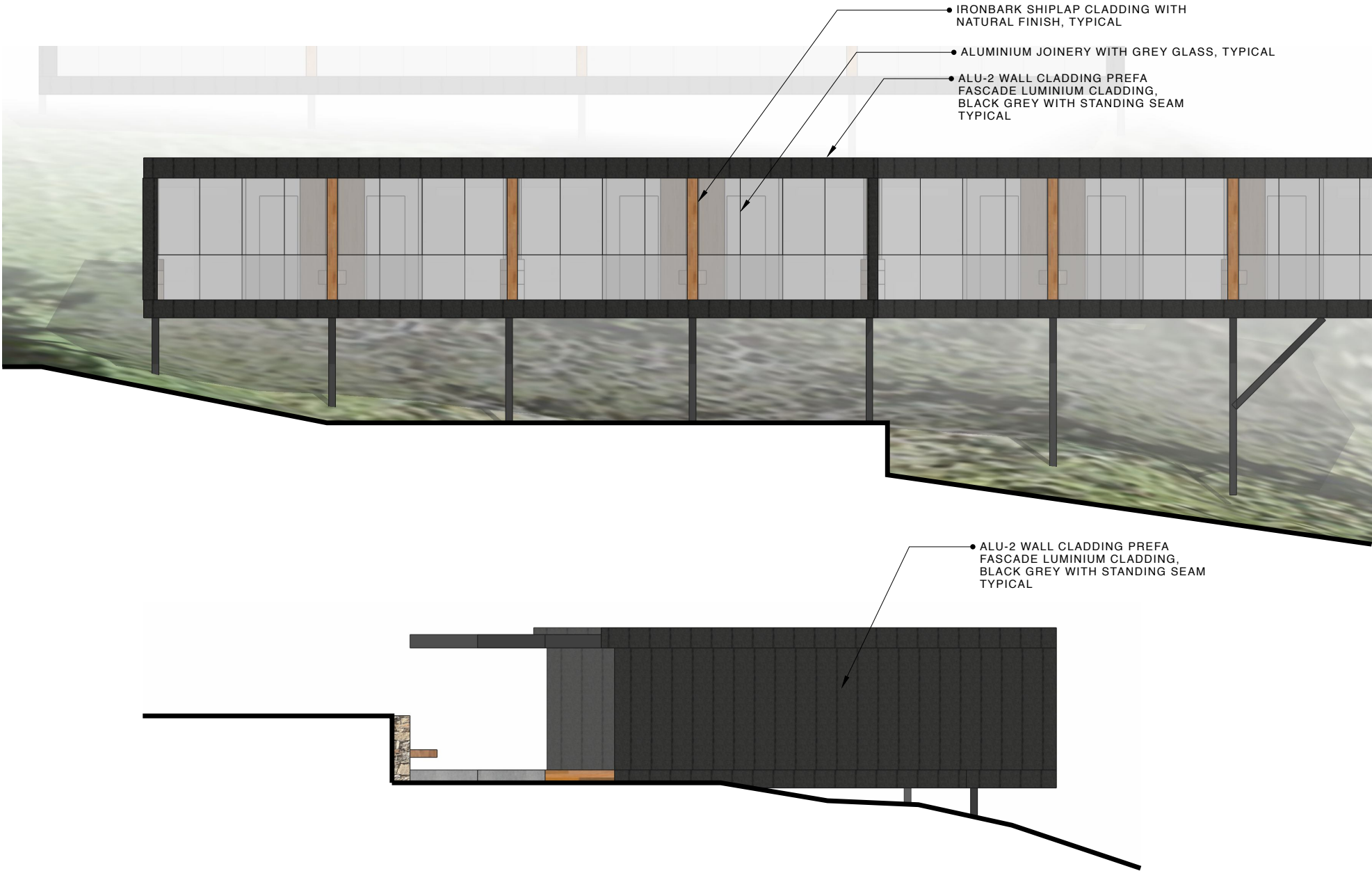
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ELEVATION K & L

SCALE 1:100 @ A3

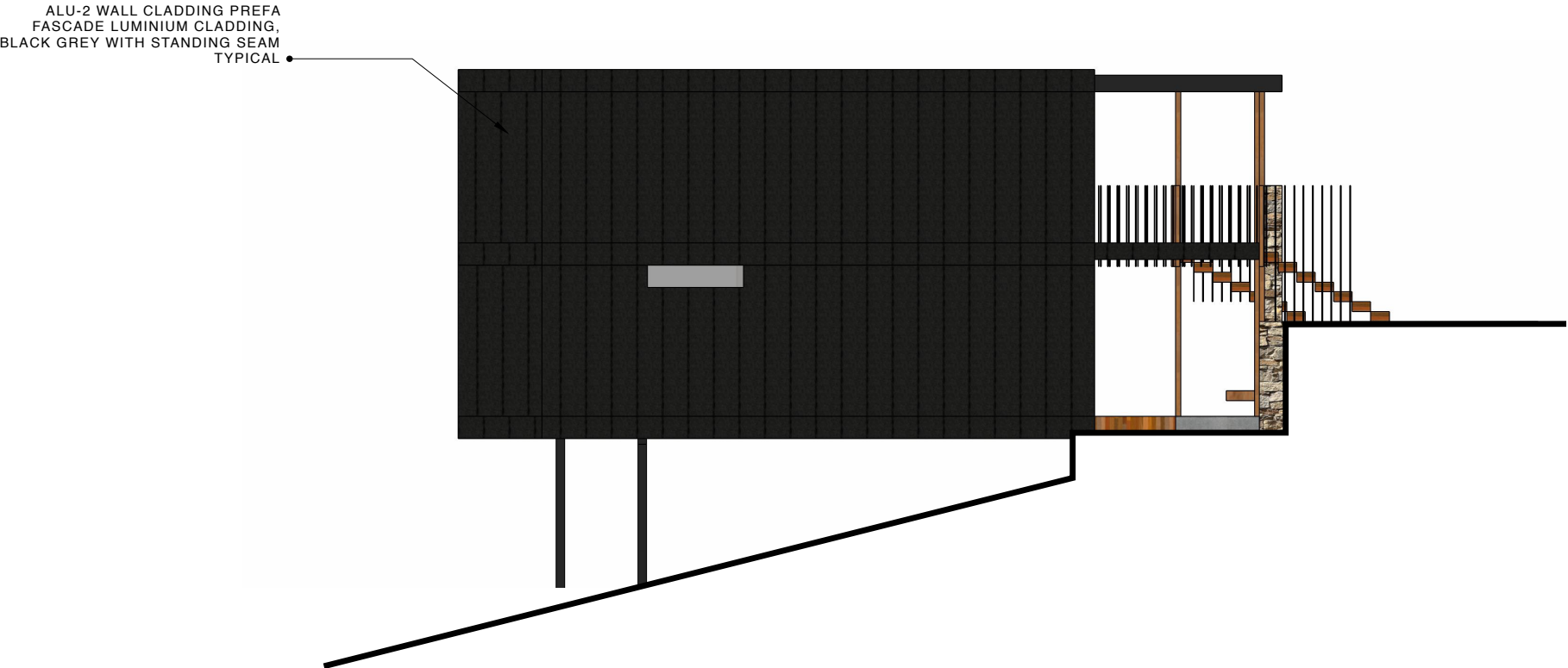
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ELEVATION M & N

SCALE 1:100 @ A3

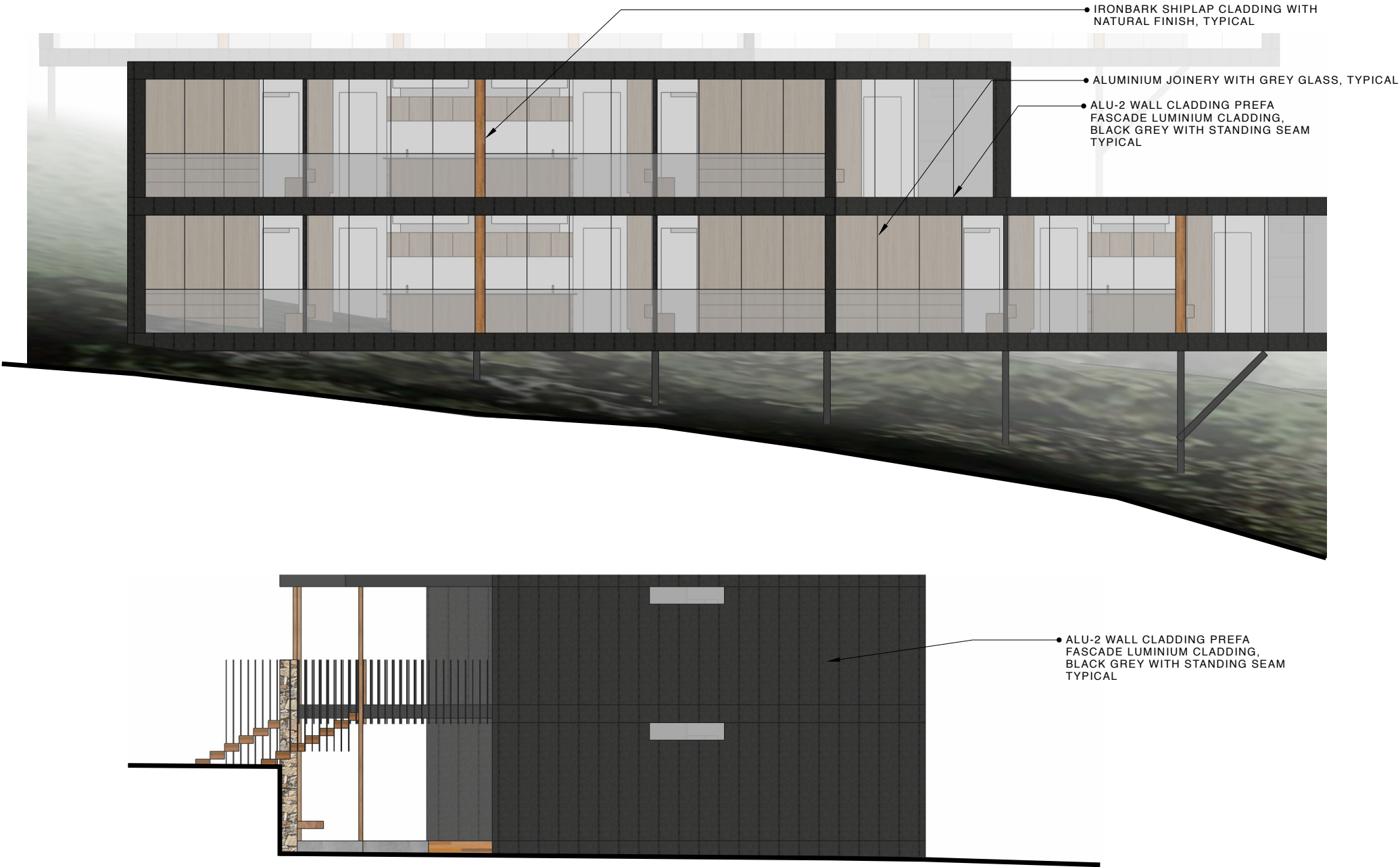
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ELEVATION O & P

SCALE 1:100 @ A3

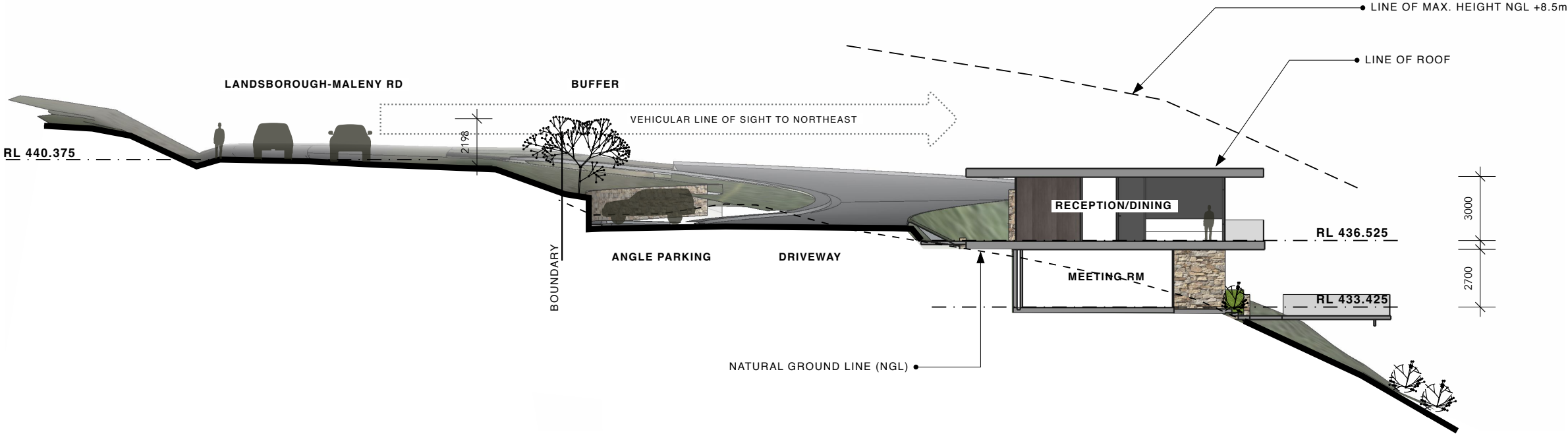
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AS NOTED	NR	31/05/2024								
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ELEVATION Q & R

SCALE 1:100 @ A3

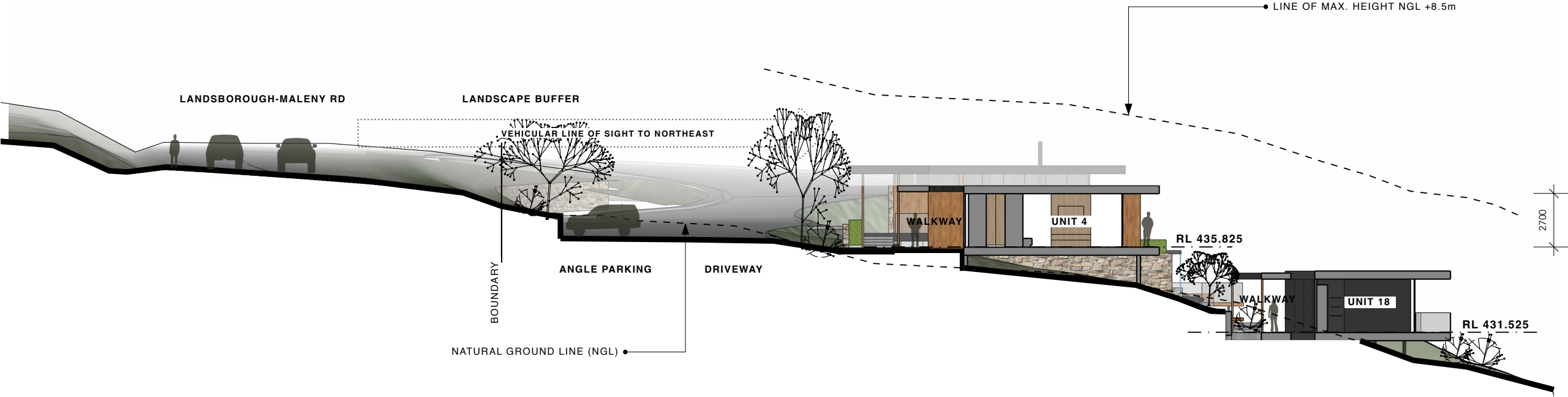
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ELEVATION Q & R																												
Scale	Drawn	Date																										
AS NOTED	NR	31/05/2024																										
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SITE SECTION A

SCALE 1:200 @ A3

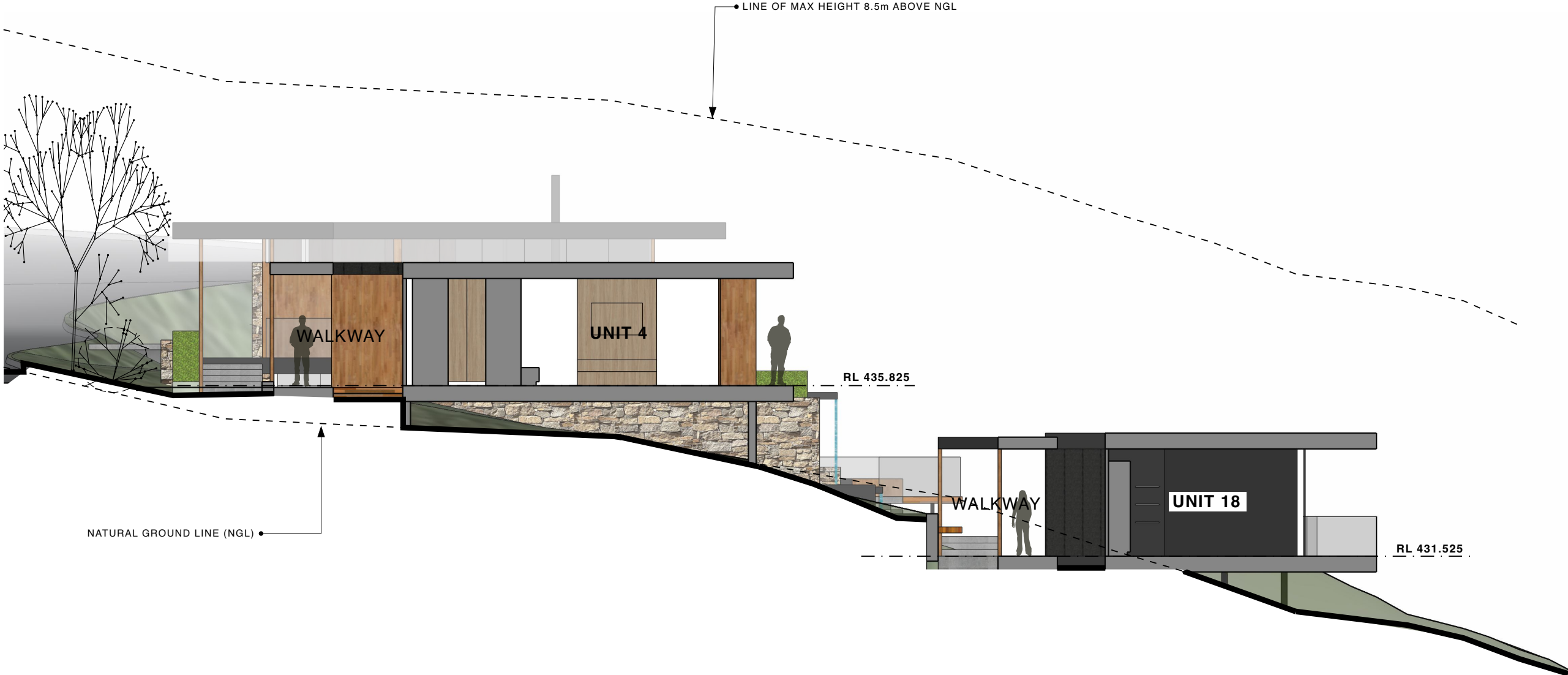
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SITE SECTION B

SCALE 1:200 @ A3

31.05.2024 DEVELOPMENT APPROVAL RFI ISSUE REV B, RECEPTION LOWERED, UPPER LEVEL UNITS ALTERED 18.04.2024 DEVELOPMENT APPROVAL RFI ISSUE, UPPER LEVEL UNITS ALTERED 05.05.2023 DEVELOPMENT APPROVAL ISSUE	Engineer's drawings and recommendations shall take precedence over architectural drawings. The Author is to be notified immediately should any errors, discrepancies or conflict become apparent and prior to proceeding with the works. Dimensions shown have precedence over scaled measurements. DO NOT SCALE DRAWINGS		Norman Richards building design + interiors Norman Richards, BArch BES BDAQ QBCC Lic: 1093419 ABN: 89 477 914 675 731 Maleny-Stanley Rv Rd, Maleny, QLD 4552 T 0409558729 norman@normanrichards.com	Project PROPOSED SHORT-TERM ACCOMMODATION at 862 LANDSBOROUGH-MALENY RD BALD KNOB, QLD, 4552 for GEOFFREY THOMAS FAMILY TRUST	Title SITE SECTION B Scale Drawn Date AS NOTED NR 31/05/2024 Drawing No. DA42 Revision B Checked Document Stage DEVELOPMENT APPROVAL
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SECTION B

SCALE 1:100 @ A3

31.05.2024 DEVELOPMENT APPROVAL RFI ISSUE REV B, RECEPTION LOWERED, UPPER LEVEL UNITS ALTERED
18.04.2024 DEVELOPMENT APPROVAL RFI ISSUE, UPPER LEVEL UNITS ALTERED
05.05.2023 DEVELOPMENT APPROVAL ISSUE

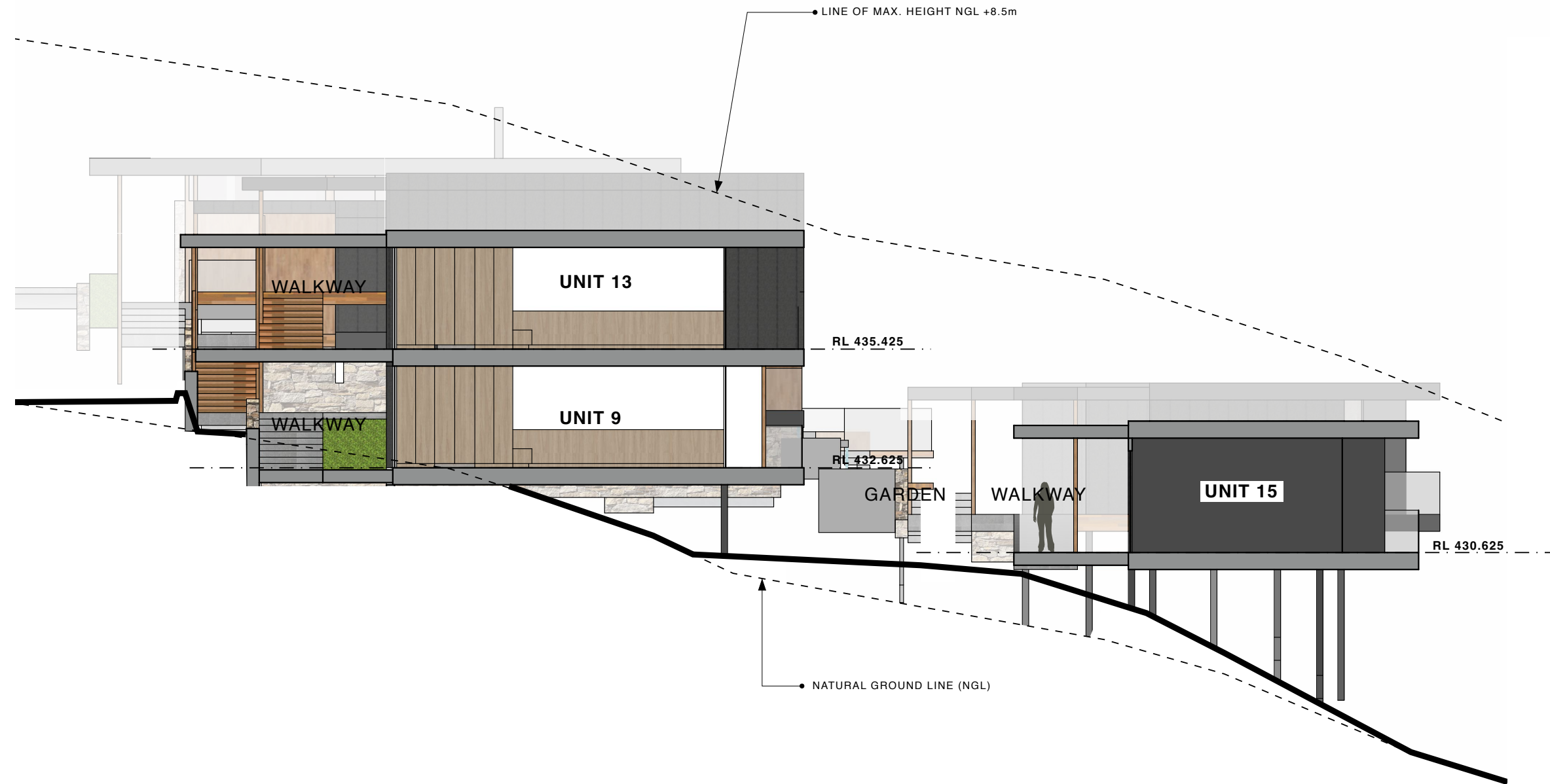
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Engineer's drawings and recommendations shall take precedence over architectural drawings.
The Author is to be notified immediately should any errors, discrepancies or conflict become apparent and prior to proceeding with the works.
Dimensions shown have precedence over scaled measurements.
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Norman Richards
building design + interiors
Norman Richards, BArch BES BDAQ
QBCC Lic: 1093419 ABN: 89 477 914 675
731 Maleny-Stanley Rv Rd, Maleny, QLD 4552
T 0409558729
norman@normanrichards.com

Project
PROPOSED SHORT-TERM
ACCOMMODATION
at 862 LANDSBOROUGH-MALENY RD
BALD KNOB, QLD, 4552
for GEOFFREY THOMAS FAMILY TRUST

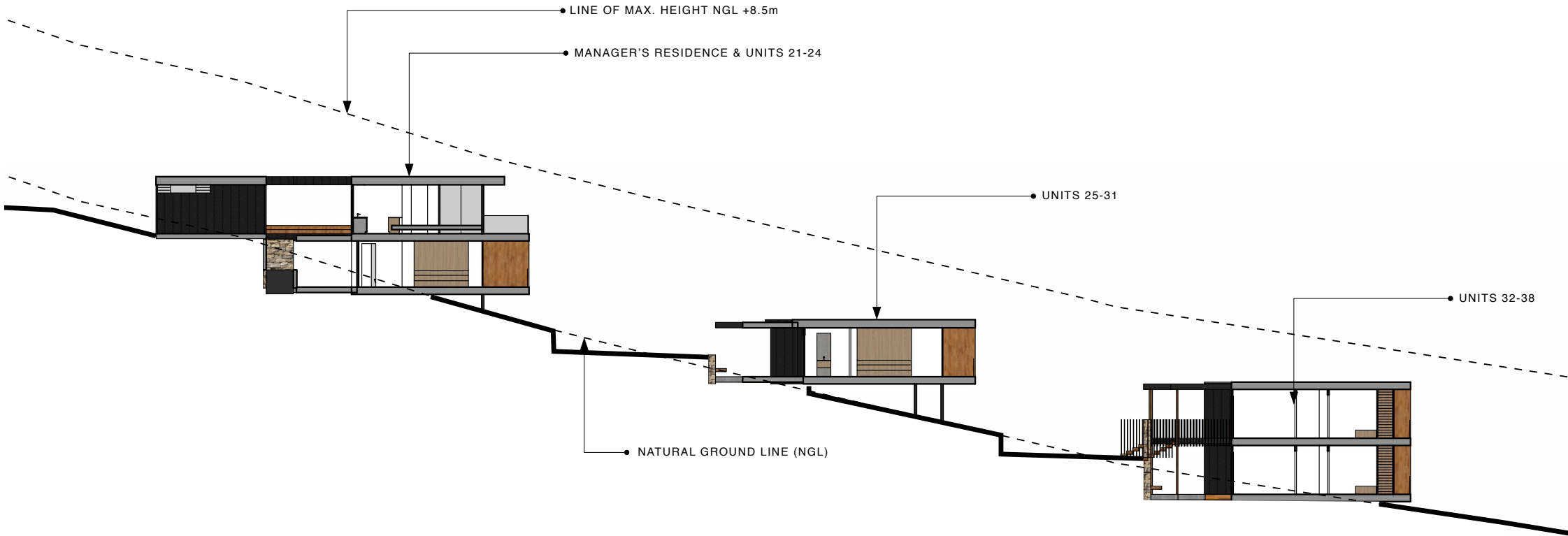
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Scale	AS NOTED
Drawn	NR
Date	31/05/2024
Drawing No.	DA43
Checked	Revision B
Document Stage	Development Approval



SECTION C

SCALE 1:100 @ A3

31.05.2024 DEVELOPMENT APPROVAL RFI ISSUE REV B, RECEPTION LOWERED, UPPER LEVEL UNITS ALTERED 18.04.2024 DEVELOPMENT APPROVAL RFI ISSUE, UPPER LEVEL UNITS ALTERED 05.05.2023 DEVELOPMENT APPROVAL ISSUE	Engineer's drawings and recommendations shall take precedence over architectural drawings. The Author is to be notified immediately should any errors, discrepancies or conflict become apparent and prior to proceeding with the works. Dimensions shown have precedence over scaled measurements. DO NOT SCALE DRAWINGS		Norman Richards building design + interiors Norman Richards, BArch BES BDAQ QBCC Lic: 1093419 ABN: 89 477 914 675 731 Maleny-Stanley Rv Rd, Maleny, QLD 4552 T 0409558729 norman@normanrichards.com	Project PROPOSED SHORT-TERM ACCOMMODATION at 862 LANDSBOROUGH-MALENY RD BALD KNOB, QLD, 4552 for GEOFFREY THOMAS FAMILY TRUST	Title SECTION C Scale Drawn Date AS NOTED NR 31/05/2024 Drawing No. DA44 Revision B Checked Document Stage DEVELOPMENT APPROVAL
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SECTION D

SCALE 1:250 @ A3

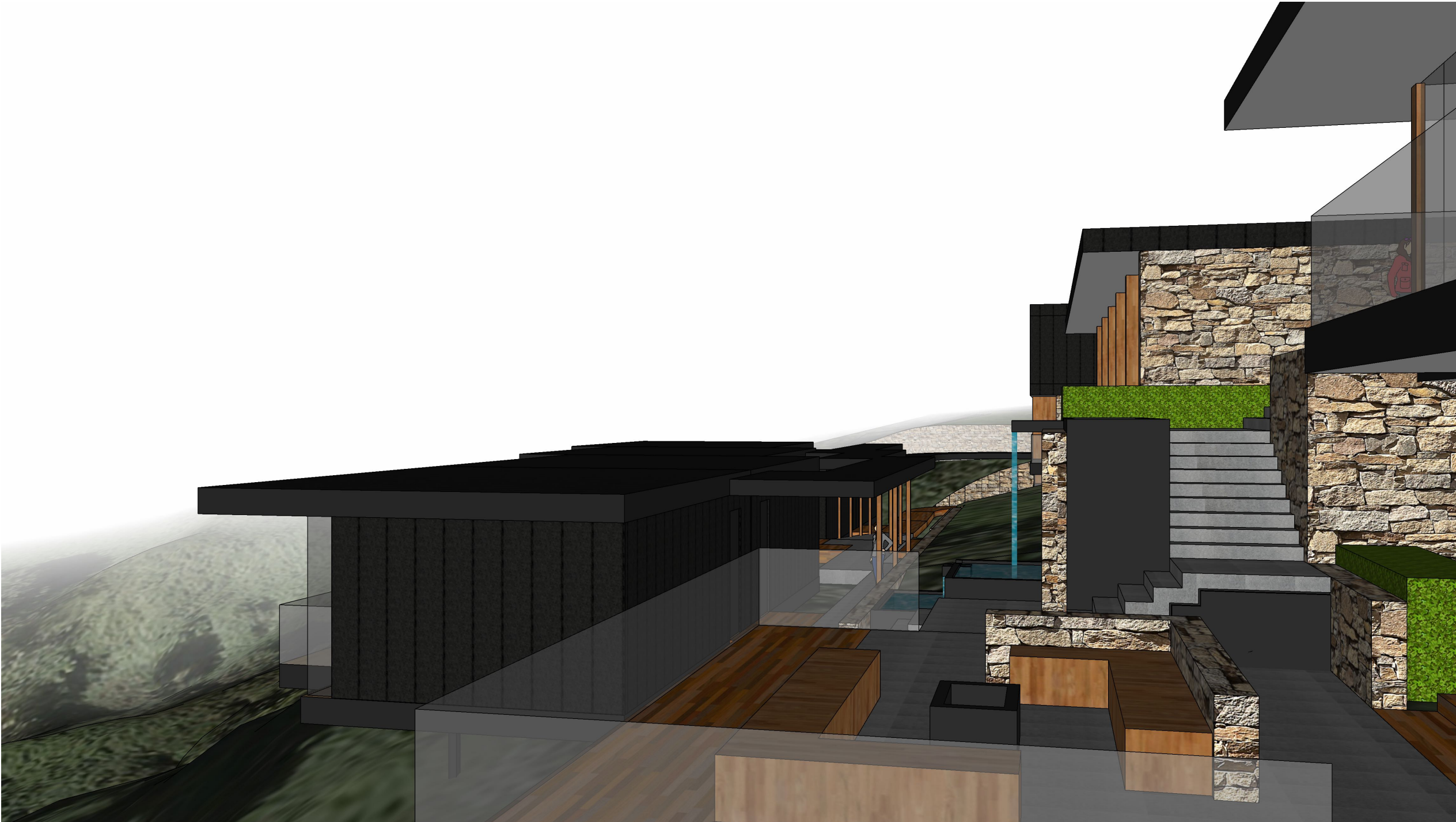
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Scale	Drawn			Date						
AS NOTED	NR	31/05/2024								
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VIEW RECEPTION

NTS

31.05.2024 DEVELOPMENT APPROVAL RFI ISSUE REV B, RECEPTION LOWERED, UPPER LEVEL UNITS ALTERED 18.04.2024 DEVELOPMENT APPROVAL RFI ISSUE, UPPER LEVEL UNITS ALTERED 05.05.2023 DEVELOPMENT APPROVAL ISSUE	Engineer's drawings and recommendations shall take precedence over architectural drawings. The Author is to be notified immediately should any errors, discrepancies or conflict become apparent and prior to proceeding with the works. Dimensions shown have precedence over scaled measurements. DO NOT SCALE DRAWINGS	<div>Norman Richards</div> <div>building design + interiors</div> <div>Norman Richards, BArch BES BDAQ</div> <div>QBCC Lic: 1093419 ABN: 89 477 914 675</div> <div>731 Maleny-Stanley Rv Rd, Maleny, QLD 4552</div> <div>T 0409558729</div> <div>norman@normanrichards.com</div>	<div>Project</div> <div>PROPOSED SHORT-TERM ACCOMMODATION</div> <div>at 862 LANDSBOROUGH-MALENY RD</div> <div>BALD KNOB, QLD, 4552</div> <div>for GEOFFREY THOMAS FAMILY TRUST</div>	<div>Title</div> <div>VIEW RECEPTION</div> <div>Scale Drawn Date</div> <div>AS NOTED NR 31/05/2024</div> <div>Drawing No. DA46 Revision B</div> <div>Checked</div> <div>Document Stage</div> <div>DEVELOPMENT APPROVAL</div>
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VIEW RECREATION TERRACE

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<div>31.05.2024 DEVELOPMENT APPROVAL RFI ISSUE REV B, RECEPTION LOWERED, UPPER LEVEL UNITS ALTERED</div> <div>18.04.2024 DEVELOPMENT APPROVAL RFI ISSUE, UPPER LEVEL UNITS ALTERED</div> <div>05.05.2023 DEVELOPMENT APPROVAL ISSUE</div>	<div>Engineer's drawings and recommendations shall take precedence over architectural drawings.</div> <div>The Author is to be notified immediately should any errors, discrepancies or conflict become apparent and prior to proceeding with the works.</div> <div>Dimensions shown have precedence over scaled measurements.</div> <div>DO NOT SCALE DRAWINGS</div>	<div>Norman Richards</div> <div>building design + interiors</div> <div>Norman Richards, BArch BES BDAQ</div> <div>QBCC Lic: 1093419 ABN: 89 477 914 675</div> <div>731 Maleny-Stanley Rv Rd, Maleny, QLD 4552</div> <div>T 0409558729</div> <div>norman@normanrichards.com</div>	<div>Project</div> <div>PROPOSED SHORT-TERM ACCOMMODATION</div> <div>at 862 LANDSBOROUGH-MALENY RD</div> <div>BALD KNOB, QLD, 4552</div> <div>for GEOFFREY THOMAS FAMILY TRUST</div>	<div>Title</div> <div>VIEW RECREATION TERRACE</div> <table><tr><td>Scale</td><td>Drawn</td><td>Date</td></tr><tr><td>AS NOTED</td><td>NR</td><td>31/05/2024</td></tr></table> <div>Drawing No. DA47</div> <div>Revision B</div> <div>Checked</div> <div>Document Stage</div> <div>DEVELOPMENT APPROVAL</div>	Scale	Drawn	Date	AS NOTED	NR	31/05/2024
Scale	Drawn	Date								
AS NOTED	NR	31/05/2024								
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RA6-N



SARA reference: 2306-35061 SRA
Council reference: MCU23/0125
Applicant reference: 210905

26 July 2023

Sunshine Coast Regional Council
Locked Bag 72
Sunshine Coast Mail Centre QLD 4560
mail@sunshinecoast.qld.gov.au

Attention: Mr John Alderson

Dear Mr Alderson

SARA referral agency response—862-894 Landsborough Maleny Rd Road, Bald Knob

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 16 June 2023.

Response

Outcome:	Referral agency response – with conditions
Date of response:	26 July 2023
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

2306-35061 SRA

Development details

Description:	Development permit	Material Change of Use for short term accommodation (38 units and manager's residence)
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 (Planning Regulation 2017)	
	Development application for a material change of use within 25m of a State transport corridor	
SARA reference:	2306-35061 SRA	
Assessment manager:	Sunshine Coast Regional Council	
Street address:	862-894 Landsborough Maleny Rd Road, Bald Knob	
Real property description:	Lot 1 on SP256087, Lot 3 on SP311048	
Applicant name:	Geoffrey Thomas Family Trust	
Applicant contact details:	C/- ADAMS + SPARKS Town Planning PO Box 1000 BUDDINA QLD 4575 admin@astpd.com.au	
State-controlled road access permit:	<p>This referral included an application for a road access location, under section 62A(2) of <i>Transport Infrastructure Act 1994</i>. Below are the details of the decision:</p> <ul style="list-style-type: none"> • Approved • Reference: TMR23-039620 • Date: 20 July 2023 <p>If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at North.Coast.IDAS@tmr.qld.gov.au</p>	
<i>Human Rights Act 2019</i> considerations:	<p>Section 58 of the <i>Human Rights Act 2019</i> specifies required conduct for public entities when acting or making a decision. Sections 15 – 37 of the <i>Human Rights Act 2019</i> identifies the human rights a public entity must consider in making a decision. This decision does not limit the above identified human rights.</p>	

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

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For further information please contact Matthew Holznagel, Principal Planning Officer, on 3452 7546 or via email SEQNorthSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Garth Nolan
Manager (Planning)

cc Geoffrey Thomas Family Trust, C/- ADAMS + SPARKS Town Planning, admin@astpd.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application)

No.	Conditions	Condition timing
Material change of use for short term accommodation (38 units and manager's residence)		
10.9.4.2.4.1 – Material change of use with 25m of State transport corridor—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
Vehicular access to state-controlled road		
1.	<p>(a) The road access location is to be located generally in accordance with General Arrangement with Available Sight Distance Plan prepared by Projex Partners, dated 18/10/2022, reference 569-001-SK002 and revision 1, as amended in red.</p> <p>(b) Road access works at the road access location must be provided generally in accordance with General Arrangement with Available Sight Distance Plan prepared by Projex Partners, dated 18/10/2022, reference 569-001-SK002 and revision 1, as amended in red, comprising:</p> <ul style="list-style-type: none"> (i) a rural driveway with a throat width a minimum of 12m (ii) a Basic Left Turn (BAL) and a short Channelised Right Turn (CHR(s)) (iii) provision of road widening to accommodate the turn treatments and curve widening (iv) provision for on-road cyclists (v) provision of pedestrian fencing or barrier for the extent of the property boundary fronting Landsborough Maleny Road (vi) dedication of land to road corridor where necessary to accommodate the road works with a verge width sufficient for service provision and boundary tapering to match the current boundary fronting Landsborough Maleny Road. <p>(c) The road access works must be designed and constructed in accordance with the:</p> <ul style="list-style-type: none"> (i) Department of Transport and Main Roads' Standard Drawing SD1807, Type A, Issue B (ii) Department of Transport and Main Roads' Road Planning and Design Manual 2nd Edition (iii) Department of Transport and Main Roads' Road Safety Policy (iv) Queensland Manual of Uniform Traffic Control Devices (v) Austroads Guide to Road Design 2023, Part 4A – Unsignalised and Signalised Intersection, Figure 7.5 – <i>Rural left Right Staggered T with back-to-back turn on</i> 	<p>(a) At all times</p> <p>(b) Prior to the commencement of use</p> <p>(c) Prior to the commencement of use</p>

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	<p><i>two lane road</i></p> <p>(vi) Austroads Guide to Road Design 2023, Part 3 – Geometric Design, Table 7.13.</p>	
2.	<p>(a) The existing vehicular property access located between Lot 3 on SP311048 and Landsborough Maleny Road must be permanently closed and removed.</p> <p>(b) The verge and any table drain between the pavement edge and the property boundary must be reinstated in accordance with Department of Transport and Main Roads' Road Planning and Design Manual 2nd Edition at no cost to the Department of Transport and Main Roads'.</p>	Prior to the commencement of use
Road works		
3.	<p>(a) Road works comprising a channelised right turn treatment at the intersection of Landsborough Maleny Road and Mountain View Road, must be provided generally in accordance with General Arrangement with Available Sight Distance Plan prepared by Projex Partners, dated 18/10/2022, reference 569-001-SK002 and revision 1, as amended in red.</p> <p>(b) The road works must be designed and constructed in accordance with:</p> <ul style="list-style-type: none"> (i) Department of Transport and Main Roads' Road Planning and Design Manual 2nd Edition (ii) Department of Transport and Main Roads' Road Safety Policy (iii) Queensland Manual of Uniform Traffic Control Devices (iv) Austroads Guide to Road Design 2023, Part 4A – Unsignalised and Signalised Intersection, Figure 7.5 – <i>Rural left Right Staggered T with back-to-back turn on two lane road</i> (v) Austroads Guide to Road Design 2023, Part 3 – Geometric Design, Table 7.13. 	Prior to the commencement of use and to be maintained at all times
Landscaping		
4.	The landscaping must be provided generally in accordance with the General Arrangement with Available Sight Distance Plan prepared by Projex Partners, dated 18/10/2022, reference 569-001-SK002 and revision 1, as amended in red to require the height of landscaping, at establishment and maturity, must not obstruct visibility within the sight distance area.	Prior to the commencement of use and to be maintained at all times
Filling and excavation		
5.	Any excavation, filling/backfilling/compaction, retaining structures stormwater management measures, batters and other works involving ground disturbance must not encroach or de-stabilise the state-controlled road including all transport infrastructure or the land supporting this infrastructure, or cause similar adverse impacts.	At all times

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Stormwater management		
6.	<p>(a) Stormwater management of the development must not cause worsening to the operating performance of the state-controlled road, such that any works on the land must not:</p> <ul style="list-style-type: none"> (i) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road (ii) surcharge any existing culvert or drain on the state-controlled road (iii) impede or interfere with any overland flow or hydraulic conveyance from the state-controlled road. 	At all times

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.0). If a word remains undefined it has its ordinary meaning.
2.	Construction management – bus stop interference The existing urban bus stop at Landsborough Maleny Rd at Mountain View Rd, Bald Knob (Stop ID: 83007) must be able to function during the construction of the development and any associated roadworks. Accordingly, if any temporary arrangements are required, the applicant must reach agreement on suitable arrangements with the Department of Transport and Main Roads' TransLink Division (bus_stops@translink.com.au or on 3851 8700) prior to any construction or works commencing.
Further development permits required	
3.	Road works approval Under section 33 of the <i>Transport Infrastructure Act 1994</i> , written approval is required from the Department of Transport and Main Roads (TMR's) to carry out road works on a state-controlled road prior to the works commencing. Please contact TMR on North.Coast.IDAS@tmr.qld.gov.au with the completed application form and supporting information to make an application for road works approval. As part of the application process detailed engineering designs the proposed works, certified by a Registered Professional Engineer of Queensland will be required. The detailed design must demonstrate how the proposed works will comply with TMR's Road Planning and Design Manual, 2nd Edition (RPDM), technical standards and policies. TMR advises that any design submitted through the development application process is conceptual in nature and has not been reviewed in detail to confirm that all aspects of the design, including (but not limited to) provision for vulnerable road users, signals, lighting, and pavement design, meets TMR requirements. To ensure that gaining approval does not delay construction please contact TMR as soon as possible. Further information on applying for road works approval is available here: www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Other-matters-requiring-approval#roadworks .
4.	Road Corridor Permit An application for a Road Corridor Permit is required for any ancillary works and encroachments on the state-controlled road under section 50(2) and Schedule 6 of the <i>Transport Infrastructure Act 1994</i> and Part 5 and Schedule 1 of the Transport Infrastructure (State-Controlled Roads) Regulation 2006. An application for a Road Corridor Permit can be made via rcp.tmr.qld.gov.au . Ancillary works and encroachments include but are not limited to advertising signs or other advertising devices, paths or bikeways, buildings/shelters, vegetation clearing, landscaping and planting.
5.	Public utility works and connection approval The applicant is advised that if any works and/or connections are required to public utility services within a State-controlled road reserve, approval must be given by the Department of Transport and Main Roads under the relevant public utility legislation (electricity, water/sewer, telecommunication), and in accordance with TMR technical standards (TN163). Approvals must be obtained prior to commencing any utility works within the state-controlled road reserve. Please contact the public utility team via northcoast@tmr.qld.gov.au for further information on the application and approval process.

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Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

- The proposal is for a development permit for a material change of use for short term accommodation (38 units and manager's residence). The development will incorporate additional ancillary activities, including dining, meeting and recreation facilities, for guest use.
- The subject site is located within 25m of a state-controlled road, Landsborough-Maleny Road. The proposed development will involve a changed access to Landsborough-Maleny Road.
- The proposed development will incorporate new turn treatments to ensure safe vehicle movements into the site and road works to ensure the safety and efficiency of the state controlled road network.
- Subject to the imposition of conditions to manage potential impacts, the proposed development is unlikely to impact on the operation or function of the state-controlled road network.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.0), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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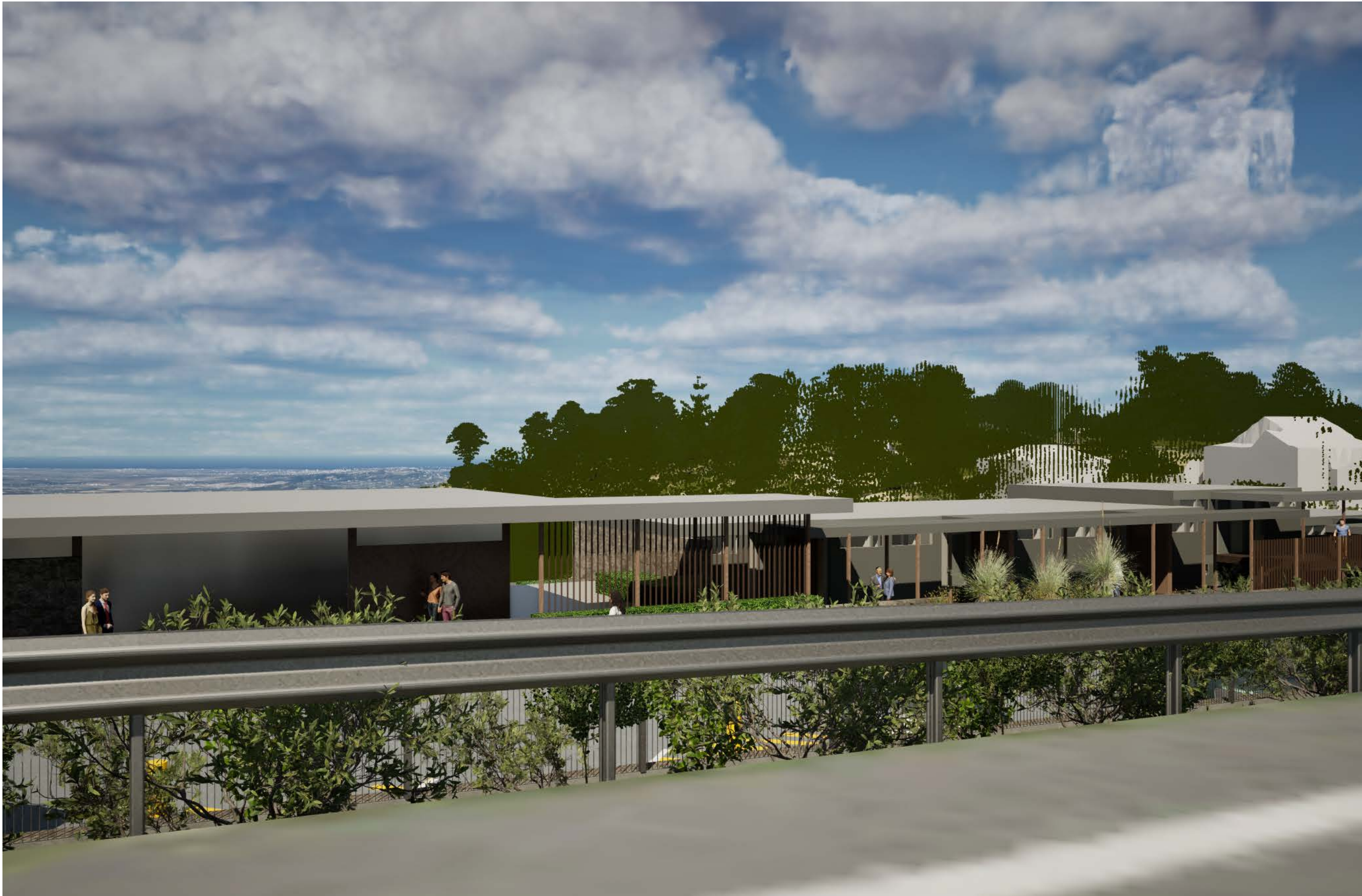
























DETAILED OFFICER REPORT

REQUEST FOR VARIATION APPROVAL FOR BLI BLI NORTHERN VILLAGE (PARKLAKES 3 DEVELOPMENT) MCU22/0033

Link to Development.i

<https://developmenti.sunshinecoast.qld.gov.au/Home/FilterDirect?filters=DANumber=MCU22/0033>

APPLICATION SUMMARY	
Division:	9
Applicant:	One Man Bli Bli Pty Ltd and Focus Estates Pty Ltd
Consultant:	Covey Associates Pty Ltd
Owner:	Focus Estates Pty Ltd
Proposal:	Preliminary Approval for Material Change of Use of Premises to vary the effect of the Sunshine Coast Planning Scheme 2014 for a Master Planned Development (including Residential, Shopping Centre & Retirement Facility uses), and to vary the Height of Buildings and Structures Overlay (from 8.5m to 12m) including a Variation Request
Properly Made Date:	8 February 2022
Street Address:	59, 61-65, 67-89 & 91 Thomas Rd, 45 & 117 Lefoes Rd, and Lot 3 Lefoes Rd BLI BLI QLD 4560
RP Description:	Lot 1 RP158441, Lot 2 RP207422, Lot 1 RP207524, Lot 22 RP26855, Lot 3 SP100796, Lot 2 SP179105, and Lots 2 & 3 SP314107
Number of Properly Made Submissions:	318 submissions were received, of which 235 submissions were properly made Of these submissions, 151 submissions were in support and 156 were opposed to the development. 11 submissions were neutral about the development.
State Referral Agencies:	<u>Concurrence</u> <ul style="list-style-type: none"> SARA at DSDILGP
Referred Internal Specialists:	<ul style="list-style-type: none"> Strategic Planning Branch Social Policy Coastal and Constructed Waterbodies Commercial Analysis Team Flooding and Stormwater Policy and Planning Team

	<ul style="list-style-type: none"> Development Services <ul style="list-style-type: none"> Development Engineer Development Engineer - Hydraulics Landscape Officer Environmental Management Officer Biodiversity Officer Architect and Urban Designer Principal Development Engineer - Traffic
STATUTORY DETAILS	
Planning Scheme:	Sunshine Coast Planning Scheme 2014 (24 May 2021)
SEQRP Designation:	Urban Footprint
Strategic Framework Land Use Category:	Rural Enterprise and Landscape Area
Local Plan Area:	No Local plan
Zone:	Rural
Assessment Type:	Impact

PROPOSAL:

The application seeks approval for a Preliminary Approval for Material Change of Use of Premises to vary the effect of the Sunshine Coast Planning Scheme 2014 for a Master Planned Development (including Residential, Shopping Centre & Retirement Facility uses), and to vary the Height of Buildings and Structures Overlay (from 8.5m to 12m) including a Variation Request.

The proposed variations to the Planning Scheme are summarised as follows:

- Vary the Zone and Precinct of the land in accordance with the Zone Plan MP02 to include the following zones and precincts:
 - Low density residential zone (with Sub-Precinct A to facilitate a relocatable home park or retirement village outcome)
 - Medium density residential zone (allowing between 30-50 dwellings per hectare where 2 storey and 50-80 dwellings per hectare where 12 metres)
 - Local centre zone (with Sub-Precinct B to facilitate a service station)
 - Open space zone
 - Environmental management and conservation zone
- Vary the level of assessment for future development applications within each varied Zones identified on the Zone Plan MP02, overriding the Table of Assessment for each such zone identified under the *Sunshine Coast Planning Scheme 2014* (explored in detail within the report).

- Vary the residential densities and minimum lot size, overriding the equivalent provisions of the *Reconfiguration of a Lot Code* to facilitate detached housing as follows:
 - up to 20% being between 300m² and 449m² (minimum frontage of 10 metres);
 - up to 45% generally ranging in size over 300m² to greater than 600m² (minimum frontage of 15 metres);
 - minimum of 20% and up to 100% of lots being over 600m² (minimum frontage of 15 metres);
 - corner lots being a minimum of 450m²; and
 - up to 10% of lots being for dual occupancy over 600m² spread over the development footprint
- Vary the permitted building heights for the Local Centre and Medium Density Residential Zones to permit development up to 3 storey and 12m, overriding the Height of Buildings and Structures Overlay Map OVM20H under the *Sunshine Coast Planning Scheme 2014*.
- Vary a number of design provisions for dwelling houses in the *Dwelling house code* and *Reconfiguration of a lot code* as identified in the Plan of Development including
 - 60% site cover for narrow lots in lieu of 50%;
 - Remove the height and size of garages and carports requirements in the *Sunshine Coast Planning Scheme 2014*,
 - Reduce the front setback for garages and carport to be 5.5 metres in lieu of 6 metres;
 - Reduce the setback to a secondary road frontage from 6 metres to 3.5 metres and (retain the current 6 metres above ground storey); and
 - Minimum side setbacks to be 1 metre where not nominated as built to boundary on a Plan of Development; or adjacent to another small lot (a lot <400m²) or 1.5 metre otherwise.

The proposed mapping associated with the Variation Request are identified in the figures below.

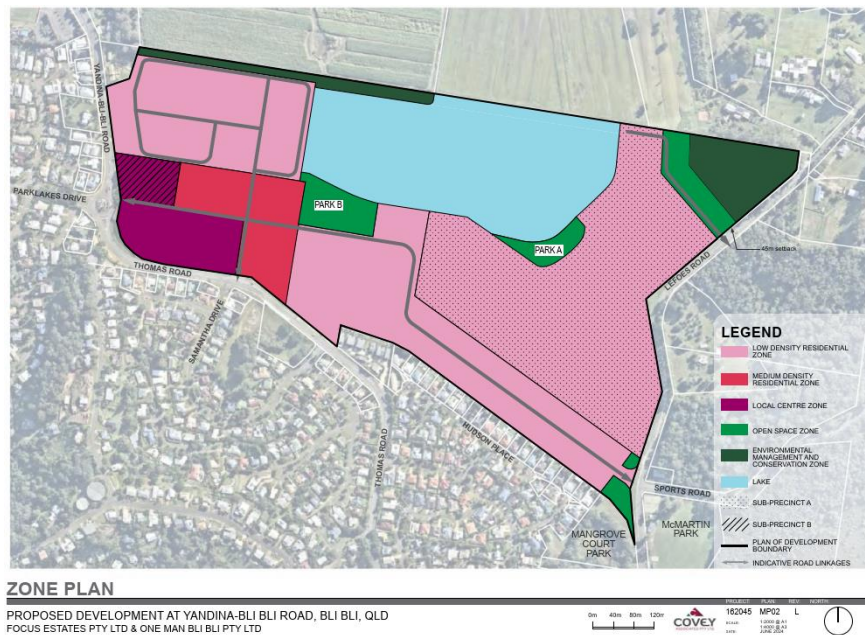


Figure 1 – Proposed Zone Plan

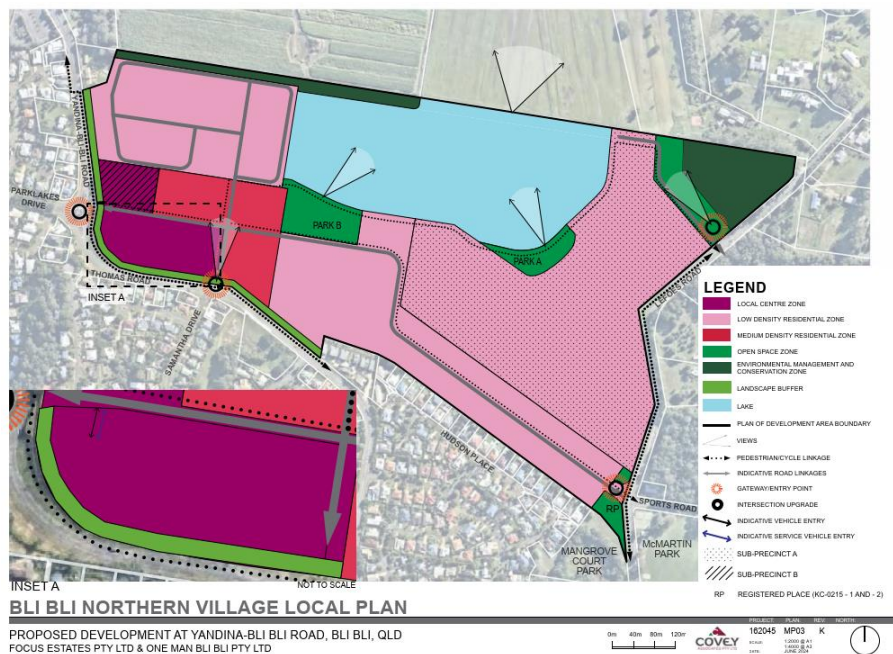


Figure 2 – Proposed Local Plan

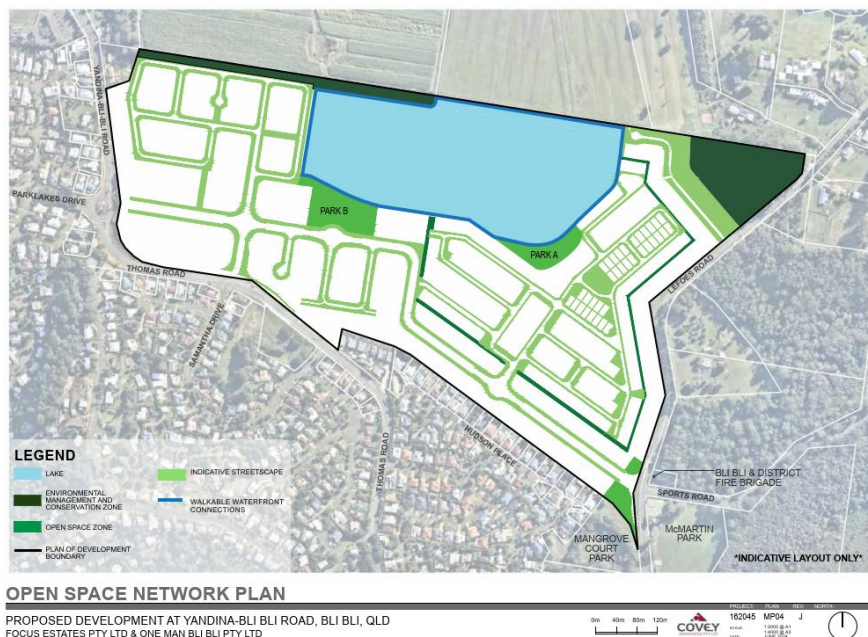


Figure 3 – Proposed Open Space Network Plan

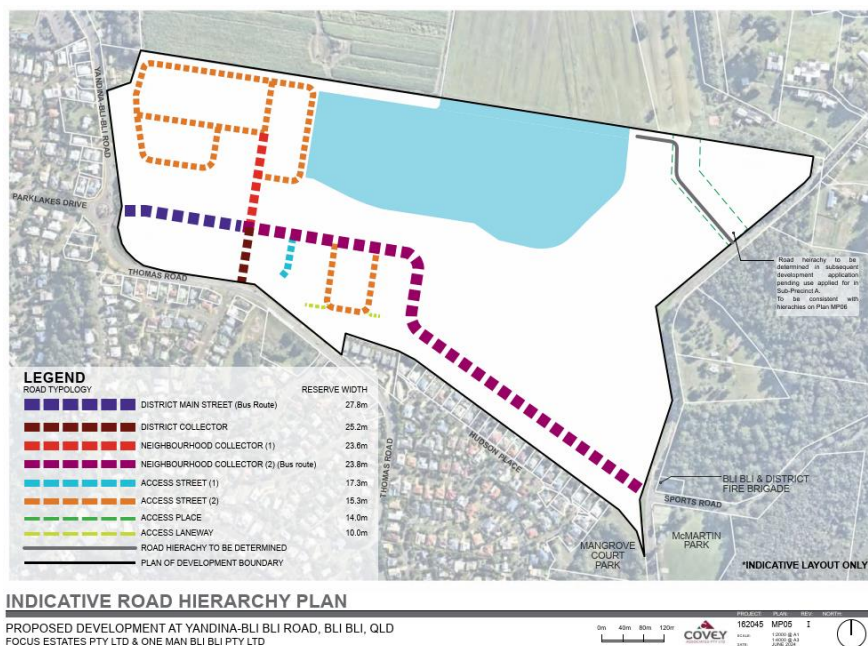
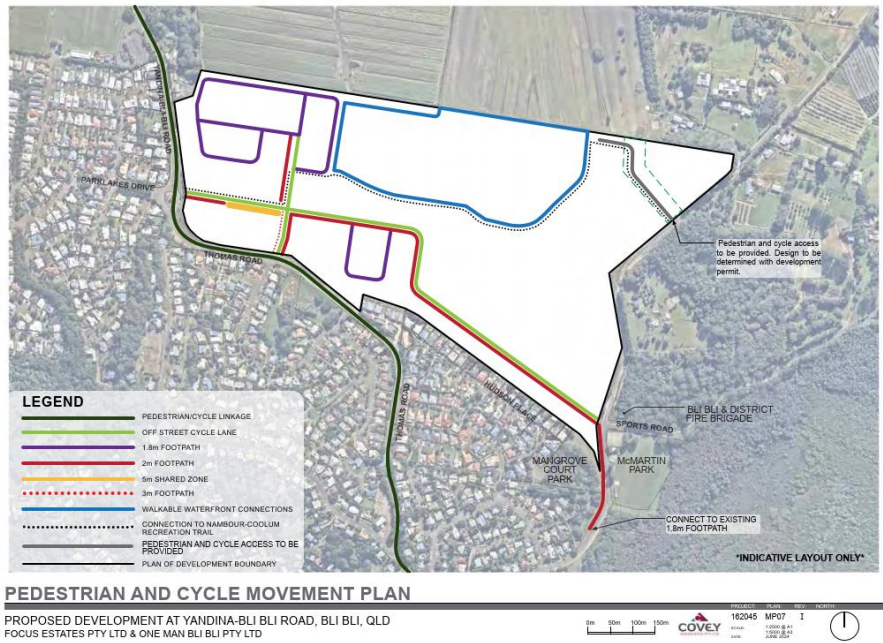
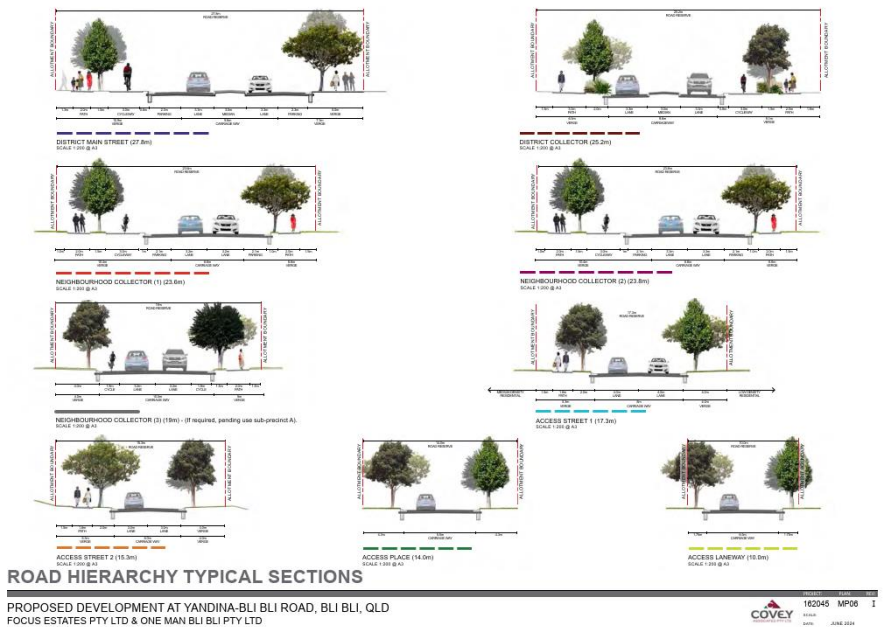


Figure 4 – Proposed Indicative Road Hierarchy Plan



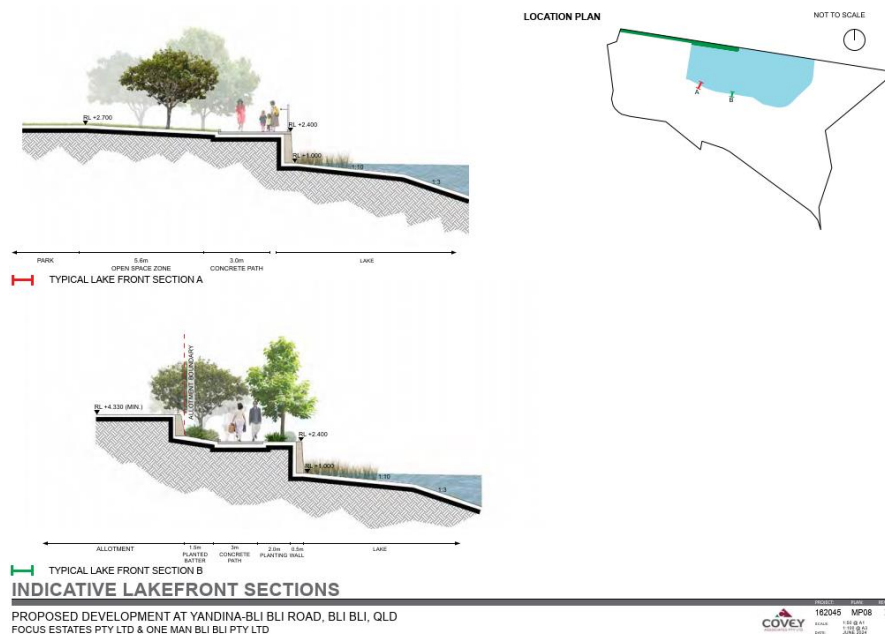


Figure 7 – Proposed Indicative Lakefront Sections

The following table describes the proposed development parameters for the proposal:

MATERIAL CHANGE OF USE IN LOCAL CENTRE	DEVELOPMENT PARAMETERS
Gross Floor Area	<ul style="list-style-type: none"> Maximum of 2,500 m² <ul style="list-style-type: none"> Including 1,000m² supermarket Max of 300m² for other individual tenancies
Number of Units	Unspecified in the Local Centre zone
Building Height/Storeys	12 metres
Density	50-80 dwellings per hectare where for multiple dwelling units

RECONFIGURING A LOT	DEVELOPMENT PARAMETERS
Indicative Number of Lots / Units to be created as a result of the Variation Request	Low Density Residential zone – approx. 221 dwellings
	Medium density residential – approx. 111 multiple dwelling units
	Relocatable home park or retirement village – 270 units

SITE DETAILS:

Site Features and Location

SITE AND LOCALITY DESCRIPTION	
Land Area:	Total of developed area – 52.5 ha Lot 1 RP158441 – 8,239 m ² Lot 1 RP207524 – 85,100 m ² Lot 2 RP207422 – 74,041 m ² Lot 22 RP26855 – 71,480 m ² Lot 3 SP100796 – 3,636 m ² Lot 2 SP179105 – 66,240 m ² Lot 3 SP314107 – 216,600 m ² Lot 2 SP314107 – 123,300 m ² (for drainage purposes only)
Existing Use of Land:	Lot 1 RP158441 – Dwelling house and associated sheds Lot 1 RP207524 – Dwelling house and associated sheds Lot 2 RP207422 – Vacant (used for rural pursuits) Lot 22 RP26855 – Dwelling house Lot 3 SP100796 – Dwelling house Lot 2 SP179105 – Dwelling house and associated sheds Lot 3 SP314107 – Vacant (used for rural pursuits) Lot 2 SP314107 – Vacant (used for rural pursuits)
Road Frontage:	731 to Yandina Bli Bli Road 845 metres to Lefoes Road
Topography:	The site has a knoll on the eastern side towards Lefoes Road, but predominantly slopes down towards the north
Surrounding Land Uses:	<p><u>North</u></p> <ul style="list-style-type: none"> Agricultural activities Dwelling houses on larger lots <p><u>East</u></p> <ul style="list-style-type: none"> Agricultural activities and dwelling houses on larger lots Maroochy Wetlands to the south east <p><u>West</u></p> <ul style="list-style-type: none"> Residential lots within Parklakes 1 development - approx. 600m² <p><u>South</u></p> <ul style="list-style-type: none"> Residential development on smaller lots along Hudsons Place and Hawkesbury Court - approx. 800m²

	<ul style="list-style-type: none"> Residential lots along Samantha Drive, Jill Court, Clementine Place, Caitlin Place - approx. 600m²
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The location of the subject site in relation to its surrounds is shown below:

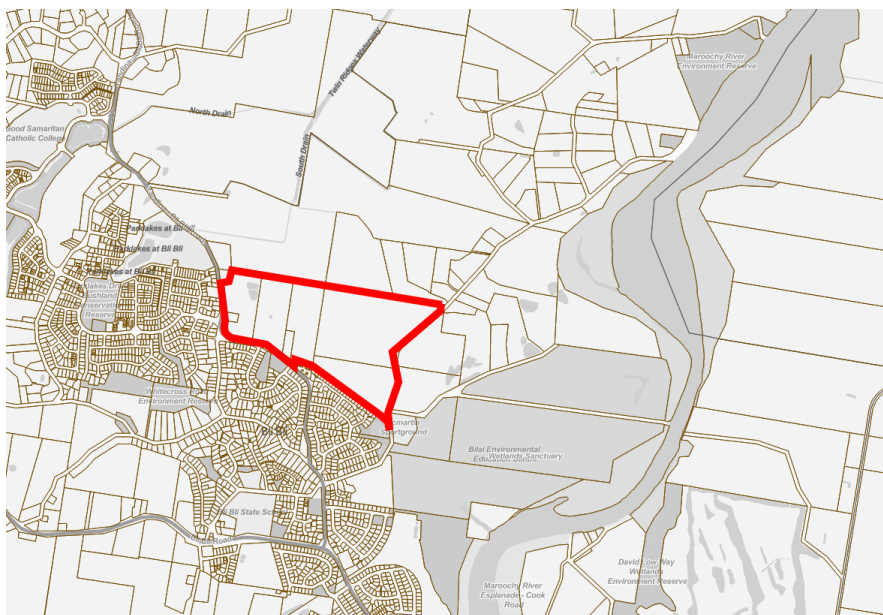


Figure 8 – Location Plan (site marked in red)

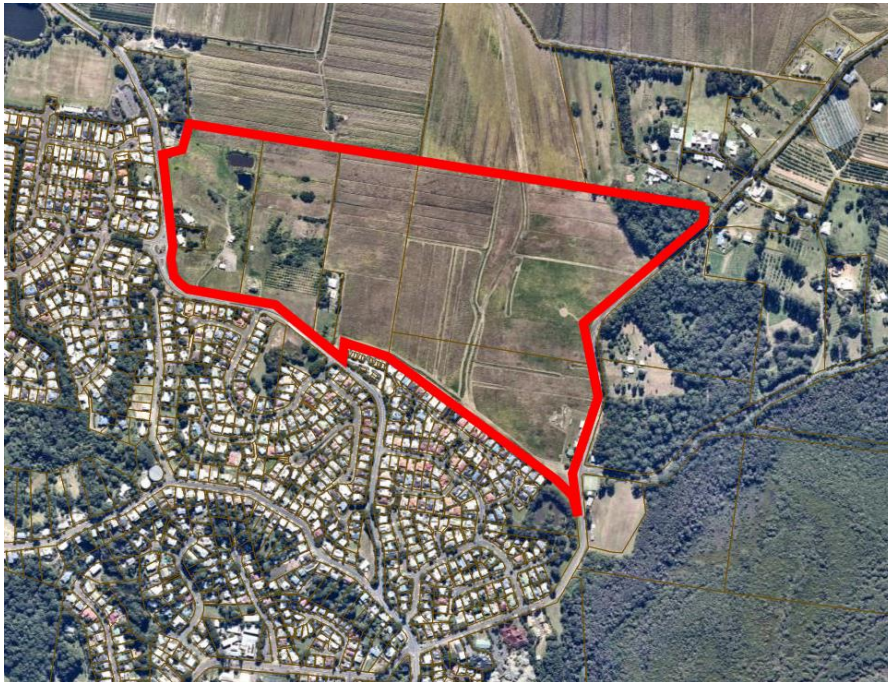


Figure 9 – Aerial (site marked in red)

Development History of Site

APPLICATION NO.	DECISION AND DATE
OPW07/0363 (Lot 1 RP207524 and Lot 2 RP207422)	A Development Permit was issued on 19 February 2009 for Operational Works associated with providing trunk sewer works associated with the Parklakes 1 development.
REC10/0011 (Lot 2 SP314107)	A Development Permit was issued on 23 March 2010 for a Reconfiguration of a Lot (4 into 4 lots) including the most northern lot included in this application.
RAL19/0031 (including Lots 2 and 3 RP314107)	A Development Permit was issued on 24 October 2019 for a Reconfiguration of a Lot (3 into 3 lots). The realignment provided an outcome where all of the Urban Footprint land was included in two land parcels (no split zoning), with Lot 2 and 3 being created.

Planning Scheme Amendment Background

On 28 March 2019, Council decided to make an amendment the Sunshine Coast Planning Scheme 2014 (referred to as the proposed Sunshine Coast Planning Scheme

2014 (Major Amendment) – Additional South East Queensland Regional Plan Sites and Other Zoning Matters). The proposed amendment sought to amend the zoning and local plan provisions relating to specific sites, which included the subject land, which had been identified for inclusion in an urban zone to respond to the expansion of the Urban Footprint under the South East Queensland Regional Plan.

In accordance with the *Planning Act 2016* and the Minister's Guidelines and Rules, the proposed amendment was sent to the Planning Minister on 3 June 2019, for formal consideration of State interests and to seek approval for Council to proceed to public consultation. Council received approval from the Planning Minister by letter dated 13 May 2020, that Council may commence public consultation, subject to Ministerial conditions. The Ministerial conditions did not relate to the subject land. The proposed amendment, as amended to reflect the Minister's conditions, was subsequently placed on formal public consultation for a period of 25 days, from 2 November to 4 December 2020.

During the public consultation period, Council received a total of 678 submissions, the vast majority of which were in relation to the proposed Bli Bli amendment (581 submissions). 313 of these submissions outlined provisional or full support for the proposed amendment, while 268 submissions opposed the proposed amendment. Most of these submissions took a pro-forma approach. The submissions received in relation to the proposed Bli Bli amendment raised a range of issues and concerns including the demand for residential land and associated economic benefits, the proposed local centre, road infrastructure and traffic, density and building heights, flooding and cultural heritage.

The outcomes from public consultation on the proposed amendment were presented to Council at the Ordinary Meeting held on 10 November 2021. At this meeting, Council resolved not to proceed with that part of the proposed amendment relating to Bli Bli. Overall, it was considered that appropriate address of the cultural heritage and flooding issues to the proposed Bli Bli amendment may require material modifications. On this basis, it was recommended to Council to not proceed with the proposed Bli Bli amendment at that time. It was intended that this would provide the opportunity for further investigations to be undertaken in relation to these issues and for the outcomes of these investigations to be fully considered and reflected as part of a future planning scheme amendment or the new Sunshine Coast Planning Scheme Project.

On this basis, no weight or consideration can be given to the amendment under the Coty Principle as the amendment did not continue.

ASSESSMENT:

Framework for Assessment

Categorising Instruments for Statutory Assessment

For the *Planning Act 2016*, the following categorising instruments may contain assessment benchmarks applicable to development applications:

- the *Planning Regulation 2017*
- the Planning Scheme for the local government area
- any temporary local planning instrument
- any variation approval

Of these, the planning instruments relevant to this application are discussed in this report.

Preliminary Approval Involving a Variation Request

Under section 61 of the *Planning Act 2016*, a Preliminary Approval can include a request for a Variation Approval, which varies the effect of a local planning instrument on premises the subject of the approval. A Variation Approval may establish new categories of assessment and assessment benchmarks for development and any related development and prevails over a local planning instrument to the extent of any inconsistency for the "life" of the approval, or until the development is completed.

This type of Preliminary Approval may establish specific assessment provisions that will then apply in assessing any future development applications relating to the land. A Preliminary Approval may seek to:

- vary or add the provisions of a relevant code; or
- vary the level of assessment and assessment benchmarks for future applications.

When assessing a Variation Request, s61 of the *Planning Act 2016* requires the assessment manager to consider:

- (a) the result of the assessment of that part of the development application that is not the Variation Request; and
- (b) the consistency of the variations sought with the rest of the local planning instrument that is sought to be varied; and
- (c) the effect the variations would have on submission rights for later development applications, particularly considering the amount and detail of information included in, attached to, or given with the application and available to submitters; and
- (d) any other matter prescribed by regulation.

The assessment of the part of a development application that is a Variation Request is distinct from and requires assessment of the proposed development. This is because the

assessment of the proposed development is carried out against the planning instruments at the time the development application is made to determine whether the development is suitable for the site.

The outcome of this assessment informs the assessment and decision of the part of the development application that proposes to vary the local planning instrument. The proposed variations are not assessed unless the development the subject of the development application is to be approved. If the other parts of the development application are refused, any proposed variations will also be refused. Given this, the proposal to create the new estate is assessed against the planning scheme.

Assessment Benchmarks Related to the *Planning Regulation 2017*

The *Planning Regulation 2017* (the Regulation) prescribes assessment benchmarks that the application must be carried out against, which are additional or alternative to the assessment benchmarks contained in Council's Planning Scheme. These assessment benchmarks may be contained within:

- the SEQ Regional Plan and Part E of the State Planning Policy, to the extent they are not appropriately integrated into the Planning Scheme; and
- Schedule 10 of the Regulation.

PLANNING REGULATION 2017 DETAILS	
Applicable Assessment Benchmarks:	<p><u>State Planning Policy</u></p> <ul style="list-style-type: none"> • Part E <p><u>Schedule 10 of the Regulation</u></p> <ul style="list-style-type: none"> • Part 14: Reconfiguring a lot – "Walkable Neighbourhoods"

State Planning Policy (SPP), Part E

The assessment benchmarks of the SPP Part E that are relevant to the development proposal do not vary the current provisions of the Planning Scheme.

Liveable communities – Fire services

The proposed development can be conditioned to comply with the requirements of the State Planning Policy in regard to the provision of fire hydrants and site access for fire services.

Natural hazards, risk and resilience

Flood Hazard

The State Planning Policy relating to natural hazards, risk and resilience has not fully been integrated into the *Sunshine Coast Planning Scheme 2014*. In particular, the State Planning Policy position of avoidance of the hazard, and only mitigation of the hazard when it is not practicable to avoid, it is not fully integrated into the *Sunshine Coast Planning Scheme 2014*.

The State Planning Policy relating to natural hazards, risk and resilience requires that development in flood hazard areas avoids the natural hazard area and only where it is not possible to avoid the natural hazard area are the risks mitigated. It is possible on this site to develop a portion of it for urban development while avoiding the flood hazard area, but the application proposes to encroach into the flood hazard area and attempt to mitigate the risks. Further commentary is provided below under Flooding.

Bushfire

The 'State Planning Policy Assessment Benchmark Mapping – Natural Hazards Risk and Resilience, Bushfire Prone Area' is currently set as the default mapping system to determine whether an application must demonstrate compliance with the *Sunshine Coast Planning Scheme 2014*, *Bushfire hazard overlay code* and the State Planning Policy assessment benchmarks relevant to an application. Council is currently using the State Planning Policy bushfire hazard mapping as the default because:

- it is updated more regularly and is prepared consistently with the State Planning Policy methodologies and any future iterations thereof; and
- the State Planning Policy applies to the extent of any inconsistency with a local planning instrument.

The mapping identifies the eastern portion of the site as being in a BPA (see below excerpt).

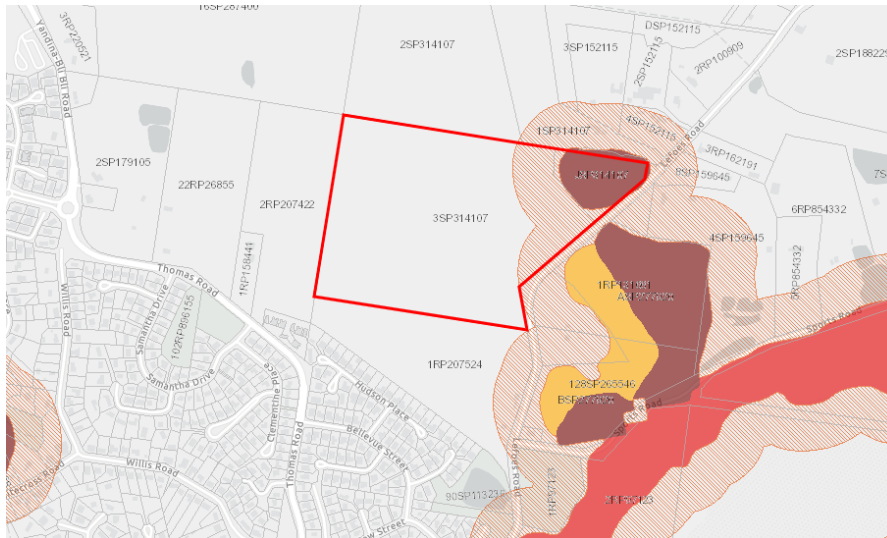


Figure 10 – State Planning Policy Assessment Benchmark Mapping for Bushfire

As required for sites located in a bushfire prone area, a site-specific Bushfire Hazard Assessment and Management Plan was submitted as part of the application material. The Bushfire Hazard Assessment and Management Plan was prepared in accordance with the '*Bushfire Resilient Communities Technical Reference Guide*' (QFES 2019), which is the currently accepted methodology for the preparation of a Bushfire Hazard Assessment.

The Bushfire Hazard Assessment and Management Plan confirmed that the site is located in a bushfire prone area, with some minor differences between the mapped extent of hazardous vegetation and the ground-truthed vegetation hazard class mapping.

Radiant heat flux calculations in the Bushfire Hazard Assessment and Management Plan determined that distances between residential development and hazardous vegetation of 21m to 40m are required to achieve a 29 kW/m² exposure at proposed new lot boundaries, depending on the slope.

The Bushfire Hazard Assessment and Management Plan demonstrates that development of the site could proceed with the appropriate setbacks to hazardous vegetation being achievable without any clearing of native vegetation. Given the nature of the application (i.e., Preliminary Approval), the preparation of specific bushfire hazard assessments would be conditioned for any future assessable applications.

It is noted that the applicant has raised the potential for a retirement village to be established on the site in the future. Retirement villages are vulnerable uses under the State Planning Policy and should not be established in a bushfire prone area unless:

- there is an overriding need in the public interest for the new or expanded service the development provides;

- there are no other suitable alternative locations within the required service catchment; and
- site planning can appropriately mitigate the risk.

Any future application involving establishing a retirement village (or any other vulnerable use) in the bushfire prone area in the eastern portion of the site would be required to address the above points, but are likely to be able to be achieved.

Koala habitat areas

The site is not located in a Koala Priority Area. However, there is a polygon of Core Koala Habitat mapped in the north-eastern corner.

Development in Koala habitat was not a referral trigger as the proposed master plan provides for the retention and protection of the mapped Koala Core Habitat Area as part of the proposed environmental management and conservation zone.

Schedule 10 of the Regulation - Reconfiguring a Lot – “Walkable Neighbourhoods” (Part 14)

The development will eventually result in Reconfiguring a lot to create residential lots and involves construction of a road. The following assessment benchmarks prescribed in Schedule 12A of the Regulation apply and have been considered in the assessment of the application:

- Part 2.4: Connectivity;
- Part 2.5: Maximum length of particular blocks;
- Part 2.6: Street trees;
- Part 2.7: Footpaths; and
- Part 2.8: Parks and other areas of open space.

These aspects could be conditioned in the event of approval or reflected in subsequent applications.

South East Queensland Regional Plan (SEQR)

The development is located within the Urban Footprint of the South East Queensland Regional Plan. Having regard to the South East Queensland Regional Plan, the development is broadly consistent with the outcomes expressed and sought to be achieved by the South East Queensland Regional Plan.

The South East Queensland Regional Plan provides a regional framework for growth management, and sets planning direction for sustainable growth, global economic competitiveness and high-quality living by:

- identifying a long-term sustainable pattern of development which focuses more growth in existing urban areas;

- ensuring land use and infrastructure planning are integrated;
- valuing and protecting the natural environment, productive land, resources, landscapes and cultural heritage;
- promoting more choice of housing and lifestyle options; and
- promoting vibrant, fair, healthy and affordable living and housing to meet all of the community's needs.

The above components of the South East Queensland Regional Plan are discussed, where relevant, within the body of this report.

Assessment Benchmarks Related to the Planning Scheme

The application has been assessed against the *Sunshine Coast Planning Scheme 2014*. The pertinent issues arising out of assessment against the codes are discussed below.

Strategic Framework

The Strategic Framework is an Assessment Benchmark for Impact Assessable applications and considers the following matters:

- Settlement Pattern;
- Economic Development;
- Transport;
- Infrastructure and Services;
- Natural Environment;
- Community Identity, Character and Social Inclusion;
- Natural Resources; and
- Natural Hazards.

The Strategic Framework contains several policy directions that are of direct relevance to the consideration of this application, as follows:-

Theme 1 – Settlement pattern, Element 1 – Character, lifestyle and environment attributes (Specific outcomes) s. 3.3.2.1

"The character, lifestyle and environment attributes of the Sunshine Coast are recognised as essential contributors to the region's natural (competitive) advantage by:-

- (i) protecting and enhancing the natural environment and undeveloped rural and coastal landscapes that create large, uninterrupted and diverse areas of open space which weave throughout the region and define the boundaries of urban and rural residential areas;*
- (iii) maintaining distinct, identifiable towns and neighbourhoods that sensitively respond to their setting and support strong, diverse communities with a sense of belonging;"*

Theme 1 – Settlement pattern, Element 2 – Growth management boundaries and land use categories (Specific outcomes) s. 3.3.3.1

- (b) *Urban development is limited to land within the urban growth management boundary identified conceptually on Strategic Framework Map SFM 1 (Land use elements) and in further detail on the zoning maps.*
- (d) *The physical extent of urban development and rural residential development is contained within defined local growth management boundaries so as to:-*
 - (i) *protect biophysical values including those within habitat areas, ecological linkages and natural waterways, wetlands and water bodies;*
 - (ii) *protect natural resources including agricultural land class A and class B1, strategic cropping land and potential strategic cropping land, rural land in general and extractive resources;*
 - (iii) *avoid natural hazards, including an allowance for the predicted impacts of climate change that may worsen these hazards; (iv) maintain the largest possible area of land for rural, landscape and environmental protection purposes into the future;*
 - (v) *protect the discrete identities of individual places and communities; and*
 - (vi) *maximise opportunities for the efficient delivery of infrastructure and services*
- (e) *The pattern, form and structure of settlement are consistent with the land use categories identified conceptually on Strategic Framework Map SFM 1 (Land use elements). These land use categories comprise urban areas, rural residential areas, rural enterprise and landscape areas, major sport and recreation open space and major conservation areas.*

Theme 1 – Settlement pattern, Element 3 - Efficient and functional urban form (Specific outcomes) s. 3.3.4.1

- (c) *Where urban consolidation occurs, it is compatible with and sympathetic to the preferred character of the local area.*
- (e) *Development occurs in an efficient and orderly manner that provides for the logical extension of infrastructure networks to service new development in accordance with the local government infrastructure plan and any other applicable infrastructure charging instrument.*
- (f) *Development contributes a fair and equitable share of the cost of providing infrastructure to meet the needs of the development in accordance with the local government infrastructure plan and any other applicable infrastructure charging instrument.*

Theme 1 – Settlement pattern, Element 4 - Housing diversity and affordable living (Specific outcomes) s. 3.3.5.1

- (a) *Housing is located and designed to offer a wide choice and mix of living options that promote affordability and adaptability.*

- (b) *In major development areas, and in defined urban areas where urban consolidation is encouraged, development incorporates a mix of lot sizes and housing types, sizes and styles.*

Theme 1 – Settlement pattern, Element 8 – Local settings and local planning responses (Specific outcomes)

"The Sunshine Coast is maintained as a community of communities where the character and identity of each community is recognised and protected in accordance with a local plan."

Theme 2 – Economic Development, Element 2 – Sunshine Coast activity centre network (Specific outcomes) s. 3.4.3.1

- (c) *Development does not undermine or compromise the activity centre network either by inappropriately establishing centre activities outside of an activity centre or proposing a higher order or larger scale of uses than intended for a particular activity centre.*

Table 3.4.3.1 identifies that

"Local (not full service) activity centres provide a local convenience function only, accommodating small scale services and facilities and supporting the role of higher order activity centres in the activity centre network."

Theme 3 – Transport, Element 1 – Integrated transport system. s3.5.2.1

- (a) *An integrated, safe and functional transport system is provided that allows for the efficient movement of people and goods and connects to and enhances State and National transport networks.*
- (e) *A permeable and legible (grid or modified grid) street pattern is used in the layout of new development to provide a high level of connectivity, particularly for pedestrians and cyclists.*

Theme 3 – Transport, Element 3 – Active transport network. s3.5.4.1

- (c) *To maximise opportunities for walking and cycling:-*
- (i) *urban areas and residential neighbourhoods are designed to incorporate permeable and legible (grid or modified grid) street networks with appropriate lighting and casual surveillance to facilitate safe and convenient use by pedestrians and cyclists;*
 - (iv) *development supports and contributes to pedestrian, cycling and recreational trails to link public park infrastructure within urban areas and externally to the wider open space network for the Sunshine Coast Region;*

Theme 4 – Infrastructure and services, 3.6.1 (Strategic outcomes)

- (b) *Infrastructure and services are designed to maximise the capacity and flexibility of existing and proposed networks, ensure the efficient use of natural resources and avoid or minimise adverse environmental and community impacts.*
- (f) *Stormwater is managed as part of an integrated water management approach to preserve environmental flows, protect and enhance water quality and maximise opportunities for the reclamation and reuse of stormwater.*
- (j) *Communities have access to high quality and well located open space and community facilities which are easy to access, contribute to the character and identity of places and improve opportunities for active living, community health and wellbeing and social inclusion.*

**Theme 5 – Natural Environment, Element 1 – Natural habitats and biodiversity.
s3.7.2.1**

- (a) *Development is located, designed, constructed and operated to avoid, as far as practicable, or where avoidance is not practicable, minimise and mitigate, adverse impacts on the ecologically important areas identified conceptually on Strategic Framework Map SFM 5 (Natural environment elements) which include remnant and regrowth native vegetation, riparian areas and natural waterways, wetlands and waterbodies.*
- (b) *Habitat for endangered, vulnerable, rare and other regionally and locally significant flora and fauna species is protected and enhanced with mitigation measures for species recovery implemented.*
- (d) *Ecological buffers, fauna fencing, supplementary planting to prevent edge effects and other measures as appropriate are provided to mitigate adverse impacts from development on land adjacent to an ecologically important area.*

**Theme 6 – Community identity, character and social inclusion, Element 1 –
Landscape elements and features (Specific outcomes) s.3.8.2.1**

- (d) *Scenic routes are protected and enhanced as major transport routes providing a high level of scenic and visual amenity to travellers.*

**Theme 6 – Community identity, character and social inclusion, Element 2 – Sub-
tropical character and locally responsive design (Specific outcomes) s.3.8.3.1**

- (d) *The height of buildings and other structures recognises the distinctive character and amenity of the Sunshine Coast as a place with a predominantly low-medium rise built form which is intentionally distinct from other places in metropolitan South East Queensland.*

Theme 6 – Community identity, character and social inclusion, Element 3 – Cultural heritage and character (Specific outcomes) s.3.8.2.1

- (a) *Places of cultural heritage significance, including areas of built environment character, areas of streetscape and landscape heritage, and Aboriginal and non-aboriginal places are protected.*

Theme 10 – Natural hazards, Element 4 – Flooding (Specific outcomes) s.3.10.5.1

- (b) *Urban and rural residential development, and other development involving the erection of a building or significant earthworks, is not located on land subject to flooding in the defined flood event or defined storm tide event except where satisfying at least one of the following criteria:-*
- (i) *the development is for a single dwelling house or associated structure on a lot existing prior to the commencement of the planning scheme;*
 - (ii) *the development is on land that is already committed to urban or rural residential development by an approval granted prior to the commencement of the planning scheme;*
 - (iii) *the development is on land specifically identified in a structure plan or a local plan as an area intended for urban development;*
 - (iv) *the development is redevelopment or infill development within an existing developed area;*
 - (v) *an overriding community need in the public interest has been demonstrated that warrants approval of the development despite its occurrence within an area subject to flooding; or*
 - (vi) *the development is for the infrastructure identified on the planning scheme maps.*
- (c) *Where development satisfies one or more of the criteria specified in (b) above, it is demonstrated that the impacts of flooding can be effectively mitigated such that there is no foreseeable risk to life or property.*
- (d) *Development ensures that:-*
- (i) *the flood storage and conveyance capacity of floodplains and waterways is maintained or enhanced;*
 - (ii) *natural hydrological systems, landforms and drainage lines are protected;*
 - (iii) *there is no worsening in flood conditions;*
 - (iv) *areas of community isolation are not created; and*
 - (v) *floor levels for habitable rooms are located above the defined flood event and defined storm tide event.*

Where applicable, the above statements are considered as part of the assessment below against the relevant codes.

- Flooding and Hydrology;
- Building Height;
- Good Quality Agricultural Land;
- Recreation and Passive Open Space;
- Centres Hierarchy;
- Ecological Matters;
- Access Movements;
- Density;
- Heritage;
- Acid Sulfate Soils;
- Acoustic Amenity; and
- Airport Matters.

Flooding and Hydrology

Flooding

The site forms part of the Maroochy River floodplain and is mapped as being subject to flooding from the Maroochy River. The northern portion of the site is also mapped as a medium and high storm tide inundation area. The site is also subject to local flooding from the portion of Bli Bli which flows through the site to the South Maroochy Drainage Board drains.

The 1% Annual Exceedance Probability under projected 2100 climate flood level from Maroochy River flooding is 3.83m Australian Height Datum with the minimum lot level required to be 4.33m Australian Height Datum. The 1% Annual Exceedance Probability current climate peak level from Maroochy River flooding is 3.33m Australian Height Datum.

Floodplain Protection

The Strategic Framework within the *Sunshine Coast Planning Scheme 2014* seeks to locate urban development within the local growth management boundaries in order to avoid the natural hazards (i.e. flood prone land). Theme 1 of the Strategic Framework requires at Specific outcome 3.3.3.1 that.....The physical extent of urban development and rural residential development is contained within defined local growth management boundaries so as to:-.....avoid natural hazards, including an allowance for the predicted impacts of climate change that may worsen these hazards.

Further, the *Flood hazard overlay code* seeks to protect the floodplain and only allows urban development of the floodplain involving significant earthworks when the site is committed for urban development through the Planning Scheme or through a previous approval or when an overriding need in the public interest has been demonstrated.

The site is a rural zoned parcel located on the outer periphery of the Bli Bli Local plan area. The proposal does not avoid development on constrained land or avoid the natural hazard applicable to the site. The proposal fails to satisfy Theme 1 of the Strategic Framework.

Theme 8 of the Framework requires '*adoption of a precautionary and conservative approach to planning for natural hazards*'. This is bolstered by Section 3.10.1 which states:.....

- (c) *Hazard avoidance and management strategies reflect a precautionary and conservative approach that recognises the high risk profile of the Sunshine Coast as an area where a significant proportion of development is located adjacent to the coast and in river plains.....*

whilst 3.10.5 provides that:

- (b) *Urban and rural residential development, and other development involving the erection of a building or significant earthworks, is not located on land subject to flooding in the defined flood event or defined storm tide event except where satisfying at least one of the following criteria:-*
- (i) *the development is for a single dwelling house or associated structure on a lot existing prior to the commencement of the planning scheme;*
 - (ii) *the development is on land that is already committed to urban or rural residential development by an approval granted prior to the commencement of the planning scheme;*
 - (iii) *the development is on land specifically identified in a structure plan or a local plan as an area intended for urban development;*
 - (iv) *the development is redevelopment or infill development within an existing developed area;*
 - (v) *an overriding community need in the public interest has been demonstrated that warrants approval of the development despite its occurrence within an area subject to flooding; or*
 - (vi) *the development is for the infrastructure identified on the planning scheme maps.*
- (c) *Where development satisfies one or more of the criteria specified in (b) above, it is demonstrated that the impacts of flooding can be effectively mitigated such that there is no foreseeable risk to life or property.*

The proposal does not meet any of the exemptions under part (b)(i) through (vi). Hence, siting of development on the subject land would fail the Specific Outcome of the Strategic Framework.

On this basis, the development would need to demonstrate there is an overriding community need in the public interest for the development to satisfy this aspect. This is discussed further below.

Flood Safety

The proposed development is proposed to provide the required level of flood immunity being 0.5m freeboard to the 1% Annual Exceedance Probability flood event under projected 2100 climate conditions. Filling of the floodplain is required to achieve this level of flood immunity and the impacts associated with this fill is discussed under flood impacts.

The development includes land which is above the probable maximum flood and access to the broader Bli Bli area is available from the development site during all flood events. There is no concern regarding the ability for people to make it to flood free land during extreme flood events as conditions could be provided that a continuously increasing in elevation route be provided to the flood immune areas.

Flood Impacts

A Flood Impact Assessment was submitted as part of supporting material for the application. The Flood Impact Assessment includes a detailed analysis of direct impacts on Maroochy River flooding and also impacts on local flooding. For Maroochy River flooding the key concern is in relation to the proposed fill in the floodplain and how this displaces floodwater and reduces the size of the floodplain. For local flooding the key concern is what effect the increased impervious area within the catchment has and in particular the increase in annual volume of runoff which is not proposed to be mitigated back to pre-development volumes.

This Flood Impact Assessment was externally assessed. The assessment did not identify any major issues that could not be conditioned in the event of approval, but sought clarification on two matters:

- *Overland flow paths – the modelling of overland flow paths has assumed a relatively low manning's 'n' of 0.04 (grass with occasional shrubs) rather than higher values typically adopted by Council to allow for vegetation;*
- *Cumulative impact assessment – while a cumulative impact assessment has been completed with apposite outcome) it has only considered land within the urban development footprint. While there is some justification for this approach, given Council's concerns in relation to the loss of any floodplain storage, it is recommended that council considered whether the modelling of urban footprint areas only is sufficient.*

These matters are considered below.

Direct Impacts – Maroochy River

The Flood Impact Assessment demonstrates that the proposed development has no measurable impact on Maroochy River flood levels. This is not an unexpected result as

the Maroochy River floodplain at this point is wide and the site is a fringe location on the edge of the floodplain where floodwaters are moving at a very low velocity.

Cumulative Impacts – Maroochy River

The applicant has provided the following table showing the floodplain storage capacity of the site pre and post development.

Table 3 Flood Storage Calculations

Parameter	1% AEP	1% AEP + CC
1% AEP Level (m AHD)	3.33	3.83
Pre-development Starting Ground or Water Level (m AHD)	1.20	1.50
Lake Starting Water Level (post-development) (m AHD)	1.00	1.50
Pre-development Flood Storage Volume (m ³)	320,861	419,356
Proposed Bli Bli Northern Village Flood Storage Volume (m ³)	278,923	297,043
Parklakes 1 and 2 Surplus Flood Storage Volume (m ³)	71,206	64,398
Total Available Flood Storage Volume Post Development (m³)	350,129	361,441
Post-Development Flood Storage as a Proportion of Pre-Development	1.08	0.86

Figure 12 - Flood Storage Calculations

It is important to note that the floodplain storage volumes have been calculated based on the starting position for the post development analysis of the water level in the waterbody being at the standing water level. There is a high likelihood of the detention above the standing water level in the waterbody in the proposed development and also in Parklakes 1 and 2 to still be elevated when the regional flood peak arrives. For the proposed development, this has been tested in a hydraulic sensitivity analysis looking at direct impacts but is not reflected in the flood storage calculations.

When assessing this proposed development in isolation, there is a proposed 41,938m³ loss of flood storage under current climate and 122,313m³ loss under 2100 climate. If 'surplus' floodplain storage from Parklakes 1 and 2 are considered, there is a small increase under current climate and a 57,915m³ loss under 2100 climate. The fact that the elevated water levels due to the detention storage above the waterbody's has only been considered as part of a sensitivity analysis means that the above listed values are an underestimation of the total volume of floodplain storage proposed to be lost with the exact volume dependent on the rainfall distribution, rate of drawdown of the constructed waterbodies and rate of rise of the Maroochy River flood during the particular event.

The image below shows the rate of lake level drawdown during the 6 hour storm event noting that a storm event producing peak flood levels in the Maroochy River would be of a lot longer duration and take a lot longer to draw down. The image shows that after a short duration 6 hour storm that even after 5 days the lake has not returned to the standing water level.

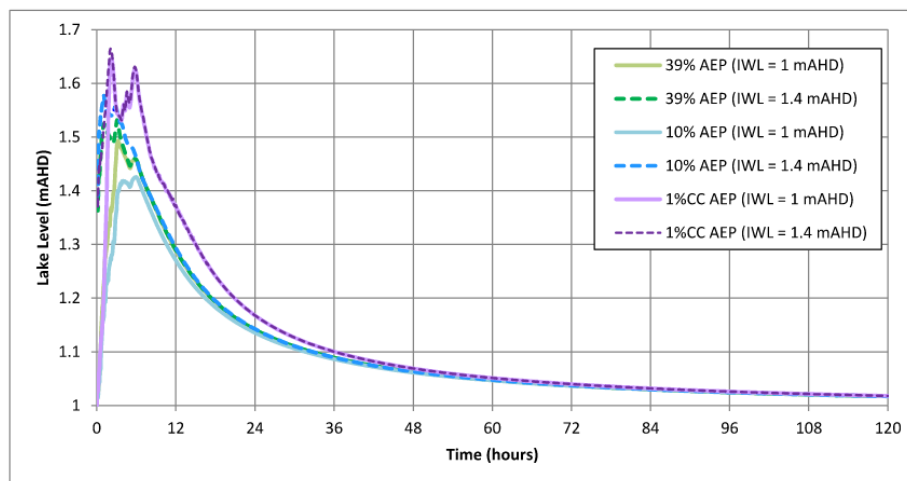


Figure 13 - Lake Drawdown

Based on the proposed 9.7ha lake area; for ever 0.1m the lake is above the standing water level there is 9,700m³ of lost storage capacity. A similar situation exists for Parklakes 1 and 2 with any elevated water level in the constructed waterbody when the Maroochy River flood comes through representing lost regional floodplain storage.

For a longer duration storm, it is highly likely that the peak of Maroochy River flooding would coincide with a time when the water level in the constructed waterbody is still significantly elevated and the water stored in the constructed waterbody would effectively displace the regional floodwaters in the same way earthworks fill does.

As a best case scenario, considering the surplus flood storage in Parklakes 1 and 2 and assuming all of the detention basins have drained to the standing water level prior to the regional flood, there is a 14% reduction in floodplain storage capacity of the site during the 1% Annual Exceedance Probability Climate Change event. Considering the site in isolation, the loss of storage during the 1% Annual Exceedance Probability Climate Change event is approximately 29%.

Loss of floodplain storage capacity within the Maroochy River catchment has been modelled by both Council and the applicant.

Council commissioned the Maroochy River Flood Storage Sensitivity Analysis dated 24 June 2024. This report considered loss of floodplain storage capacity ranging from 2% to 90% across each property within the Maroochy River floodplain including the subject site.

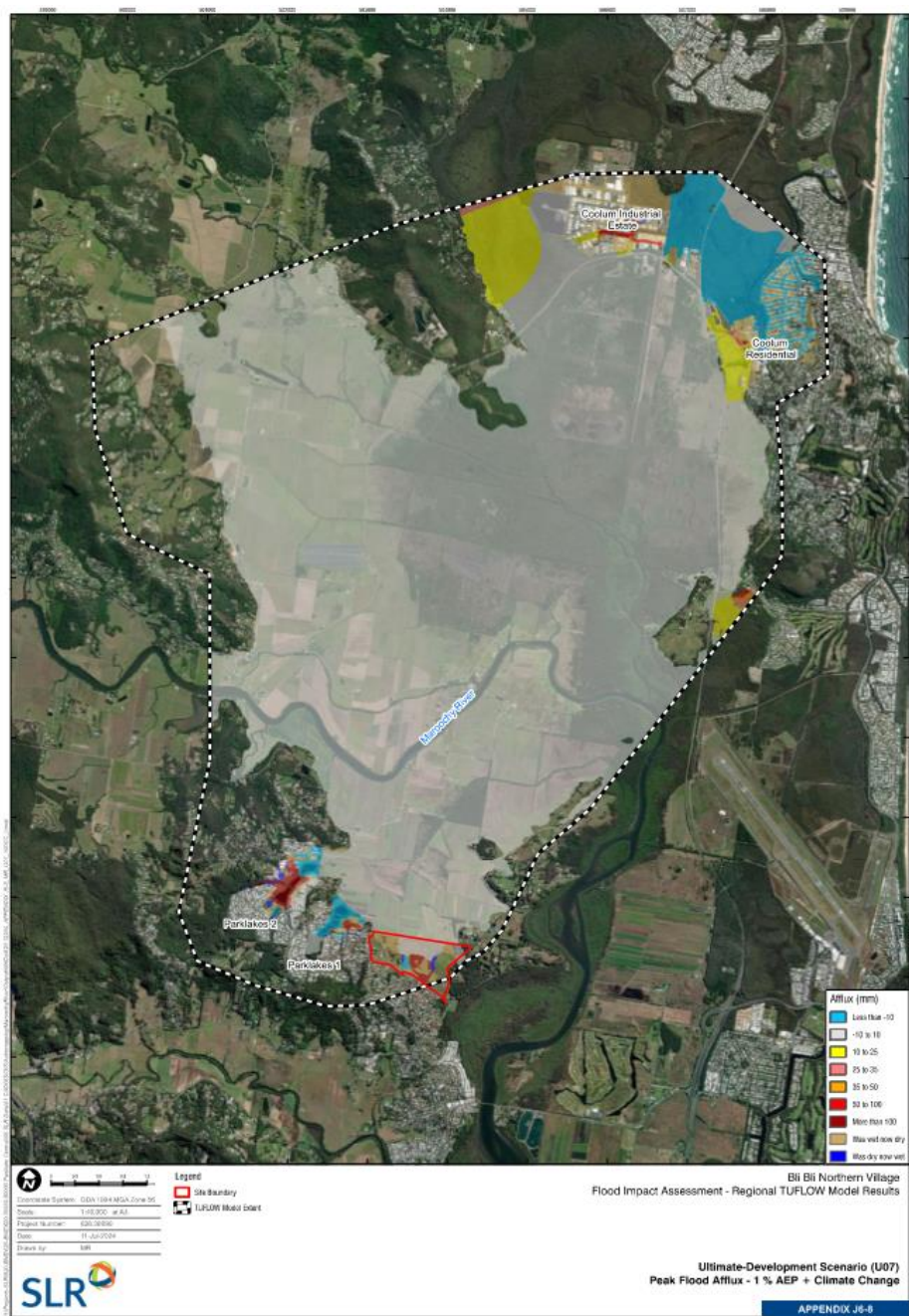
Given there is arguably no loss of floodplain storage under current climate 1% Annual Exceedance Probability conditions, the focus is on the 2100 climate scenario. The image

The applicant was provided with a copy of the Maroochy River Flood Storage Sensitivity Analysis. The applicant does not agree with the key assumption made in this report that all properties within the floodplain were considered with an equal loss. The applicant believes that most of the properties identified have no development potential, since they would cause unacceptable adverse flooding impacts in their own right if permitted to be developed. As such, the applicant argues that this assumption should not be considered leading to no potential to contribute to a loss of floodplain storage capacity. This argument ignores the fact that the proposed development is on rural zoned land and until recently was outside the South East Queensland urban footprint akin to other rural zoned properties within the floodplain included in the Maroochy River Flood Storage Sensitivity Analysis. Further, the applicant's assumption does not consider possible future improvements on other such sites (dwelling houses and sheds for example), that may require filling to meet current flood immunity requirements. It is noted that it would not have been possible to argue that a broad 5 to 10cm increase in flood levels over the floodplain and on many existing communities would be an acceptable impact.

The approach taken by the applicant to undertake the analysis of cumulative loss of floodplain storage has been to only consider loss from "all other potential development areas". This analysis specifically excludes all rural zoned land outside the urban footprint, so notably excludes all land which is of the same zoning as the proposed development site.

The applicant's analysis is based on an extract of the larger Maroochy River model provided by Council, which was intended to allow the applicant to undertake an analysis of direct impacts from the development. It is recognised that the extract of the model provided to the applicant is not suitable for undertaking cumulative impact assessment for the Maroochy River floodplain. Should the same methodology be adopted for the larger Maroochy River model, significantly different results could be obtained showing greater impacts. Notably, the entire catchment has significantly larger urban areas compared to the extract being mainly rural land. Council's view is that the Maroochy River Flood Storage Sensitivity Analysis prepared for Council accurately models the cumulative loss of floodplain storage and no further modelling is required.

The results of the applicant's analysis show the impacts are directly associated with the areas where filling is proposed. It is noted that the modelling methodology is different in that the applicant's analysis actually models the fill rather than a percentage reduction of flood storage capacity within each cell in the model. This means that the analysis does not differentiate between conveyance impacts and loss of floodplain storage impacts.



This approach is not accepted as the applicant's ultimate development scenario does not include any loss of floodplain storage from land with the same zoning as the proposed development site. The Maroochy River Flood Storage Sensitivity Analysis shows that if an equivalent loss of floodplain storage were to occur on other rural zoned land as proposed on the development site, there would be significant offsite flood impacts in the range of 5 to 10cm. Compliance with Performance Outcome 9 of the *Flood hazard overlay code* has not been demonstrated in terms of cumulative impacts.

If the proposed development were to have an overriding community benefit (noted above and discussed below), acceptance of the loss of floodplain storage could be considered.

Direct Impacts – Local Flooding

Local catchment flooding refers to flooding which occurs over the catchment that contributes runoff through the South Maroochy Drainage Board drains to the Maroochy River as shown on the image below. The results of the local catchment flood impact assessment are presented in the Flood Impact Assessment prepared by the applicant.

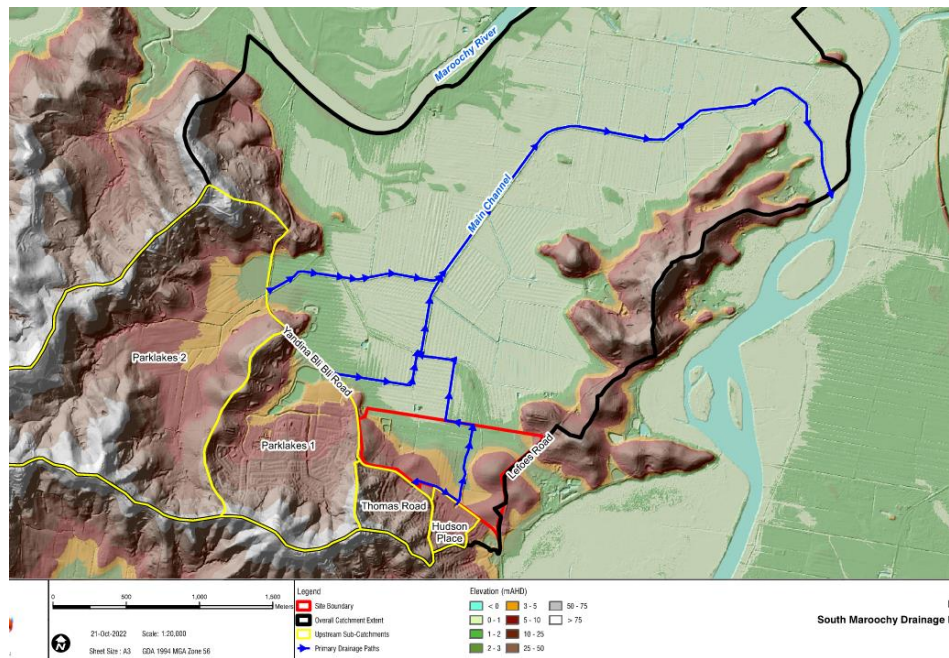


Figure 16- Catchment and Flowpath through South Maroochy Drainage Board drains to the Maroochy River

The local catchment flood levels within the South Maroochy Drainage Board drains are less than those from regional flooding. It is also noted that the typical flooding

behaviour is that significant rainfall does not just fall over the local catchment but over the broader Maroochy River catchment with the implication being that following local catchment flooding the typical outcome is that regional floodwaters inundate the South Maroochy Drainage Board drains and surrounding floodplain. Changes to the nature of flooding of the South Maroochy Drainage Board drains still has the potential to cause a nuisance to the downstream landowners even though regional levels are higher.

Council commissioned a report titled the *South Maroochy Drainage Board Cane Drain Sizing Investigation* dated 26 March 2019 (known as the Pitt & Sherry report) to complete an analysis of the South Maroochy Drainage Board drains. This analysis takes a wholistic view of the catchment draining through South Maroochy Drainage Board drains and looks at pre any urban development within the catchment, current, future and future ultimate scenarios. The methodology is also different to the applicant's analysis in that it is a long-term continuous simulation model incorporating 130 years of historic rainfall data. This contrasts to the analysis by the applicant, which uses event-based hydrology using synthetic storm temporal patterns and design rainfall intensities.

The South Maroochy Drainage Board drains consist of a main channel which is tidal and has side drains with flood gates to prevent the movement of tidal waters up into the side drains. The side drains and some of the former cane lands are below the high tide level, with the implications being that the side drains and associated fields can only drain out when the levels in the main drain are low and in the period of the tidal cycle when the tide is lower. This makes the drainage of the former cane lands very sensitive to inflows into the South Maroochy Drainage Board drains which result in levels in the main drain remaining higher for longer.

Urban development results in a number of changes to discharge characteristics and these can be mitigated to differing degrees. There are increases in the peak flow rate resulting from the increase in impervious area resulting in runoff coming off the land quicker. This can be mitigated through the use of detention basins. There is the increase in the duration of discharge which results from the detention basin releasing flows at the pre-development flow rate, but over a longer period of time and this is harder to mitigate. There is the increase in frequency of discharge because rainfall can no longer infiltrate like it previously did, smaller rainfall events, where there was no runoff, now create runoff. There is the increase in the annual volume of runoff which usually at least doubles as a result of urban development and besides trying to infiltrate the additional volume or harvest and re-use it is difficult to mitigate.

The analysis by the applicant looks at the how the proposed development changes the flow of floodwaters in the South Maroochy Drainage Board drains during specific design rainfall events of varying magnitude from an event with a frequency of four exceedances per year right through to an event with a 1% chance of occurring each year under projected 2100 climate conditions. The analysis in the Pitt & Sherry report looks at all events which occurred over the 130 year period of continuous rainfall data. Another key difference is the Pitt & Sherry report has pre-development being before any

development while for the applicant's analysis pre-development is as the catchment is now.

Given the differences in methodology between the Pitt & Sherry report and the applicant's analysis, it is not surprising that the mitigation measures recommended to the South Maroochy Drainage Board drains are different between the two reports. The Pitt & Sherry report recommends widening of selected cane drains by three meters could ameliorate the impact of future ultimate development back to the pre any urban development condition. The applicant's analysis has included South Maroochy Drainage Board channel works involving excavating the bed by 300mm of an approximate 3.7km length of the channel downstream of the site.

The differences are understood to be due to the Pitt & Sherry report having a much greater difference between the pre and post development scenarios, the significant attenuation of low flows provided by the proposed constructed waterbody and the difference in methodology. Notably, both analyses require works to be undertaken in the South Maroochy Drainage Board drains downstream of the site. The works recommended in the applicant's analysis only mitigate the impacts resulting from the proposed development whereas the works recommended by Pitt & Sherry mitigate the impacts from all urban development in the catchment. Delivering the works recommended by Pitt & Sherry report could arguably provide a community benefit, but this is not what is proposed.

No post development model results have been provided without the downstream channel improvements (excavating the bed of the main channel by 300mm along the length of approximately 3.7km of the channel downstream of the site). Without these channel improvements being undertaken, it is assumed that there would be downstream impacts. Otherwise, they would not have been proposed.

The downstream channel works are on land which is not part of the application, on private property with no easements over it in favour of either the South Maroochy Drainage Board or Council. It would not be lawful for Council to condition that the recommended downstream channel improvements are undertaken as a condition of approval. The mechanism to do this would be for the applicant, South Maroochy Drainage Board and Council to enter into a voluntary infrastructure agreement to do these works, but this has not been agreed to at this time. Therefore, at the time of preparing this report, it must be considered that no downstream channel improvements are undertaken and the development has not demonstrated that it will not result in impacts to the South Maroochy Drainage Board drains and potentially cause a worsening on the former cane lands adjoining the South Maroochy Drainage Board drains. Therefore, compliance with PO9 of the *Flood hazard overlay code* has not been demonstrated.

Stormwater management code

Discharge Rights

All stormwater from the development is proposed to be discharged to the proposed constructed waterbody. Discharge from the constructed waterbody is proposed to an existing drainage easement in favour of Council over Lot 2 SP314107. Lot 2 then drains to private property before entering the Maroochy River. The proposed drainage solution relies on works being undertaken within the downstream drainage easement and downstream private drains.

The drainage easement discharges to a South Maroochy Drainage Board drain on land owned by another party. Although the drain is a South Maroochy Drainage Board drain, it is constructed on private property and there is no easement over the drain to enable either Council or the South Maroochy Drainage Board to do any works on the drain without permission from the property owner.

The South Maroochy Drainage Board has received a Ministerial Infrastructure Designation Approval to undertake maintenance works within the South Maroochy Drainage Board catchment. The applicant has offered the South Maroochy Drainage Board money to undertake maintenance works on the South Maroochy Drainage Board drains and the South Maroochy Drainage Board has provided a letter dated 4 May 2023 stating that the works are able to be undertaken and that the applicant will pay for the works.

Council cannot lawfully condition that the applicant provides funds to the South Maroochy Drainage Board or lawfully condition that the external works to the South Maroochy Drainage Board are undertaken as part of the development as these sites do not form part of the application. Further to this, it is Council's understanding that the Ministerial Infrastructure Designation does not remove the rights of private property owners. As such, with no easements over the South Maroochy Drainage Board drains being in place, the South Maroochy Drainage Board needs to get permission from each private property owner to do works under the Ministerial Infrastructure Designation. This is seen to be very clear as otherwise there would be no need to secure easements as identified in the Ministerial Infrastructure Designation, which includes Condition 2, which has a requirement to undertake best endeavours to establish easements.

Easements	
2.	Within six years of commencement of works under the designation, undertake best endeavours to establish access easements between affected landowners and the council for the extent of the drainage network, as shown on the plan of designation included at Annexure 1 .

Figure 17 - Drainage Easement Ministerial Infrastructure Designation requirements

In summary, the South Maroochy Drainage Board would accept the stormwater from the proposed development provided the developer pays to do some initial maintenance on the drains. Council cannot condition this, and an infrastructure agreement would be required between the applicant and the South Maroochy Drainage Board. Council should be party to any such infrastructure agreement, should the South Maroochy Drainage Board elect to dissolve. Therefore, the premise on which the South Maroochy Drainage Board has accepted the stormwater discharge cannot be enforced.

Other downstream property owners have historically not accepted the stormwater discharge, and as the drains are controlled by the South Maroochy Drainage Board, this has not prevented other landowners seeking costs and action from Council over the stormwater discharge.

Compliance with Performance Outcome 2 of the *Stormwater management code* has not been demonstrated with respect to stormwater discharge from the development.

In relation to upstream catchments, there is a significant portion of Bli Bli including Yandina Bli Bli Road that drains through the site. The size of the external catchment triggers the need for channels to be provided through the site and transferred to Council's ownership once constructed and this could be conditioned in the event of approval.

Stormwater Conveyance

The channels required to convey external catchment flows through the site are not shown on the submitted plans or included in the flood model. They can be provided within the proposed low density residential zoned area and conditions provided that a detailed Stormwater Management Plan be provided with the first lot reconfiguration application to size the channels.

It is noted that in the Flood Impact Assessment, the external catchment flows are modelled as being conveyed to the constructed waterbody using banks of culverts and pipes. The applicant proposes this solution as it results in the lowest land area requirement to manage the flows with vegetated channels requiring a significantly greater width. The detention function of the waterbody will work the same irrespective of how flows from the development and external catchment enter the constructed waterbody.

Stormwater Quantity

The proposed stormwater quantity solution involves offsite works within the South Maroochy Drainage Board drains and this is discussed under the discharge rights section. As discussed in that section, these works cannot lawfully be conditioned and with no infrastructure agreement in place to ensure these works take place, there is no certainty that the proposed offsite solution can be provided.

Detention of site stormwater flows together with flows from the external catchments entering the site are proposed within the constructed waterbody. Detention storage is proposed above the standing water level of the water body with the water body slowly returning to its standing water level after a storm event.

The performance of the proposed detention basin has been modelled using event based hydrology in the Flood Impact Assessment and is discussed in detail under local flooding.

Stormwater Quality

Stormwater is proposed to be treated using bioretention devices prior to discharge to the proposed waterbody. The details of the bioretention systems is not provided beyond initial sizing at this stage and would need to be incorporated predominantly into the proposed low density residential zoned areas. Conditions could be provided to require a detailed Stormwater Management Plan with the first lot reconfiguration application to size the bioretention treatment devices and integrate them within the development predominately in the proposed low density residual zoned areas of the site.

Constructed Waterbody

A freshwater constructed waterbody is proposed to be dedicated to Council and has the multiple purposes of providing detention storage, floodplain storage capacity and to provide fill material to achieve the required flood immunity levels.

The proposed constructed waterbody receives stormwater from the development (roads, detached lots, mixed use, potential retirement village) and also stormwater from a portion of the existing Bli Bli urban area. Given the external catchment area drains to the proposed waterbody, the water quality will be heavily influenced by the quality of the stormwater entering it. Any sewer overflows within the catchment will also enter the waterbody.

The applicant has submitted the following documents in support of the proposed constructed waterbody:

- Lake Design and Management Plan Issue C prepared by Covey Associates;
- Lake Flushing Analysis Issue C prepared by Covey Associates;
- Lake Infrastructure Life Cycle Costing Model Issue C prepared by Covey Associates;
- Lake and Channel Siltation Assessment Technical Memorandum prepared by SLR; and
- Lake Technical Response prepared by Covey Associates.

The Waterways and Wetlands section of the Environment and Liveability Strategy identifies that *Constructed waterbodies are minimised and managed efficiently to provide social and economic outcomes and preserve environmental values:*

- (a) *New constructed waterbodies are avoided unless an overriding need in the public interest is demonstrated.*
- (b) *Constructed waterbodies are designed, constructed and funded to minimise public risk and maintenance burdens for their full asset life cycle.*
- (c) *Constructed waterbodies are managed for their designed purpose.*
- (d) *Constructed waterbodies meet conditioned water quality objectives.*
- (e) *Water quality, hydrology and ecological processes are maintained to prevent impacts within waterbodies and on receiving waters.*

The *Sunshine Coast Planning Scheme 2014* identifies through AO18 – AO22 of the *Stormwater management code* that

- Where a constructed waterbody is proposed to be dedicated as a public asset, an overriding need for the waterbody is demonstrated in accordance with the requirements of the Planning scheme policy for development works.
- Constructed waterbodies are designed and constructed in accordance with standards specified in the Planning scheme policy for development works.
- A detailed maintenance and decommissioning costing is prepared for the project life in accordance with the Planning scheme policy for development works and financial assurances are in place to provide for maintenance for the project life and, if required, decommissioning.
- Stormwater discharges achieve the pollutant load reduction objectives specified in the Planning scheme policy for development works, prior to entering the constructed waterbody.
- Constructed waterbodies are designed and constructed in accordance with the standards specified in the Planning scheme policy for development works.

Performance Outcome 18 of the *Stormwater management code* states that constructed waterbodies which are proposed to be dedicated as public assets are avoided unless there is an overriding need in the public interest. The background to this policy position of Council is that constructed waterbodies require significant expenditure to maintain them in good condition and represent an additional cost to Council beyond the usual roads, stormwater management infrastructure and other infrastructure dedicated to Council as part of urban development, and Council's expenditure on constructed waterbodies can only be managed to an acceptable level on those which provide an overriding community benefit.

Performance Outcome 18 of the *Stormwater management code* is specific in stating that constructed waterbodies which are proposed to be dedicated as public assets are avoided unless there is an overriding need in the public interest. The proposed constructed waterbody is therefore not in accordance with Performance Outcome 18 of the *Stormwater management code*.

The *Planning scheme policy for development works* identifies that Council can determine that an overriding need in the public interest has been demonstrated when:

- (a) the proposal and associated development is compliant with all other provisions of the planning scheme and the need for the constructed water body is demonstrated as being of regional or State significance; and
- (b) full cost-benefit analysis quantifies the benefits, adverse impacts, risks and lifecycle costs of the proposal and alternatives

The applicant argues that the overriding need in the public interest is met for the following reasons:

- *The proposed development has been designed to complement Sunshine Coast Council's amended Local Plan for Bli Bli, which is presently on hold. Performance Outcome 15 of the future Local Plan was drafted to specifically anticipate "an integrated flood storage and stormwater detention system that emphasises the role of water as a character element and lifestyle feature of the community." The intention from Council to include the above Performance outcome in the amended Local plan code for the development site indicates that a lake would comply with Council's own policy with regards to demonstrating an overriding need for the lake;*
- *A sinking fund is proposed for the development for an 80 year period;*
- *There is a desperate overriding community need for the proposed development. The current housing pressures within the region are significant and the recent steps announced by the State Government further amplify the need for development. The proposed development will assist in alleviating housing pressures and affordability issues across the Sunshine Coast and not undertaking the proposed development is not considered to be an option in the current housing crisis;*
- *Lakes are well known to provide increased amenity for residents and local community. The aesthetics of a lake environment increase the well-being of the local community and provide additional recreation opportunities via the walkable waterfronts; and*
- *The provision of the lakes also ensures that the significant view lines are maintained across the lake and public access to them provided, something not available now.*

In terms of the design of the proposed constructed waterbody, it is proposed as a freshwater lake and is not recommended for either primary or secondary contact recreation similar to the constructed water body in Parklakes 1 and 2. It is proposed with a maximum depth of 3m (standing water level of 1.0m AHD and bed level of -2m AHD) to prevent stratification of the water body. Akin to the constructed water body in Parklakes 1 and 2, the catchment contributing to it is insufficient to naturally flush the waterbody to keep the water quality within acceptable limits. Due to this insufficient flushing, the proposal is for a pump system to circulate the water around the lake and a constructed floating wetland treatment system to treat the lake water. Water is forced to pass through the floating wetland with modelling showing all lake water would pass through the constructed floating wetland once every 20 days.

Further, detailed sizing and design of the constructed floating wetland treatment system has not been undertaken and maintenance and renewal costs associated with the constructed floating wetland are not included in the life cycle costing model so are not included in the proposed sinking fund. The constructed floating wetland system is a result from the constructed waterbody and should be included in the sinking fund and would not be an insignificant cost. It is also noted that Council has experienced issues with constructed floating wetlands at other sites including Dalton Lake and Parklakes 2.

The use of a constructed floating wetland to treat the lake water could be supported provided that the effectiveness of the system and maintenance with the particular system installed can be addressed. The alternative to the constructed floating wetland is a conventional wetland. However, to comply with the lake design guidelines, the wetland would need to be larger than the constructed waterbody itself, and would large maintenance costs and size limitations.

The submitted Lake and Channel Siltation Assessment demonstrates that expected rates of sediment accumulation are low.

The alternative to having a constructed waterbody is a dry detention basin. The dry detention basin however has a number of challenges of its own. It requires some grade to the base of the detention basin so is not as effective as doing detention above the standing water level in the constructed waterbody. Further, if either vegetated or turfed would represent a significant area of land which would need to be maintained by Council with no sinking fund to assist with maintenance. Any dry detention basin would be bigger than the proposed constructed waterbody, so cannot just be conditioned without changing the development layout. A constructed waterbody also has other benefits in terms of hydrology with evaporation of water from the waterbody so is effectively lost from the system and not needing to be discharged through the downstream South Maroochy Drainage Board drains.

The applicant has recommended the maintenance costs associated with the proposed constructed waterbody and has calculated the sinking fund amount of \$1.867 million which would be required to be paid to Council to cover 80 years of maintenance costs for the constructed waterbody.

There are some outstanding matters that would require agreement before being able to determine a sinking fund amount including, but not limited to:

- lifecycle costs are based on 78 years (as the applicant has deducted the first two years for their own maintenance). Previous experience with such lakes is that the maintenance period is longer than typical due to not meeting required standard;
- revetment wall renewal is set at year 50 at \$300,000. Should the entire lake have revetment walls, this seems underestimated;
- revetment maintenance is set at \$15,000 per year. However, this is not consistent with Council's Asset Management Policy;

- there is no maintenance and renewal costs associated with the constructed floating wetland in the life cycle costing model;
- any Post Flooding event clean up costs are adequate, but should be a 5 year minimum as 10 year interval is too long;
- aquatic plant management costs at Parklakes 1 exceed that shown in the proposal by the applicant (\$15,000 per annum at current rates);
- the major pump renewals are set at 5-yearly in the LCC Sinking Fund spreadsheet. However, most pumps require this service every year. Further confirmation of the type of pump is required to understand its maintenance interval; and
- the 25 year pump renewal costs need to be confirmed during the design phase. It is likely that this would increase from their estimated \$30,000 given the high flows required (221L/s);

It is noted that there is no infrastructure agreement entered into between the parties at this time. However, this has not proceeded due to other matters that remain unresolved as noted in this report, and would likely to be able to be finalised in the event of approval and Council making the decision to accept the lake as public infrastructure. It is important to note that a sinking fund cannot be legally conditioned.

Overall, an overriding public need for the proposed lake has not been demonstrated in full noting:

- the development is not consistent with the Planning Scheme (notwithstanding the previously proposed amendment, which has no effect);
- the proposed lake does not offset the loss of floodplain storage resulting from the filling for urban purposes as mentioned above;
- a lake recirculation system proposed involves pumping lake water through a floating wetland to manage lake water quality as opposed to turning over the water in the lake. The size of the floating wetlands has not been determined at this time. As such, it is unclear what size wetland is required to control water quality in the lake system. Floating wetlands are an emerging technology and the associated costs with this system and long-term performance remain untested;
- all existing freshwater lakes on the Sunshine Coast with similar characteristics to the one proposed have water quality issues and other issues such as pest fish and aquatic weeds; and
- the sinking fund still needs some modification to ensure this accommodates costs for the 80 year lifecycle.

Where Council is not willing to control the lake, the applicant has suggested that the lake could be privately owned (under Council easement) as part of the retirement village site on the eastern side of the development site. This approach has been taken in limited circumstances for privately owned retirement facilities (such as GemLife Maroochydore and Halcyon Forest Glen). However, this would be contrary to policy noting the size of the catchment would typically require any waterbody to be in council ownership (as a drainage reserve).

However, there are risks associated with this approach that should be considered including:

- due to the influence of the external catchment, it is not recommended that any constructed waterbody be accepted to remain as a private asset. The private owner may not have the expertise to manage the waterbody and there is a significant risk that any private owner will complain that Council's stormwater is polluting their lake
- any Retirement Village operator not maintaining the lake to the required standards (becoming a potential compliance and water quality issue), which can cause community angst;
- the community are of the common view that Council operate and control all lakes, and cause confusion if the lake is not being maintained;
- should the Body Corporate become insolvent into the future (based on ongoing maintenance costs being too high or other), Council may be requested/required to take on any lake, but without any funding source for maintenance. Note that based on the applicants' costings, the present day cost to maintain the lake would be just over \$1,000 per year in today's money for each site owner based on 300 sites; and
- there is no commitment as part of the development to establish a retirement village, and could result in individual landowners being responsible for this infrastructure.

As such, a private lake is not the preferred approach where a lake is proposed.

Notwithstanding the above, further consideration of the application against other relevant matters is discussed in detail below.

Coastal Hazard Adaptation Strategy

The Coastal Hazard Adaptation Strategy was adopted by Council at its Ordinary Meeting on the 27 May 2021. It has not yet been incorporated into the *Sunshine Coast Planning Scheme 2014*.

Areas subject to tidal inundation under projected 2100 climate conditions are not triggered under the *Coastal protection overlay code* with the mapping associated with this code just including areas subject to open coastal erosion. Storm tide inundation is dealt with under the *Flood hazard overlay code*, but tidal inundation is not.

The image below shows that the site has areas which are mapped as being erosion prone areas, areas of medium storm tide inundation and areas of high storm tide inundation. The site is however outside of the Coastal Management District.

The erosion prone mapping is due to these areas of the site being very low and in some cases below 1m Australian Height Datum and projected to be tidal under 2100 climate conditions which include 0.8m sea level rise.

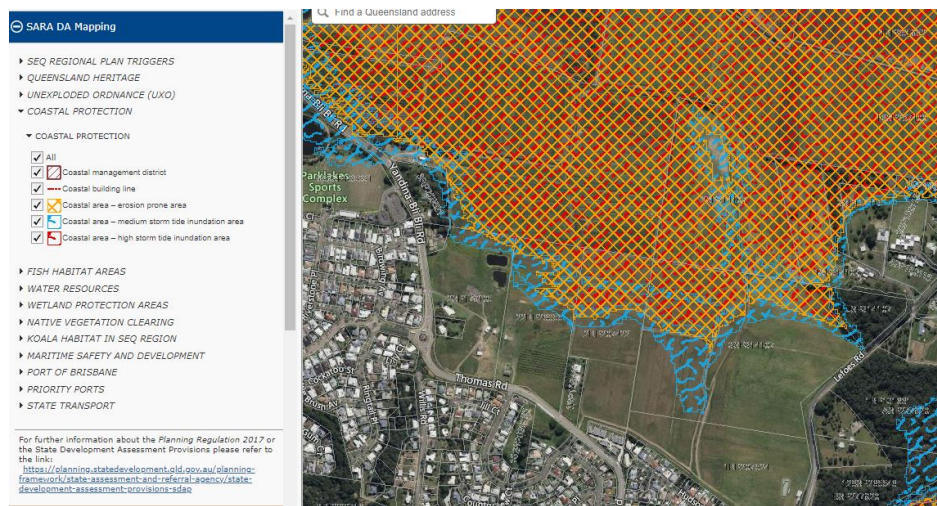


Figure 18 - Coastal Hazards

The site lies within the Maroochy estuary and floodplain beach unit from the Coastal Hazard Adaptation Strategy showing the Maroochy estuary and floodplain adaption pathway.

The intention is that erosion prone rural land as is the case with the northern portion of the proposed development transitions to wetland ecosystem services.

The proposal is that the erosion prone area be developed into a constructed waterbody and the constructed waterbody have a detention function. The proposal therefore prevents the intended adaption pathway set out in the Coastal Hazard Adaptation Strategy from progressing.

It is noted that the special area adaptation plan required to be prepared to plan for this transition to wetland ecosystem services is yet to be undertaken.

Building Height

The *Sunshine Coast Planning Scheme 2014* identifies a building height of 8.5 metres for the site. The applicant's variation to building height for this application relates to the local centre and medium density residential sites, which seek a 12 metre height limit. The proposed building heights are intended to be based upon the finished surface level post earthworks. Yandina Bli Bli Road is also a designated Scenic Route in the *Scenic amenity overlay code*.

The proposed height of buildings for the development vary on the site from 8.5 metres with the local centre and medium density residential sites being 12 metres. With the exception of the proposed local centre sites adjacent to Yandina Bli Bli Road, the 12 metre height limits are centrally located within the site with the 8.5 metre height limits located on the edges of the site. The mapping within the *Height of buildings and structures overlay code* in the Planning Scheme is intended to be replaced through the wording in the Tables of Assessment.

As the development does not comply with the performance outcome of the *Height of buildings and structures overlay code*, an assessment must be made against the purpose and overall outcomes of this code. The purpose of the code is to:

"protect the distinctive character and amenity of the Sunshine Coast as a place with a predominantly low to medium-rise built form"

This purpose is supported by the following relevant overall outcomes:

"...

- (a) *development provides for the height of buildings and structures to comply with specified height limits except where explicitly provided for in this code;*
- (b) *development contributes to the retention of the preferred built form character for the Sunshine Coast, and the local plan area in which it occurs;*
- (c) *the height of buildings and structures is consistent with the reasonable expectations of the local community;*
- (d) *development on a site within a flooding and inundation area, as identified on a Flood Hazard Overlay Map, is afforded an allowance for additional maximum height so as to minimise the risk to people and property; and*
- (e) *development does not result in a significant loss of amenity for surrounding development, having regard to:-*
 - (i) *the extent and duration of any overshadowing;*
 - (ii) *privacy and overlooking impacts;*
 - (iii) *impacts upon views;*
 - (iv) *building character and appearance; and*
 - (v) *building massing and scale relative to its surroundings.*

Generally, this requires consideration of the impacts on views from Yandina Bli Bli Road, consideration of the reasonable expectations of the local community and whether there is a significant loss of amenity for surrounding development.

Reasonable expectations of the local community

The reasonable expectations of the local community are to be judged by reference to the current *Sunshine Coast Planning Scheme 2014* height of 8.5 metres.

It is relevant to consider the submissions received as part of the public notification stage. As discussed in greater detail below, a total of 318 submissions were received with 156

objecting to the proposal. However, only a small number of submissions included comments including a concern regarding the proposed height of the development.

Potential Loss of Amenity

To assess potential impacts resulting from the proposed development, a 3D model was created in Council's 3D model. The model was created from the preliminary bulk earthworks plan (which is conceptual only) and other application material provided by the applicant regarding land uses and proposed zones. However, the model can only create certainty where the finished levels are known. As this detail is preliminary only, this creates some uncertainty in relation to the proposed urban design outcomes if the development were to reflect the preliminary bulk earthworks plan. As such, the applicant's (and Council's) model cannot be relied upon to provide certainty to the eventual or likely development outcome.

However, based on the conceptual earthworks plan, the proposed local centre and medium density zones has substantial changes in levels between sites within the development as this portion of the subject site has significant slope. This results in large batters or retaining walls where the model shows changes in level heights of 7 metres, with further changes in levels of 2.5 metres between sites being shown as a frequent outcome.

The height of buildings will be accentuated by the height of the proposed pads and the manner in which those buildings would dominate dwellings of a smaller scale. The presentation of those level changes within the development and the potential for detrimental streetscape outcomes is unknown. Additionally, the level changes to the proposed centre zones may hinder the provision of development which is able to address and activate the streets. It may be possible for these level changes to be dealt with less severely through further detailed design, but this has not been provided at this time and the intended outcome may result in undesirable urban design outcomes.

Notwithstanding this, images were created from locations which reflect the viewpoint locations used in the Visual Assessment provided by the applicant. The images produced from the Council model replicate views taken from a height of 1.5 metres above the proposed finished ground level. The location of the vantage points can be seen in the image below.

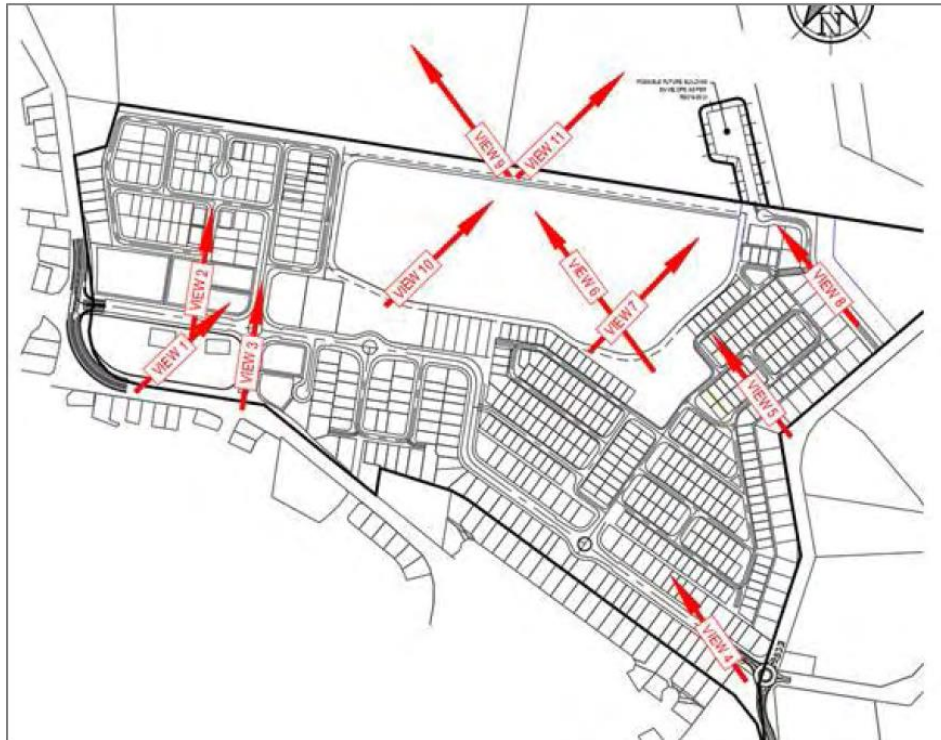





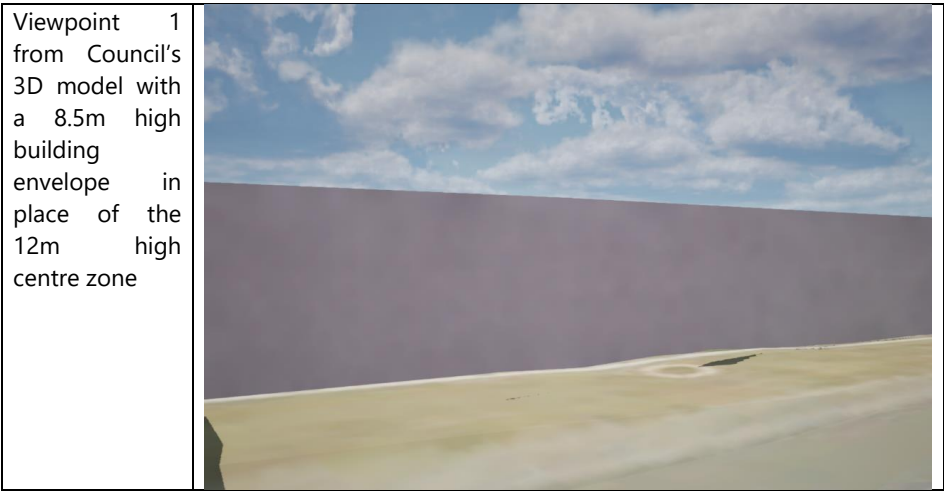
Figure 19 - Applicant's vantage point locations

In developing Council's 3D model, the approach was taken to whole areas to the developable height to the boundary of lots, rather than the applicant's approach which depicts discrete buildings, sparsely distributed and not built to boundaries. It is considered that the applicant's approach did not portray the ultimate state of the development and did not depict the maximum potential of development. Neither approach is considered to portray a realistic outcome, but Council's method demonstrates the maximum possible impact of development.

Additional 3D modelling was also produced to understand the difference of impacts from the proposed height limits of 12 metres compared to those of a standard 8.5 metres height. The 3D modelling demonstrates that the proposed 12 metre height limit would not cause a greater impact than an 8.5 metre height limit when viewed from the set viewpoints.


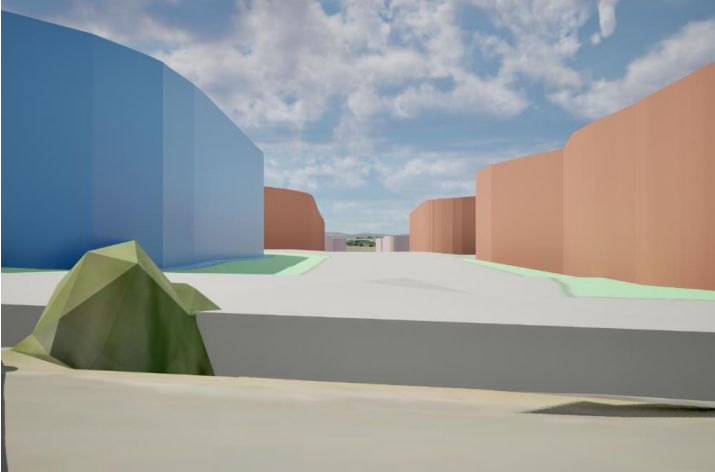
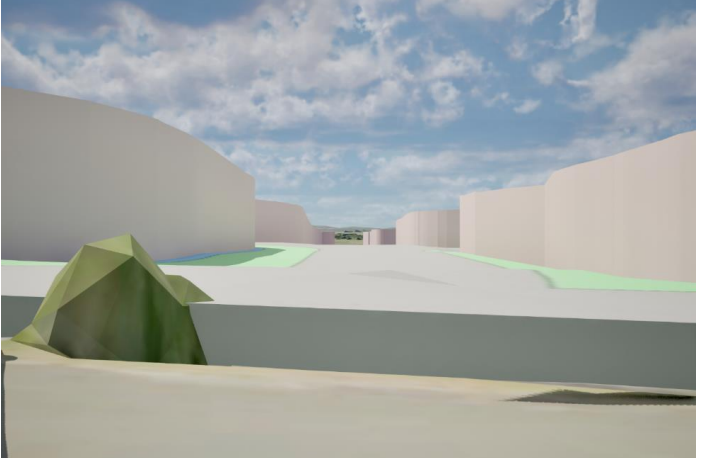
In considering the building heights across the site, from Viewpoint 1, the distinct difference between the applicant's model and the one of Council's is the result of the aforementioned difference in approach to 3D modelling. It is concluded that views of Mt Coolum may be achievable from the vicinity of Viewpoint 1, depending on the ultimate built form outcomes, but that none of the modelling provides sufficient certainty.

Photograph of Viewpoint 1 from the application material	
Viewpoint 1 from the Applicant's model	
Viewpoint 1 from Council's 3D model	



From Viewpoint 3, the cancellation of Mt Coolum by built form demonstrates that the road alignments were not specifically arranged to preserve views. It may be possible, through selective alignment of streets, to provide avenues which point to significant landscape features, such as Mt Coolum and Mt Ninderry, to provide and preserve those views for the community.



Viewpoint 3 from the Applicant's model	
Viewpoint 3 from Council's 3D model	
Viewpoint 3 from Council's 3D model with 8.5m high building envelopes in place of the 12m high medium density and centre zones	

From Viewpoint 4, views to Mt Ninderry could not be protected unless the height of built form was restricted to one storey.

Overall, and based on the uncertainty of the finished levels, the eventual outcome is unknown, and therefore, at this time, increased building heights beyond 8.5 metres cannot be supported.

Recreation and Passive Open Space

As part of the Plan of Development, the applicant has provided an open space plan below:

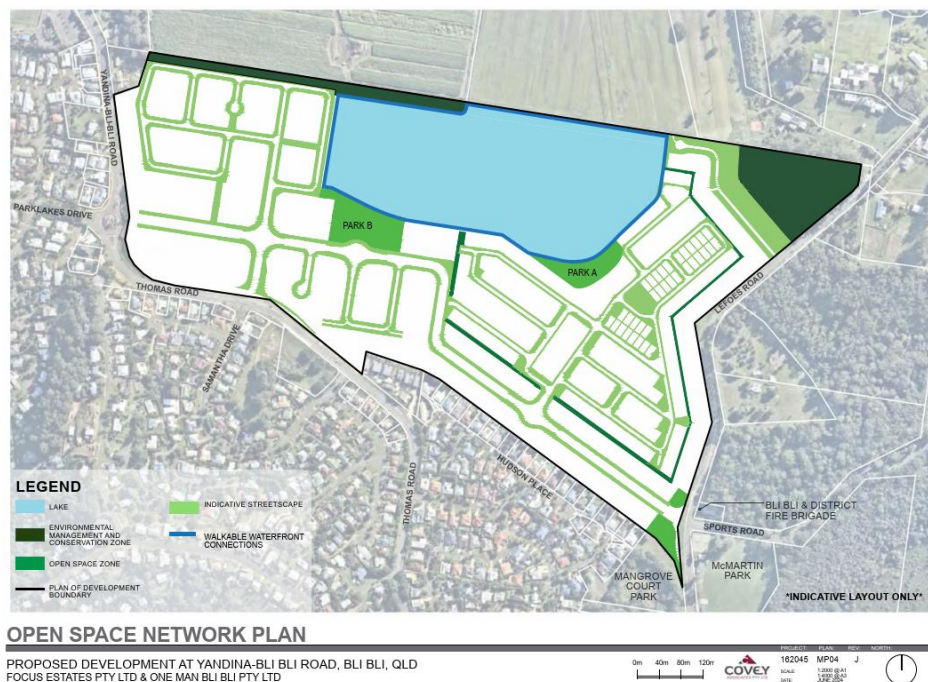


Figure 20 – Proposed Open Space Network Plan

The applicant submits that the above is indicative and subject to further applications and separate approvals noting that this is a large site and has more than enough land to satisfy the open space requirements of the future community and meet Council's Desired Standards for Services for open space. The applicant indicates that the final design of open space will be made in the detailed design stages.

It is recognised the small patch of vegetation in the north eastern corner of the site, and the mango trees are protected. These areas may not qualify as contributing to the open space required for the site as they would not satisfy council's desired standards of service identified in the *Environment and Liveability Strategy*.

AO19 of *Reconfiguring a lot code* identifies that:

Development contributes local parks at a rate of 25m² per additional dwelling or lot, whichever is greater:-

- (a) having a minimum area of 0.5 hectares or adjoining existing or proposed local parks to achieve a consolidated useable area and open space connectivity;*
- (b) located within 500 metres of the catchment the park is intended to serve;*
- and*
- (c) in accordance with the Planning scheme policy for development works.*

Editor's note—local parks are required to be provided where identified in council's Environment and Liveability Strategy or a local plan area or one or more of the following applies:

- (a) the development creates a residential catchment generating the need for a local park; or,*
- (b) the development extends an existing residential catchment, generating the need to either extend an existing local park, or, provide an additional local park; or,*
- (c) the development extends an existing residential catchment that is not already serviced by a local park.*

It is difficult to determine whether the development satisfies the above criteria as no upper limit of dwelling numbers to be created have been provided or committed to by the applicant. While it is appreciated that there is sufficient area over the entire site, new zoning is proposed and it is not appropriate to leave the sizing and design of the open space area to latter stages of a development as there is significant risk that open space areas will be undersized and not to the desired standards of service.

There is also uncertainty whether the retirement village component will proceed. If not, this area should be added to establishing the open space network for the development.

As such, without this information, it cannot be stated that the design and size of an appropriate open space area is provided. In the event of approval, this would need to be resolved prior to finalisation of any master plan and zoning plan of the site.

Good Quality Agricultural Land

The subject sites (and those immediately to the north) are all mapped as being an Important agriculture area and containing Class A and B good quality agricultural land (except for Lot 1 RP158441 – 61 – 65 Thomas Rd, Bli Bli, which the mapping shows does not contain Class A and B good quality agricultural land) under the State Planning Policy. Therefore, the rural allotments to the north of the subject site could be used for agricultural farming including a wide range of crop types. This aspect of the State Planning Policy is reflected in the *Sunshine Coast Planning Scheme 2014*.

When drafting planning schemes, the State Planning Policy seeks to protect Agricultural Land Classification Class A and Class B land for sustainable agricultural use by:

- (a) avoiding fragmentation of Agricultural Land Classification Class A or Class B land into lot sizes inconsistent with the current or potential use of the land for agriculture;
- (b) avoiding development that will have an irreversible impact on, or adjacent to, Agricultural Land Classification Class A or Class B land; and
- (c) maintaining or enhancing land conditions and the biophysical resources underpinning Agricultural Land Classification Class A or Class B land.

This can be undertaken by locating new development (such as sensitive land uses or land uses that present biosecurity risks for agriculture) in areas that avoid or minimise potential for conflict with existing agricultural uses through the provision of adequate separation areas or other measures. Residential development is considered a sensitive land use under the *Planning Regulations 2017*.

Acceptable Outcome 11.2 of the *Reconfiguring a lot code* identifies that:

Where located adjacent to rural land, development for residential and rural residential lots provides an agricultural buffer that complies with the buffer design criteria specified in Table 2 of the State Planning Guidelines – Separating Agricultural and Residential Land Uses.

Table 2 is replicated below.

	Duration threshold	Min. default distance (m)	Min. design distance with buffer element(m)
Chemical spray drift	None	300	40
Intermittent odour	>88 hrs/yr	500	500*
Intermittent noise**	>10 hrs/yr<50 hrs/yr	60 (d) 1000 (n)	15 (d) 250 (n)
Long term noise **	>50 hrs/yr	500 (d) 1000# (n)	120 (d) 1000# (n)
Dust, smoke and ash	None	150	40

* Minimum design distance for an odour buffer area may be reduced on consideration of site factors and nature of odour

** Based on source noise level of 90 dB(A) (L_{Amax,T}) at 7.5 m

d = Noise occurring in day-time (6 a.m.–10 p.m.)

n = Noise occurring in night-time (10 p.m.–6 a.m.)

= Long-term noise occurring between 10 p.m.–6 a.m. is likely to be considered intrusive and therefore unreasonable. Such noise sources may be ameliorated by a combination of enclosing or muffling the source of the noise, by provision of a buffer area and attention to residential design.

Table 1 – Summary of buffer area design criteria as identified in the Planning Guidelines: Separating Agricultural and Residential Uses

The associated Performance Outcome 11 identifies that:

Development provides for lots to be created in locations that:-

- (a) *are adequately buffered to prevent potential adverse impacts on future users of the lots and adjacent lots;*
- (b) *separate the lots from incompatible uses and infrastructure;*
- (c) *provide for protection of the scenic qualities of the Sunshine Coast through visual screening of development; and*
- (d) *do not create "reverse amenity" situations where the continued operation of existing uses or infrastructure is compromised by the proposed development*

Often, vegetated corridors or open spaces may be used for the purposes of a separation area, as well as to contain urban development and preserve land for recreation, agriculture and forestry. The applicant proposes a vegetated buffer, with a width of 10 metres (total separation of 25.3 metres including road reserve) for the north-western section. Where adjoining the western parts of the lake, a 5 metre vegetated buffer (and 5 metres of lakefront vegetated buffer is proposed as shown below.

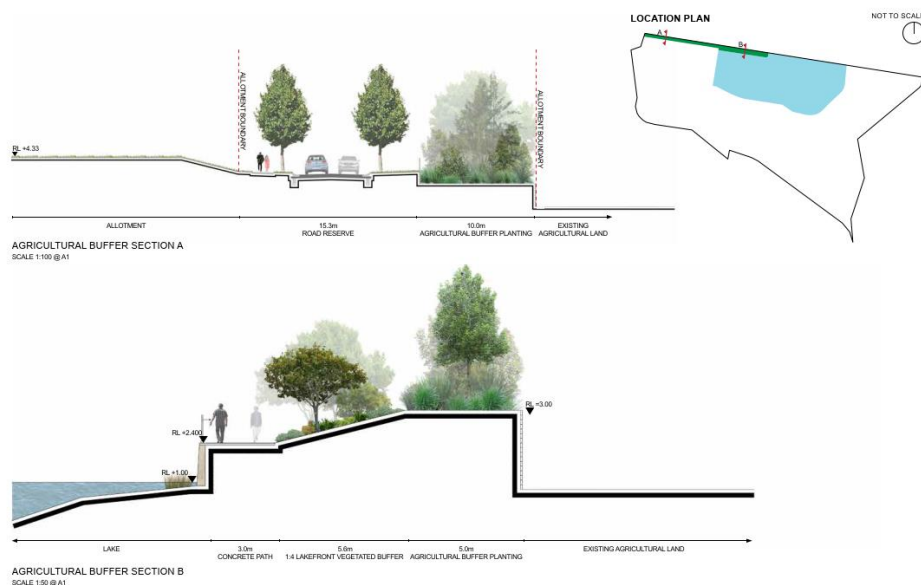


Figure 22 – Indicative Agricultural Buffer Sections

The Planning Guidelines: Separating Agricultural and Residential Land Uses prepared by the Department of Natural Resources dated August 1997 is the acceptable guideline under the Planning Scheme regarding buffers between agricultural uses and sensitive land uses. Based on the available research on chemical spray drift, the planning guidelines have adopted a minimum width of 300m where open ground conditions apply and a

minimum width of 40m where a vegetated buffer element (as shown in the figure below) can be satisfactorily implemented and maintained that:

- contain random plantings of a variety of tree and shrub species of differing growth habits, at spacings of 4–5m for a minimum width of 20m;
- include species with long, thin and rough foliage which facilitates the more efficient capture of spray droplets;
- provide a permeable barrier which allows air to pass through the buffer and a porosity of 0.5 is acceptable (approximately 50% of the screen should be air space);
- foliage is from the base to the crown;
- include species which are fast growing and hardy;
- have a mature tree height 1.5 times the spray release height or target vegetation height, whichever is higher;
- have mature height and width dimensions which do not detrimentally impact upon adjacent cropped land; and
- include an area of at least 10m clear of vegetation or other flammable material to either side of the vegetated area.

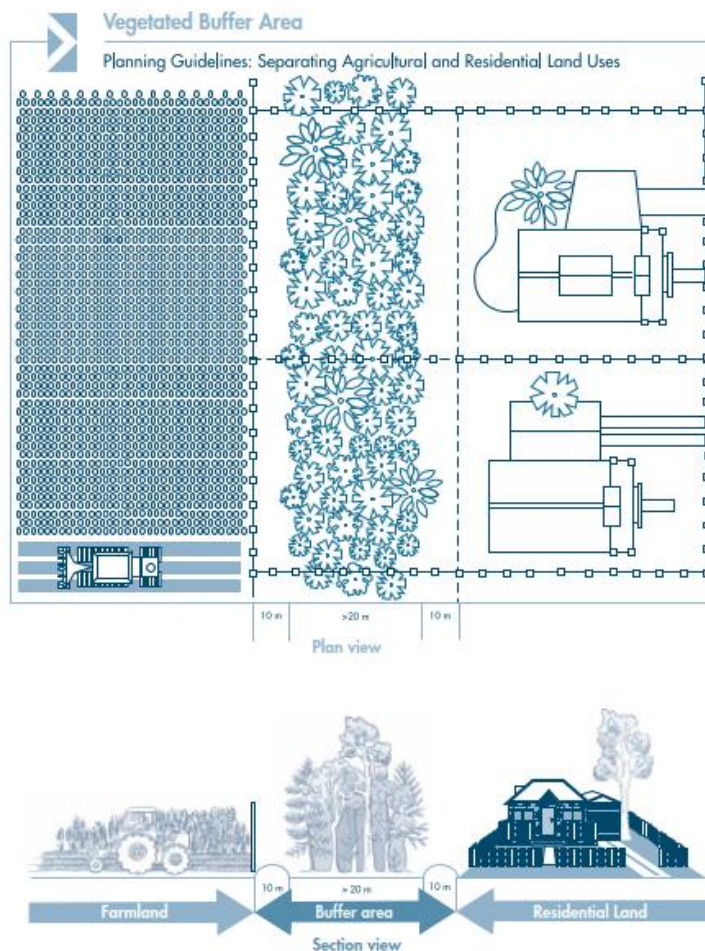


Figure 23 – Vegetated Buffer Area as identified in the Planning Guidelines: Separating Agricultural and Residential Uses

The proposed development does not provide suitable buffers to the agricultural land as per the State Planning Policy and associated guidelines. This is due to the insufficient width and design of the proposed buffers, as they will not be able to function as an agricultural buffer.

However, the proposed master plan can be amended to accommodate these agricultural buffers on the site through amendments in the event of approval. This would include extending the agricultural buffer along the entire northern boundary for a width of 40 metres to mitigate any reverse amenity impacts on the agricultural land and ensure the residential development is not affected by agricultural activities.

Centres Hierarchy

The need for a local centre zone has been supported by a range of Economic Needs Assessments provided by the applicant, including:

- Economic Need and Impact Assessment (dated November 2021) prepared by Foresight Partners Pty Ltd;
- Child Care Needs Assessment (dated May 2021) - prepared by Business Geographics;
- Economic Need Addendum Report (dated May 2022) prepared by Foresight Partners Pty Ltd;
- Response to Submissions letter (dated 12 July 2023) prepared by Foresight Partners;
- Further Letter dated 31 (dated January 2024) prepared by Foresight Partners;
- Further confirmation of the 31 January 2024 Further Letter (dated 11 June 2024) prepared by Foresight Partners; and
- Child Care Needs Assessment – July 2024 prepared by Business Geographics.

The summary of these documents identify that there is a clear and overwhelming need for the subject proposal which will bring numerous community benefits and appropriately respond to the current housing crisis. More specifically to each aspect of the development, the combined documents generally provide support of these uses for the reasons summarised below:

Residential Need

Overall, there is a current need for additional detached residential dwellings at the Sunshine Coast Local Government Area level and in the defined Residential Catchment supported by the following information:

- Significant and sustained population growth is expected to occur in the Sunshine Coast Local Government Area. With the limited availability of large greenfield residential zoned land parcels, it is clear that there is a pressing need for additional residential lots at the Sunshine Coast regional level;
- Comparison of the proposed and approved pipeline supply of 1,073 residential lots with implied additional detached dwelling demand indicates there is only around a 2.3-year supply of proposed and approved residential lots in the residential catchment. This falls well below the Queensland Governments' benchmark of four years' approved lot supply;
- There is a projected shortfall of around 950 detached dwellings in the residential catchment by 2026. This is expected to increase to a shortfall of 4,615 dwellings by 2041, without further additions to the detached dwelling supply;
- The residential vacancy rate for the 4560 postcode (Bli Bli, Nambour and surrounds) is estimated at 0.4% and is still well-below a healthy level (3% to 3.5%). This is also the case in the wider Sunshine Coast region where the vacancy rate is estimated at 0.9%. These very low vacancy rates show a pressing need for

additional housing supply, before rent and house prices become increasingly unaffordable;

- Recent approval data indicates that demand is outpacing recent additions to housing supply, therefore the undersupply and need for additional residential dwellings is growing;
- Additional housing supply is needed to curb median rent increases and improve affordability; and
- Overall, housing affordability is a severe and worsening issue in the region and can only be remedied through a multi-faceted response which includes significant additions to supply and diversity, such as can be provided in part by the proposal.

Retirement Village / Manufactured Home Park

Overall, there is a current need for additional retirement dwellings at the Sunshine Coast Local Government Area level and in the defined Residential Catchment supported by the following information:

- It is projected that the population of the Sunshine Coast LGA will increase from around 346,520 persons in 2021 to around 510,775 persons by 2041, and that the number of persons aged 50+ will increase from 138,470 persons in 2021 to around 221,950 persons by 2041;
- There are around 3,451 dwellings in the Sunshine Coast LGA that are part of Retirement Village / Manufactured Home Park (and that function as retirement living), and there are around 8,386 total Retirement Village / Manufactured Home Park dwellings;
- Based on examination of Village Comparison Documents of existing retirement villages, the average occupancy rate is around 93%, implying many villages are operating at effective full occupancy;
- It is estimated that there is demand for around 9,545 retirement dwellings in the region. This is forecast to increase to demand for around 16,910 retirement dwellings by 2041, an increase of around 7,365 dwellings over the 20 year period;
- Assuming the pipeline supply of 1,021 dwellings is fully developed by 2026 (excludes the subject proposal), there will still be a forecast undersupply of around 1,835 retirement dwellings by 2026. Development of the subject proposal would assist in addressing the significant shortfall, however, assuming the proposed Retirement Village / Manufactured Home Park is developed by 2028, there will still be an estimated shortfall of 3,225 retirement dwellings in the region by 2031;
- Development of detached residential uses only at the subject site would not address the demonstrated need for retirement living facilities in the region; and
- It is beneficial to the community to provide an integrated development with detached general residential uses and retirement living to enable ageing in-place and community interaction between age groups.

Medium Density Residential Development

There is a noted lack of diversity in housing options in other nearby greenfield developments (i.e. Stockland's Twin Waters West development includes only detached residential dwellings, which service only a select part of the need and housing market. The subject development's inclusion of a Medium Density Residential area will increase housing diversity with smaller dwellings which are likely to provide benefits to housing affordability. The Preliminary Approval application will allow for the market to provide appropriate housing choices to meet community needs.

Local Centre (including Shopping Centre and Service Station)

There are several community benefits expected that will result from the proposed development's inclusion of further Local Centre type uses to the community (and with retail competition more generally). These include improved choice, variety, accessibility, convenience, price competition, and these are particularly important community benefits where otherwise there is one entity with a significant level of control over the local retail market.

There is a demonstrated need for the proposed local centre component based on the following information:

- Based on an economic impact analysis and time-series forecast sales analysis, potential impacts of the proposed centre would unlikely threaten the vitality or viability of designated centres in or near the defined trade areas. This analysis demonstrates there is a need for the proposed Local Centre which is supportable by the local market trade areas were defined for the proposed Local Centre and service station;
- The Primary Trade Area encompasses most of the residential and rural residential areas north of the Bli Bli Road and Willis Road intersection to the Maroochy River. The Secondary Trade Area is defined as the southern portion of Bli Bli. It is acknowledged that a large portion of the retail needs of Secondary Trade Area residents will be met by the Bli Bli Village Centre (Local Centre), and a comparatively smaller portion of retail spend from Secondary Trade Area residents will be directed to the subject retail centre;
- It is estimated that the current (June 2021) Total Trade Area population is around 10,475 persons in 3,675 households. This is projected to increase to 11,465 persons in 4,070 households by 2026, which is the assumed first full year of trading for the proposed retail centre. By 2032, the population of the Total Trade Area is forecast to reach around 12,090 persons;
- Total retail expenditure potential generated by Total Trade Area residents is expected to increase from around \$124.6 million in 2021 to \$147.9 million by 2032, an increase of \$23.3 million;
- The proposed Local Centre is forecast to achieve a viable sales level of \$16.3 million in its first full year of trading (year ending June 2026), of which \$15.0

million is generated by Total Trade Area residents and around \$1.3 million by visitors, workers and others residing outside the defined trade areas;

- The Bli Bli Village Local Centre is likely to experience the greatest impact as a result of the subject centre development. Although total turnover of the Bli Bli Village Local Centre is expected to decrease temporarily as a result of the subject centre's introduction to the retail network, by 2028 (only two years after the introduction of the subject centre), sales at the Bli Bli Local Centre are expected to be significantly greater than current (2021) turnover;
- Both the population-based demand and market share analyses confirm that there is sufficient demand and need for a service station at the subject site;
- In our opinion, estimated sales at all existing service station facilities 'post-impact' represent viable trading levels. Therefore, it is unlikely that the proposed development will materially threaten the viability of any existing service station; and
- Furthermore, growth in fuel demand generated by Total Trade Area residents alone between 2021 and 2026 exceeds the combined forecast impact on the existing United and Puma service stations in Bli Bli. This implies that growth in the Total Trade Area will greatly assist in offsetting initial impacts of the proposed service station upon existing local facilities.

Child Care Centre

The combined reports prepared by Business Geographics generally conclude that:

- There is currently limited childcare availability in Bli Bli and with continued population growth expected due to the residential component of Parklakes Central, demand is expected to increase further in coming years;
- At current forecasts, it is estimated that total demand will increase by an additional 50 - 77 places by 2026. It's therefore Business Geographics view that the major catchment could support approximately 100 places (80 – 120 places). An increase in supply of this order would meet the needs of the community to 2026 without having significant negative impacts on the existing (or future) supply network;
- Overall, there is an economic, community and planning need for the provision of a childcare service within the proposed masterplanned development at Parklakes Central in Bli Bli as the existing supply network is insufficient to adequately meet the forecast needs of the community over the next 7 years to 2031 and a new childcare centre within the proposed development would support the day-to-day needs of the local community. It would primarily service additional demand originating from the new residential development proposed and any impacts on the existing (or proposed) childcare network would be expected to be minor, ameliorated over time and outweighed by the positive economic benefits to the local community of improved local childcare options; and
- The inclusion of a childcare centre at Parklakes Central is therefore considered reasonable and appropriate and would not be expected to compromise the role and function of the existing Centre network. It would greatly improve

convenience and amenity for local residents and address a need that is not currently being met by the Planning Scheme in its current form.

The reports provided by the applicant were peer reviewed in June 2022 and conclude that:

It is my view that Bli Bli is an isolated urban community that is well positioned between the coastal and hinterland urban areas. Conveniently, it is located only about 7km from the Maroochydoore Principal Centre. It is an attractive and popular place to live. The Bli Bli SA2 is considered an appropriate area to assess the need for additional residential products at Bli Bli.

Based upon the information available to me, Bli Bli has additional capacity to accommodate an additional 1,000 persons (approximately). The Bli Bli has attracted a population growth of almost 5,200 persons in the last two decades, at an average annual rate of 3.3%. Growth has accelerated over the past five years, with this attracting an additional 2,300 persons at an average annual rate of 4.9%. The Queensland Government Statistician's Office has projected Bli Bli population to increase by 2,000 persons over the next 20 years. If the Subject Site is approved, this projected increase may be exceeded.

Clearly, there is an underlying demand that cannot continue to be satisfied at Bli Bli. Whilst disagreeing with the supply estimate of the ENIA, I agree that demand for residential housing in the LGA north of Maroochy River is constrained. The Planning Scheme cannot continue to accommodate demand to Bli Bli and north of Maroochy River. The Scheme has directed that such demand needs to be satisfied by newer housing estates in the southern part of the LGA.

In circumstances where the Subject Site is located within the Urban Footprint, but within the Rural zone, it is my view that there is a strong level of need to accommodate additional residential growth at Bli Bli on the Subject Site.

With respect to retirement housing, it is accepted that aged care (nursing homes), retirement villages and Manufactured Home Parks provide in demand affordable options for retirement living. It has been estimated that these three residential options satisfy about 18% of South East Queensland's population aged 65 years and over. This is a higher rate than the Australian or state averages, reflecting the more sophisticated housing market present in this area and the larger proportion of retirees living on the Gold and Sunshine Coasts.

The population of Australia, Queensland and the Sunshine Coast is continuing to age over time. Together with population growth, these factors conspire to accelerate the demand for these affordable retirement living options such as Manufactured Home Parks. The ENIA has demonstrated that there is a strong level of need for additional Manufactured Home Parks on the Sunshine Coast.

Based upon ABS data, it is estimated that the proportion of persons aged 65+ in the Bli Bli SA2 has increased from 14.1% in 2006 to 21.1% in 2021. The Queensland Government Statistician's Office projects this proportion to increase to 28.1% in 2041, consistent with the ageing trend of the population. It is therefore estimated that the population of 65+-year-olds in the Bli Bli SA2 has increased from 888 persons in 2006 to 2,277 persons in 2021, at an average annual increase of 6.5%. By 2041, the number of 65+-year-olds is estimated to increase to 3,650 persons, an increase of almost 1,400 persons.

Based upon information set out in the applicant's reports and additional research, I estimate that Bli Bli currently provides a total of 124 aged care beds, 442 retirement village units and 210 MHP units. After applying average occupancy rates, I estimate that these retirement housing options are occupied by about 950 persons. That results in about 42% of the current 65+-year-olds living in Bli Bli residing in specialist retirement accommodation. That is a very high proportion (compared with 18% for South East Queensland) and reflects the view that if appropriate affordable retirement housing options are provided, the market will accept them.

With the proposed Manufactured Home Park to provide about 283 dwellings, it would have the capacity to accommodate about 480 persons (1.7 persons per unit). If approved and developed, these 480 persons would represent 34% of the expected increase in the number of 65+-year-olds in Bli Bli over the next 20 years. Whilst this proportion is well above the South East Queensland average, it is well within the current penetration rate of 42%. I therefore consider that there is a moderate to strong level of need for the proposed Manufactured Home Park to locate at Bli Bli.

I am satisfied that the applicant's reports has demonstrated that there is a sufficient level of need for the proposed Local Centre and the Service Station and that likely economic impacts are within manageable levels.

I am not satisfied that there is a sufficient need for the proposed Childcare Centre. The applicant's reports concluded that there is a need for an additional 80 to 120 places in the Catchment Area. However, an important caveat to that conclusion was that this need was based upon a Childcare Centre that was closed at the time of the Assessment. The 74-place Treehouse by Greenspace subsequently reopened for trading in January 2022, meaning that the applicant's reports has effectively concluded that there is only a need for a further six to 46 places in the Catchment Area.

Neither the applicant's reports nor Development Assessment Report specify the proposed scale of the proposed Childcare Centre. This is not surprising, given that the Application is for a Preliminary Approval. Given that the average size of a

Childcare Centre is typically in the 75-100 place range, the effective conclusion is that there is only a need for between zero and a half a Childcare Centre.

The applicant's report has applied an appropriate methodology. The applicant's report has applied slightly optimistic assumptions, which together, overstate the need for the proposed Childcare Centre:

- (a) The population growth from 2021 to 2026 is considered to be optimistic, at an additional 1,898 persons;*
- (b) The proportion of 0-4-year-olds has been assumed to increase from 2021 to 2026 when it has been falling since 2011;*
- (c) As identified above, the 74-place centre that had closed for redevelopment at the time the CNA was prepared has since reopened.*

On the basis of the above issues, there is insufficient need for an additional Childcare Centre in the Catchment.

It is recognised that the applicant has provided further information since this peer review regarding the need for an additional childcare within the catchment. Upon review of the information supplied, this identifies a potential additional market need of 80-120 places to 2031 (assuming a childcare participation rate of 60-65%) based on limited vacancies at other centres.

The additional report provides that the *Sunshine Coast Planning Scheme 2014* does not cater for such uses. This is not accurate as child care centres are potentially consistent in a number of zones including low density residential and medium density residential zones, which are found in the Bli Bli community (despite being impact assessable) where it can be demonstrated that they directly support the day to day needs of the immediate residential community, are of a small scale and low intensity, are accessible to the population they serve and are located on the major road network rather than local residential streets and do not have a significant detrimental impact on the amenity of surrounding residents.

While this information has not been peer reviewed, there is limited new information supplied to change the above view.

Further, the proposed locations for a child care centre is within the medium density residential zone, which counters the arguments posed about the supply of housing as the use of such land should be preserved for housing, not commercial or community uses.

Size of Local Centre zones

The applicant proposes to include parts of the site within a Local centre zone, which consists of two sites being 7,350m² for a small scale service station and 15,170m² for a

small shopping complex up to 2,500m² gross floor area. The centre is intended to be a Local (not full service) activity centre, which provide a local convenience function only, accommodating small scale services and facilities and supporting the role of higher order activity centres in the activity centre network.

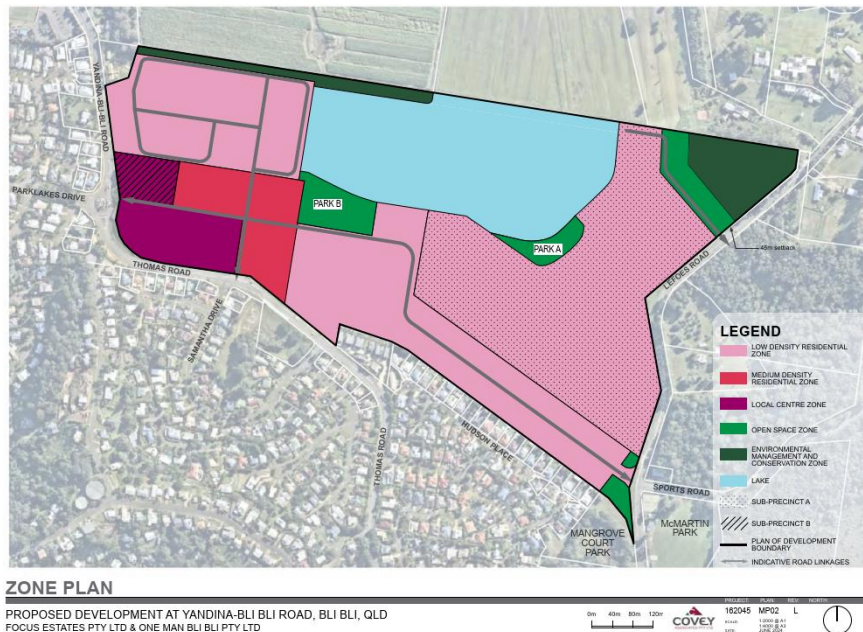


Figure 24 – Proposed Zone Plan

The land area for the Shopping Complex component of the centre seems oversized noting other comparable centres shown below:

Address	Land Area	Approved Gross Floor Area
Centres Hierarchy Classification - Local (<u>not</u> full service) activity centre		
2 Suncoast Beach Dr MOUNT COOLUM (Mount Coolum - IGA)	7,661m ²	Total 2,082 m² • Supermarket – 913m ² • Retail – 1,169m ²
5 Village Centre Way FOREST GLEN (Forest Glen – IGA)	17,280m ²	Total 4,902 m² • Supermarket – 1,500m ² • Retail – 1,402m ² • Medical – 2,000m ²
Note – while the Centres Hierarchy does not recognise Forest Glen as a full service local centre, economic advice for this		

site justified it being a Local (full service) activity centre		
Centres Hierarchy Classification - Local (full service) activity centre		
2 Menzies Dr PACIFIC PARADISE (Northshore Village - Coles)	16,290m ²	Total 3,670 m² • Supermarket – 2,503m ² • Retail – 1,170m ²
158-170 Karawatha Dr BUDERIM (Mountain Creek Local Centre - Woolworths)	16,590m ²	Total 3,915 m² • Supermarket – 2,100m ² • Retail – 1,115m ² • Offices – 250m ² • Service station – 150m ² • Hardware Centre (now Fruit Shop) - 300m ²
21 South Coolum Rd COOLUM BEACH (Coolum Park - Woolworths)	18,850m ²	Total 4,584 m² • Supermarket – 2,800m ² • Retail – 1,784m ²
314-326 David Low Way BLI BLI (Bli Bli Market Place - IGA)	9,809m ²	Total 4,006 m² • Supermarket – 2,508m ² • Retail – 1,498m ²

Further, the applicant has argued that a small-scale service station could be supported on the site, but notes a separate local centre precinct of 7,350m². There is limited information on what constitutes a small-scale service station in their application or Variation Request documentation.

It is presumed that a small scale service station would be standalone, and not form part of a combined service (such as combined with drive through food and drink outlets or large shop offerings).

For context, other such examples of such facilities are described below.

Address	Land Area	Approved Gross Floor Area
150 Yandina Coolum Rd COOLUM BEACH	1,686m ²	• Shop - 204m ² • Pump Facilities - 3 pump facilities (6 pumps in total)
45 Yandina Coolum Rd COOLUM BEACH	1,977m ²	• Shop - 150m ² • Pump Facilities - 6 pump facilities (12 pumps in total)
948 Suncoast Blvd MARCOOLA	1,206m ²	• Shop - 140m ² • Pump Facilities - 3 pump facilities (6 pumps in total)

196-198 Nicklin Way WARANA	1,460m ²	<ul style="list-style-type: none"> • Shop - 120m² • Pump Facilities - 3 pump facilities (6 pumps in total)
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Based on the information above, the size of the proposed precinct accommodating the service station appears oversized for the small scale of development proposed.

Noting the above, and where in the event of approval, a service station could be incorporated into the local centre on the southern side of the development, and the proposed service station site in Precinct B could be returned to Medium density residential, providing further residential opportunities. Any shop component associated with the service station would need to form part of the 2,500m² gross floor area identified in the levels of assessment.

Ecological Matters

Ecological values of the site

The site has been cleared and modified in the past to facilitate rural pursuits. Values identified on the *Biodiversity, waterways and wetlands overlay code* map (shown below) are limited to:

- a linear patch of native vegetation along one of the existing tracks that appears to have been cleared;
- an intact patch of native vegetation that is also identified as a wetland in the north-eastern corner of the site; and
- a riparian protection area associated with the mapped wetland.



Figure 25 – Biodiversity, waterways and wetlands overlay mapping

Of relevance to the *Biodiversity, waterways and wetlands overlay code* is the retention and protection of the mapped wetland in the north-eastern corner of the site as part of the proposed environmental management conservation zone. A vegetation protection covenant was registered over the mapped wetland area as part of a 3 into 3 rural subdivision approved under RAL19/0031. Further, a 45m wide buffer to the wetland has been included in the master plan, which will form part of the open space zone. A new road is also proposed within this buffer.

The linear strip of environmental management and conservation zone along the north-western boundary of the site, will encompass the agricultural buffer that is required to protect the adjacent rural land from conflict with the urban land use proposed as part of the application.

Macropods

The proposed urban/residential zones are located across the existing cleared agricultural land. However, there are still habitat values present in these areas, particularly for fauna species that are highly mobile and/or adapted to living in modified rural environments. For example, there are records for Eastern Grey Kangaroo in the locality and there is the potential for this species use the site during broader movements throughout the region. Management of impacts during construction and operation, particularly for ground-dwelling fauna will need to be addressed as part of subsequent applications should the

master plan be approved. This assessment has also given consideration to the Sunshine Coast Council Macropod Conservation Plan 2023, which was endorsed by Council.

The location and extent of earthworks associated with the delivery of the master plan is currently unknown. However, construction level measures for vegetation and fauna management could be conditioned if the application was to progress to approval. In particular, a detailed Fauna Management Plan would be required for each stage of the development, with particular focus on managing ground-dwelling fauna such as Eastern Grey Kangaroos.

Fauna Management Plans will also be required to address permeability of the development during the operational phase of the development, including the provision of fauna movement infrastructure where required.

Requiring the inclusion of macropod sensitive design measures as part of the development design and layout will ensure consistency with Desired Outcome 2 of the Sunshine Coast Council Macropod Conservation Plan 2023, which recommends the following actions for new developments:

- road design and speed limits to reduce macropod interactions with vehicles and facilitate safe movement for wildlife and people;
- fauna crossing infrastructure to facilitate safe movement for macropods e.g. fauna underpasses;
- use of proven signage such as electronic signs, and road surface markings at appropriate locations;
- roadside plantings which ensure visibility and discourage grazing; and
- Kangaroo friendly habitat planting in suitable locations.

Groundwater

The applicant has not submitted an appropriate level of assessment against Performance Outcome 11 and 12 of the *Biodiversity, waterways and wetlands overlay code* that demonstrates the development will not have an adverse impact natural surface and ground water hydrologic regimes for the wetland in the north-eastern corner of the site.

The capacity of a development to satisfy this Performance Outcome is closely associated with the requirements under the *Flood hazard overlay code* and *Stormwater management code*. The site currently drains to the north towards the Maroochy River and away from the onsite wetland.

The proposed development, including the constructed lake, is unlikely to alter the surface or ground water hydraulic regime in this wetland. Further, the development is unlikely to have an adverse impact on the quality of the surface and ground water in the on-site wetland as it is proposed that stormwater generated by the development would be treated and discharged into the constructed wetland, not to the natural wetland in the north-eastern corner of the site. Further, discharge from the constructed lake would

be through a series of existing drains that are controlled by the South Maroochy Drainage Board. In order for this to occur, works these drains need to be deepened and there are issues with legalities of these works being undertaken given some of the drains partially extend through private properties for which there is no easement (existing or proposed). If these issues can be resolved, the proposed drainage solution for the development is unlikely to have an adverse impact on the surface water quality of the on-site wetland.

Given the above, it is anticipated the development could be conditioned to satisfy the *Biodiversity, waterways and wetlands overlay code*.

Access Movements

Vehicle access for the development is provided via two roundabouts to the State controlled Thomas Road at the western end of the site and a roundabout on the Council controlled Lefoes Road (a District Collector Street) at the eastern end of the site opposite Sports Road. Lefoes Road itself joins the State Controlled road network at its signalised intersection with Willis Road.

Conditions are provided by the Queensland Government State Assessment and Referral Agency's response, which includes works at a number of intersections along the State-controlled Thomas Road – Willis Road – Bli Bli Road route from the western site access intersection to David Low Way and are subject to various timing triggers depending on when the development has reached a certain size and/or when a particular proposed internal road has been constructed. Works include upgrades to existing signalised and roundabout intersections at Willis Road / School Road / Lefoes Road and Bli Bli Road / Willis Road respectively, along with the introduction of right turn limitations at some existing local intersections to manage safety and delay impacts along the State-controlled route.

In regards to local street and pathway networks proposed through the site, the street network allows for a potential future bus route. However, there are some further amendments that would be required to the Plan of Development for the local road network to include amendments to plans contained in the Plan of Development document to increase the reserve width of some proposed street cross-sections, primarily to allow for one-way offroad cycle tracks on both sides of the road (rather than two-way offroad cycle tracks on one side of the road as proposed), to be consistent with current cycle track design guidance for Queensland. This includes:

- District Collector reserve width increased by 1.4 metres from 25.2 to 26.6 metres;
- District Main Street reserve width increased by 2.4 metres from 27.8 to 30.2 metres; and
- Neighbourhood Collector Streets width increased by 3 metres from 23.8 to 26.8 metres.

The proposed access laneway cross-section should also be removed from the plan of development since its use (in lieu of an access place) is inappropriate in the context proposed development.

Further, conditions could be included in the event of approval for frontage works along the site's boundary to the Council controlled Lefoes Road, including pavement widening and a footpath. A shared pathway would also extend south from the site along Lefoes Road to connect with the existing pathway network. These works would make the application consistent with achieving Council transport requirements of the *Transport and parking code*.

Density

The application seeks to vary the residential densities and minimum lot size, overriding the equivalent provisions of the *Reconfiguration of a Lot Code* and replicating those in the *Multi unit residential uses code* to

- facilitate detached housing as follows:
 - up to 20% being between 300m² and 449m² (minimum frontage of 10 metres);
 - up to 45% generally ranging in size over 300m² to greater than 600m² (minimum frontage of 15 metres);
 - minimum of 20% and up to 100% of lots being over 600m² (minimum frontage of 15 metres);
 - corner lots being a minimum of 450m²;
 - up to 10% of lots being for dual occupancy over 600m² spread over the development footprint; and
- allowing between 30-50 dwellings per hectare for multiple dwelling units where 2 storey and 50-80 dwellings per hectare where 12 metres building height.

Whilst not located in the Bli Bli local plan area, this is the nearest local plan and adjoins the southern boundary. The Bli Bli local plan code provides an alternative lot size for low density residential zones of 700m² with the intent to provide for comparatively large lot sizes that are responsive to the local topography and maintain the low density character and amenity of neighbourhoods.

However, both nearby Parklakes 1 and 2 estates provide smaller lots sizes, down to 300m² (in Grebe Crescent Bli Bli). In the adjoining sites to the south along Hudson Place and Hawkesbury Court, the sites are 800m².

To maintain the residential character, there should be some form of either transition between these sites, or provision of a vegetated separation between the estates. However, this could be conditioned in the event of approval.

In regards to the densities for medium density residential development, this replicates the densities shown in the *Multi unit residential uses code*, and can be supported in the event of approval.

Heritage

There are no European cultural heritage significance landscape features on the subject site.

In regards to First Nations Cultural Heritage, the applicant states that Aboriginal cultural heritage is protected under the *Aboriginal Cultural Heritage Act 2003*, and Torres Strait Islander cultural heritage is protected under the *Torres Strait Islander Cultural Heritage Act 2003*. As these Acts sit above the Sunshine Coast Planning Scheme 2014 and have primary carriage of the protection of Aboriginal and Torres Strait Islander cultural heritage and how any duty of care is discharged. The proponent notes and understand that they will separately need to meet their responsibilities under these Acts as and where required.

The applicant has advised that they have completed a Cultural Heritage Assessment report with Kabi Kabi representatives and has appointed a cultural heritage expert advisor to the development project team. The proponent is keen to tell the Kabi Kabi story and advised they are taking a professional and considered approach to including the Kabi Kabi people as stakeholders within the proposed development.

The proponent has advised that they are aware of their obligations under the *Aboriginal Cultural Heritage Act 2003* to protect any Aboriginal cultural heritage connected to the Subject Site.

Acid Sulfate Soils

The purpose of the *Acid sulfate soils overlay code* is to ensure that the generation or release of acid and metal contaminants from acid sulfate soils does not have adverse effects on the natural environment, built environment, infrastructure or human health.

This is intended to be achieved through the following:

- (a) development ensures that the release of acid and associated metal contaminants into the environment is avoided by either:-
 - (i) not disturbing acid sulfate soils when excavating or otherwise removing soil or sediment, extracting groundwater or filling land; or
 - (ii) treating and, if required, undertaking ongoing management of any disturbed acid sulfate soils and drainage waters.

The applicant has not provided an Acid Sulfate Soils investigation for the site. It is likely that a report could be provided with suitable recommendations to manage acid sulfate soils.

In the event of approval, conditions (including engineering certification) could be applied requiring an investigative report for the first stage of the development, and a detailed Acid Sulfate Soils Management Plan for each subsequent stage where acid sulfate soils will be disturbed to be endorsed through an Operational Work approval.

Acoustic Amenity

The applicant has not provided a Noise Impact Assessment Report regarding compliance with the outcomes for the location and design of sensitive land uses to ensure that noise emissions from Yandina Bli Bli Road do not adversely affect the wellbeing of occupants i.e. by provision of noise barriers, house façade design and buffer setback to the roads as per PO7 of the *Regional Infrastructure overlay code*.

To minimise the impacts of transport noise on dwelling occupants, the Queensland Government has streamlined the building application approval process for accommodation buildings constructed in designated transport noise corridors.

The subject land is mapped as within a Transport Noise Corridor and the *QDC-MP4.4 Buildings in Transport Noise Corridors* will apply in addition to the *State Code 1: Development within a State Controlled Road Environment* in regard to the State Road corridor associated with Yandina Bli Bli Road.

At the time of reconfiguring a lot for each stage, the plans should include the acoustic design for the barriers e.g. position, materials, height, returns and access way through the barriers whilst maintaining the acoustic rating. This should include an appropriate vegetated buffer between the residential components of the development and Yandina Bli Bli Road.

Property notes can be applied to future lots advising property owners, purchasers and building certifiers of specific lots, to apply the varied construction categories for dwellings against the *QDC-MP4.4 Buildings in Transport Noise Corridors*

Airport Matters

The subject site is mapped within the Airport Environs overlay, being between 3 kilometres and 8 kilometres of the Sunshine Coast Airport. The site is located within the *OLS – Obstacle limitation surface boundary sub-category* and *Runway separation distance* subcategories of the overlay.

The proposed development (maximum building height 12 metres) will not penetrate the obstacle limitation surface (OLS) of the airport, meeting Acceptable Outcome AO1.1 and therefore not impacting the functionality of the existing airport environment.

Runway separation distance

There are no specific requirements in the *Airport environs overlay code* for the site being between between 3 kilometres and 8 kilometres of the Sunshine Coast Airport.

Noise

There are no current or future ANEF contours affecting the site, therefore there are no requirements for the development to respond to Airport noise requirements. Australian Standards for construction could be applied as required for subsequent developments.

There are no other applicable requirements of the Airport Environs overlay to the proposed development on the subject site.

Conclusion for Developable Area

The above assessment identifies there are substantial inconsistencies with the *Environment and Liveability Strategy* and the *Sunshine Coast Planning Scheme 2014* deficiencies in the information including:

- There is significant modification of the floodplain proposed resulting in a loss of floodplain storage capacity. If an equivalent loss of floodplain storage occurred on other rural zoned properties within the floodplain, this would result in significant impact on other urban areas;
- Constructed waterbodies are not supported by Council policies including the *Environment and Liveability Strategy* and *Sunshine Coast Planning Scheme 2014* and no overriding need in the public interest has been demonstrated. There are significant risks for the constructed waterbody to be managed by a third party;
- The preliminary post earthworks finished levels have not been finalised, and show significant retaining walls through the estate. This also causes some confusion about the eventual built form and building heights, which cannot be supported at this time;
- It is difficult to determine whether the development can include appropriate open space area as no upper limit of dwelling numbers to be created have been provided or committed to by the applicant. While it is appreciated that there is sufficient area over the entire site, new zoning is proposed and it is not appropriate to leave the sizing and design of the open space area to latter stages of a development as there is significant risk that open space areas will be undersized and not to the desired standards of service; and
- The proposed development does not provide suitable buffers to the agricultural land as per the State Planning Policy and associated guidelines. This is due to the insufficient width and design of the proposed buffers, as they will not be able to function as an agricultural buffer. However, the proposed master plan can be amended to include an agricultural buffer along the entire northern boundary for a width of 40 metres.

Other Relevant Matters

While the development is inconsistent in the Rural zone and is considered to be a departure from the Planning Scheme, s45(5)(b) of the *Planning Act 2016* requires consideration of whether there are other relevant matters for consideration which warrant an approval or refusal of the application.

The exercise of any discretion regarding other relevant matters requires an open mind to all relevant considerations. While the existence of non-compliance with an assessment benchmark noted above is a relevant fact and circumstance in the exercise of that planning discretion, it cannot be assumed that the non-compliance automatically warrants refusal.

While this “other relevant matters” test is still developing, the Planning and Environment Court have accepted the below matters with some frequency:

- planning, economic and community need;
- the absence of any unacceptable impacts; and
- whether conditions could be imposed to address areas of non-compliance.

The applicant has provided the following matters (paraphrased from their submission) to support the application as part of a community benefit:

- Need and benefit in housing and housing choice – the development provides residential development, with a variety of housing options satisfies a clear and present economic need for such housing to provide benefits to the Sunshine Coast Region as a whole. This is supported by a Memorandum of Understanding with Coast2Bay, which is explained further below;
- Need for supporting services - there is a need for additional small scale convenience retail and services enabling emergency and health care service provision;
- Need for high quality master planning design - the applicant indicates they have holistically considered a wide range of community benefits in creation of its Masterplan design, inclusive of the use of public lakes. The Masterplan incorporates urban design principles of placemaking, connecting existing open spaces together and improvements to the visual amenity and exposure of future residents to scenic visual amenity benefits, including some of cultural heritage value in the location, functionality and user experience of the lakes and open space areas, not just their storage value;
- Need for improvements in existing community connectivity - the Masterplan further links and improves connectivity and safety between existing community locations and creates benefits for the amenity of the existing Bli Bli community through the inclusion of 1.4 kilometres of additional footpaths, public open space walking routes and road crossings including 14 raised and/or signalised crossings:
 - School Road x 1 additional signalised crossing;
 - Kennedy Road / Waigani Street x 1 signalised crossing;
 - Tasol Street / Bli Bli Road x 1 signalised crossing;

- Parklakes Drive (3 raised crossings);
 - Samantha Drive (3 raised crossings);
 - Kennedy Road / Waigani Street (2 raised crossings);
 - Whistler Street (1 raised crossing);
 - Riverview Street (1 raised crossing); and
 - Tasol Street (1 raised crossing).
- Beneficial Downstream drainage works - the applicant has assisted the South Maroochy Drainage Board in obtaining a Ministerial Infrastructure Designation Approval to enable the South Maroochy Drainage Board to maintain drains downstream of the development, avoiding the significant costs and time delays of alternatively being required to seek Development Permits for Operational Work approval and Department of Agricultural and Fisheries approval on each occasion the drains require maintenance. This enables the South Maroochy Drainage Board to meet their intended function under the Water Act and provides a significant cost saving in application fees to the Board. The applicant will also be working with the Board, via an intended Infrastructure Agreement process to undertake the maintenance works within the drains upon receipt of an approval for this application, with the Board endeavouring to secure easement access in due course;
- Upgrade of the existing Bli Bli community hall carpark - discussions have been held with the Bli Bli Community Association to upgrade the existing community hall carpark. The recent addition of yellow lines outside the front of the hall have removed car parking spaces and the current carpark is not line marked and is of an uneven grade making parking and pedestrian movement difficult; and
- Provision of a Lake sinking fund of \$1,867,232 - this reflects their assessment of a sinking fund for an 80 year maintenance period (note that their estimates below show a figure of \$2,000,000).

The applicant has also advised that they have entered into an exclusive Memorandum of Understanding between Coast2Bay and the developers of the Bli Bli Northern Village project with a shared objective to provide an element of affordable housing into the project. Should the development succeed in obtaining planning approvals, Coast2Bay intend to purchase multiple finished lots for medium density and/or duplex housing projects. Coast2Bay have provided a letter of support for the project which identifies:

The Bli Bli area offers an ideal location for social and affordable housing, with good access to town centre amenity, public transport connections, schools and recreation. The area is also not considered over-saturated with existing social or affordable housing product. Given the significant demand and high suitability, Coast2Bay have targeted the area for new housing projects for some time. However, a lack of new land supply and diversity of product being delivered by the private market has made this a difficult task.

We are excited to now be working with the developers of the Bli Bli Northern Village, to bring on supply of genuine affordable housing opportunities for people

in need. Coast2Bay intend to seek funding through the Queensland Government and/or the Housing Australia Future Fund in due course. Targeted projects in the Bli Bli Village will include

- *Medium density developments of between 20-40 dwellings, typically 1- and 2-bedroom units;*
- *Duplex and triplex dwellings, potentially for inclusion in Coast2Bay's RISE2 emergency accommodation program for women and children escaping domestic and family violence;*
- *Spot-purchase or head lease of multiple dwelling units, including apartments over retail shops.*

The total financial benefit that can be estimated for only the abovementioned 'physical' works is summarised below and estimated to be \$5,460,000 as follows:

Item of Community Benefit	Estimated Cost
11 raised crossings	\$1,100,000
3 signalised crossings	\$975,000
Additional footpaths	\$350,000
Upgrade to community hall carpark	\$490,000
South Maroochy Drainage Board Application Works	\$229,000
Maintenance of the South Maroochy Drainage Board network – initial maintenance	\$316,000
Lake sinking fund (subject to confirmation)	\$2,000,000
Total Amount	\$5,460,000

The applicant advises that this does not include any indirect economic value associated with increased economic activity in the area and security in employment that also follows direct economic benefits from these works and the wider overall constructions cost of the proposal of approximately \$65 million.

The applicant further adds that there are reasons to support the application as follows:

- Economic, community and planning need;
- The particular age of the Planning Scheme – *Sunshine Coast Planning Scheme 2014* is entering its 10th year since gazettal;
- The 2017 designation of the site into the Urban Footprint under the South East Queensland Regional Plan and recent update to that Plan on required housing needs;
- The adjacent land development of Parklakes 1 and Parklakes 2 and benefits of providing consistency with the existing character of the area;
- Proposed changes to local planning instruments, post public notice, such as the Amendment; and
- Social, economic and environmental benefits of a proposed public lake as open space.

In regards to the above matters raised by the applicant, the following comments are made:

- any application for a Variation Approval should consider a high quality master planning process and incorporate connections through the site. This is simply a requirement of the Planning Scheme and good planning principles for new development estates;
- the road upgrades and pedestrian connections mentioned (with the exception of the additional footpaths external to the site closer to the existing Bli Bli town centre along Thomas Road) are requirements for the development to service the residential community, and not above and beyond what would be required;
- the works intended to be undertaken for the South Maroochy Drainage Board under the Ministerial Infrastructure Designation relate to maintenance works, as opposed to widening of these drains that would provide a greater benefit to the community. Further, Council cannot lawfully condition that the applicant provides funds to the South Maroochy Drainage Board or lawfully condition that the external works to the South Maroochy Drainage Board are undertaken as part of the development as these sites do not form part of the application. As such, with no easements over the South Maroochy Drainage Board drains being in place, the South Maroochy Drainage Board needs to get permission from each private property owner to do works under the Ministerial Infrastructure Designation;
- the upgrade of the Bli Bli Community Hall car park was investigated by Council in 2021, but did not proceed at that time due to concerns about stormwater runoff. The applicant has provided a site plan, showing retaining walls, but no further detail about the height of these walls, or how stormwater would be addressed. Council would need to understand this detail before committing to this arrangement. In any case, this would need to be contained in an Infrastructure Agreement as this site does not form part of the application;
- where a lake is provided, a lake sinking fund is a requirement of the Planning Scheme and cannot be considered a community benefit; and
- the Memorandum of Understanding with Coast2Bay can allow for more affordable and social housing. This approach is supported by Council's *Housing and Homelessness Action Plan*. However this relies on other funding sources and cannot be guaranteed in the final outcome. Even if this were to be supported, this detail should be contained in an Infrastructure Agreement to clearly articulate what the offer is and how this could eventuate.

As such, the applicant's argument against the other relevant matters relies on the need for housing and housing diversity, which is agreed and supported by the applicant's documents and studies. It is recognised and not refuted that the provision of additional housing supply is needed generally on the Sunshine Coast. Further, the applicant submits that the provision of a lake provides other social benefits for those within and nearby the estate. The applicant also identifies that the inclusion of a local centre then provides an alternative option to the Bli Bli local centre for immediate day to day needs.

In contrast, the significant reasons that warrant refusal of the application include:

- there is significant modification of the floodplain proposed resulting in a loss of floodplain storage capacity. If an equivalent loss of floodplain storage occurred on other rural zoned properties within the floodplain, this would result in significant impact on other urban areas;
- constructed waterbodies are not supported by Council policies including the *Environment and Liveability Strategy* and *Sunshine Coast Planning Scheme 2014* and no overriding need in the public interest has been demonstrated. There are significant risks for the constructed waterbody to be managed by a third party; and
- there are no community benefits that are proposed to be provided in association with the application that provide a reason to support the deviations from the Planning Scheme and Council's policies.

There are other matters identified in this report that remain unresolved, such as building height, open space, agricultural buffers etc, but could be conditioned or amended should approval be contemplated.

On balance, the development raises a number of inconsistencies with the Planning Scheme. In this circumstance, the matters that may warrant approval are not as compelling as those against of the development. While the need for housing is not disputed, the need for housing should not result in external impacts and therefore cannot be supported.

Variation Request component

As mentioned earlier in this report, the outcome of the developable area informs the assessment and decision of the part of the development application that proposes to vary the local planning instrument. Section 50 (3) of the *Planning Act 2016* states that an application for a Preliminary Approval 'may also include a variation request.' A proponent must therefore have an application for a Preliminary Approval if it wants to include a Variation Request.

Section 61 (2) of the *Planning Act 2016* identifies the matters that the assessment manager must consider in its decision making for Variation Requests, including

- the result of the assessment of that part of the development application that is not the Variation Request; and
- the consistency of the variations sought with the rest of the local planning instrument that is sought to be varied; and
- the effect the variations would have on submission rights for later development applications, particularly considering the amount and detail of information included in, attached to, or given with the application and available to submitters; and
- any other matter prescribed by regulation.

As noted above, the recommendation is not to proceed with this development based on uncertainty of the outcome.

Notwithstanding this, and where approval contemplated, there are a number of concerns with the Preliminary Approval Document submitted with the application including, but not limited to:

- The Preliminary Approval Document and associated code is limited in detail to reflect the aspects requested in the Preliminary Approval. For example, the plans of development do not specify maximum expected lot numbers, maximum multiple dwelling numbers, maximum retirement village components, maximum gross leasable floor area components for each use over the local centre. Further, there are no limitations on the number of childcare centres and service stations within the document, which are relied upon in the applicant's economic impact assessment. As such, the document does not provide certainty for the development outcome;
- The Tables of Assessment identify the requirements for accepted development, but these codes are not replicated through the document causing confusion;
- Within the Table of Assessment for the Low density residential density zone, the following matters are noted:
 - Dual occupancies are nominated as accepted development, where nominated on a plan of development and code assessable otherwise. This may lead to more than 10% of lots being used for this purpose, contrary to the intent of the document. It is better served to nominated any preferred dual occupancy lot on the plan of development, and retain impact assessment otherwise;
 - a Home based business (where for a High impact home based business activity) are now regulated through the *Planning Regulations 2017* and cannot be more than code assessment;
- Within the Table of Assessment for the Medium density residential density zone, the following matters are noted:
 - a Home based business (where for a High impact home based business activity) are now regulated through the *Planning Regulations 2017* and cannot be more than code assessment;
 - it is uncertain why a dwelling unit would be provided as these are directly associated with commercial uses. As a shop (corner store) is not intended to be permitted in the zone, this should be removed;
 - Child care centre should remain impact assessable;
- Within the Table of Assessment for the Local centre zone, the following matters are noted:
 - it is unlikely that a caretakers accommodation will be required for this site and should be removed;
 - a community residence is not assessable development under Schedule 6, Part 2, (6) (1) of the *Planning Regulations 2017*, and should be removed

- The commercial uses do not include the gross leasable floor area component to reflect the local centre (not full service) nature of the site;
- a Home based business (where for a High impact home based business activity) are now regulated through the *Planning Regulations 2017* and cannot be more than code assessment;
- there has been no justification for Garden centre or Hardware and trade supplies for this site, and should be removed;
- Prescribed roof top uses where for Outdoor sport and recreation is not intended in the Local centre zone and should be removed;
- Within the drafting of the proposed Bli Bli Northern Village code, the following matters are noted:
 - the document is flawed in that many of the acceptable outcomes do not relate to the intended outcome being the performance or overall outcomes nominated (such as childcare centres being located on sites over 2,700m², but the associated performance outcome talks to sites in the medium density residential zone are suitable or a small scale service station is permitted, but without context for what this means);
 - Acceptable Outcome 7 (refers to works in the South Maroochy Drainage Board Land) is not lawful as it will include sites outside the Variation Request; and
 - overall, the document lacks detail and does not provide for known outcomes.

Consequently, there is a lack of certainty as to what may, or may not, ultimately occur on the subject land. The lack of detail in the development application means there is no certainty as to the range of uses or the form and scale of the future potential development, particularly in the Local centre zone and the retirement village sub-precinct. This has the effect that the variations would have on submission rights for later development applications, particularly considering the amount and detail of information included in, attached to, or given with the application and available to submitters.

Variation to Dwelling House Provisions

The applicant has requested different design provisions for dwelling houses. Currently, the Mandatory Parts 1.1 and 1.2 of the *Queensland Development Code* contain the siting standards previously incorporated in the standard Building Regulation for:

- MP 1.1 - Design and siting standards for single detached housing on lots under 450m²
- MP 1.2 - Design and siting standards for single detached housing on lots 450m² and over

The *Queensland Development Codes* MP 1.1 and 1.2 are 'default' standards that must be applied unless a local government's planning scheme contains 'alternative standards'. If alternative standards are contained in a planning scheme, they must be applied instead of the *Queensland Development Code* requirements.

The *Sunshine Coast Planning Scheme 2014* identifies as an Editor's note that
*for a Structure Plan, as varied by an approved master plan or an approved plan of
development for a variation approval or reconfiguring a lot, may vary or specify
alternative requirements for accepted development or performance outcomes and
acceptable outcomes for assessable development for a dwelling house. In such cases,
compliance with these alternative requirements for accepted development or
performance outcomes and acceptable outcomes for assessable development will be
deemed to represent compliance with the comparable provisions of the Dwelling
house code*

The applicant seeks dwelling houses to be varied from the current planning framework of
Queensland Development Code and *Sunshine Coast Planning Scheme 2014* as follows:

- Maximum site cover for narrow lots of 60% in lieu of 50%;
- Front setback
 - Garage – 5.5 metres in lieu of 6 metres;
 - Remove height and size limitations of garages, carports and sheds;
 - Minimum side setbacks to be 1 metre in lieu of 1.5 metres where not
nominated as built to boundary on a Plan of Development; or adjacent to
another small lot (Note: small lots <400m²); and
 - Dwelling - 3.5m to the ground floor & 6.0m to the first storey

Noting the layout is yet to be provided, this is better confirmed through a site specific
plan of development for each precinct. There is no justification at this time for the
amended dwelling design as this can be accommodated later through each application
once the layout of the development is better known.

Other Assessment Matters

In addition to the assessment benchmarks referred to above, the *Planning Regulation
2017* requires that impact assessment must be carried out having regard to:

- the regional plan for a region; and
- the State Planning Policy, to the extent the State Planning Policy is not identified
in the planning scheme as being appropriately integrated in the planning
scheme.

South East Queensland Regional Plan

The development is located within the Urban Footprint of the South East Queensland
Regional Plan. Having regard to the South East Queensland Regional Plan, the
development is generally consistent with the outcomes expressed and sought to be
achieved by the South East Queensland Regional Plan.

State Planning Policy (SPP)

Since the time the *Sunshine Coast Planning Scheme* commenced on 21 May 2014, a new State Planning Policy came into effect on 3 July 2017 and must be considered for development assessment to the extent the State Planning Policy is inconsistent with the planning scheme.

The proposal is consistent with the policy intent of the State Planning Policy and does not conflict with any of the identified state interests subject to imposition of the conditions described earlier in relation to dealing with the assessment benchmarks contained within the State Planning Policy.

CONSULTATION:

Referral Agencies

The application was referred to the following referral agencies in accordance with the *Planning Act 2016* and the *Planning Regulation 2017*:

Department of State Development, Infrastructure, Local Government and Planning (SARA)

The department is a concurrence agency for three matters including:

- Clearing native vegetation;
- Infrastructure - state transport infrastructure; and
- State transport corridors and future State transport corridors.

The department responded by letter dated 20 September 2024 and advised that subject to the provision of conditions, the proposed development able to be approved as the development:

- is unlikely to impact on the safety of users of the state transport corridor;
- is unlikely to impact on the function and operation of the state transport network;
- is designed to provide access to current and future public transport services and infrastructure;
- is designed to encourage safe pedestrian and cycle links; and
- will not impact on native vegetation.

Where the application is approved, the following notable aspects are conditioned and must be attached to any approval:

- Road access intersection works at the western and eastern access points to the development to be undertaken in accordance with the approved plans;
- Removal of all other access points to the state controlled road;

- Road works at the Thomas Road and Samantha Road East intersection must be provided comprising physical restriction of Samantha Road East to left-in / left-out;
- Amendments to the Bli Bli Road / Willis Road roundabout including dual laning, extension of entry and exit lanes and on road cycle paths;
- Amendments to the Bli Bli Road / Waigani Street / Kennedy Road intersection including restriction of Waigani Street to a right-in, left-in and left-out arrangement, restriction of Kennedy Road to a left-in and left-out arrangement, and pedestrian crossings on Waigani Street, Kennedy Road and Bli Bli Road;
- Amendments to the Bli Bli Road and Tasol Street intersection including physical restriction of Tasol Street to left-in / left-out and a pedestrian crossing on Tasol Street and Bli Bli Road;
- Amendments to the Willis Road / School Road / Lefoes Road & Willis Road / Riverview Street intersection including an additional southbound lane extending from the intersection of Willis Road and Thomas Road past Lefoes Road for as far as practical before merging to a single southbound lane before Willis Road and Whistler Street, a pedestrian crossing on the Willis Road northern leg, provision for on-road cyclists, a cycle lane connection to the pathway on Willis Road northern leg and physical restriction of Riverview Street to left-in / left-out; and
- Further works to entry intersections to the estate should the retirement village be developed for residential purposes.

Other External Referrals

The application did not require any other external referrals.

Public Notification

The application was publicly notified for 33 days between 15 May 2023 and 30 June 2023 in accordance with the requirements of the *Planning Act 2016*. A total of 318 submissions were received, of which 253 were determined to be 'properly made' in accordance with the *Planning Act 2016*.

Of the 318 submissions received:

- 151 submissions were in support of the proposal (of which 142 submissions were properly made);
- 156 submissions were opposed to the development (of which 87 submissions were properly made); and
- 11 submissions were neutral (of which 6 submissions were properly made).

The following table provides a description of the matters raised in submissions received about the application, together with a statement of how those matters were dealt with in reaching a decision:

ISSUES	OFFICER COMMENTS
SUBMISSIONS IN FAVOUR OF THE DEVELOPMENT	
<i>Support for Additional Housing</i>	
<ul style="list-style-type: none"> Development will assist with housing crisis. Development provides a variety of living opportunities including low and medium density residential land. Option for over 50's resort is required. Development will assist with reducing homelessness. Development will assist with housing affordability allowing younger generations to afford housing in the area. Construction industry is struggling to keep up with demand and land is needed to assist with this industry. 	The comments about need for housing are acknowledged.
<i>Support for Additional Retail</i>	
<ul style="list-style-type: none"> The Shopping centre is well located on the higher ground of the proposed site and would positively serve the needs of the already established community. Additional retail space within the development will provide an alternative and complementary option to existing Bli Bli River Market. Development provides jobs for school leavers and local businesses. Childcare centres are needed in residential areas so families can access care that is close to their home as well as their child's community support area. By having a centre adjacent to support services such as a swim school, this will allow families to access these 	<p>The comments regarding need and desire for further retail services are noted and supported by an Economic Needs Assessment.</p> <p>However, there has not been a demonstrated need for a further child care centre at this time.</p>

services and aide their busy lifestyles.	
<i>Traffic Improvements for the Area</i>	
<ul style="list-style-type: none"> Development includes improvements for cycle pathways and pedestrians. 	The development would provide necessary traffic infrastructure to cater for the development.
Development provides safety upgrades to roads infrastructure in the area.	
<i>Increased Amenity for residents and nearby areas</i>	
<ul style="list-style-type: none"> Development includes lakes, parks and recreation land which will increase value for existing homes. 	This is not a relevant consideration under the <i>Planning Act 2016</i> .
<ul style="list-style-type: none"> The development will reduce the mosquito population. 	There is no evidence to support this statement.
<i>Increased Rates for Council</i>	
<ul style="list-style-type: none"> Development will generate increased tax revenue for local government, which can be reinvested in public services, infrastructure and amenities. 	This is not a relevant consideration under the <i>Planning Act 2016</i> .
<i>Support for Sporting Clubs</i>	
<ul style="list-style-type: none"> Development will boost local sporting clubs. 	This is not a relevant consideration under the <i>Planning Act 2016</i> .
<i>Support for growth of nearby schools</i>	
<ul style="list-style-type: none"> The development supports further growth of Good Samaritan Catholic College. 	This is not a relevant consideration under the <i>Planning Act 2016</i> .

ISSUES	OFFICER COMMENTS
SUBMISSIONS OPPOSED TO THE DEVELOPMENT	
<i>Concerns about Increased Traffic</i>	
<ul style="list-style-type: none"> The Bli Bli bridge is in terrible condition and the traffic light system combined with the entry and exit path for the Bli Bli shops is a major bottle neck. Bli Bli bridge 	David Low Way is a state controlled road. With conditions, the State Government agree that there is capacity in the road network.

needs to be duplicated before any further development is approved.	
<ul style="list-style-type: none"> The current roads in and out of Parklakes 1 and 2 are congested. The closure of right hand turns into Tasol, Waigani and Kennedy Streets isn't supported and should be signalised, particularly where those streets have no alternative or convenient options to get around those bans. Dangerous intersections are created by badly planned narrow roads. The development does not provide public transport lanes to minimise impacts on general traffic. 	Bli Bli Road, Willis Road and Thomas Road are state controlled roads. With conditions, the State Government agree that there is capacity in the road network.
<i>Development on Floodplains</i>	
<ul style="list-style-type: none"> Development on flood prone land is not supported as evidenced in February 2022 when the site was under water. The land is part of the Maroochy River Floodplain. The development of the land for urban purposes will increase stormwater runoff into the floodplain, thereby providing an additional increment towards reducing the effectiveness and efficiency of the storage capacity of the floodplain. Almost 50% of the land has been mapped by Council as being captured by the Flood Hazard Overlay in the Planning Scheme. Residential and inappropriate urban development on the floodplains, particularly the regionally significant Maroochy River Flood Plain is not supported. The Parklakes 3 proposal will increase the speed and volume of water run-off. It will reduce the ability of floodwater to spread 	There is significant modification of the floodplain proposed resulting in a loss of floodplain storage capacity. If an equivalent loss of floodplain storage occurred on other rural zoned properties within the floodplain, this would result in significant impact on other urban areas. The applicant has not demonstrated that this conflict can be overcome or that there are other relevant matters to approve the development.

<p>across the flood plain. It is highly likely that the flood water will back up. This may increase or exacerbate flooding upstream during a flood event. Yandina-Bli Bli Road is likely to be cut more often. Productive agricultural land is likely to be flooded or hold water longer. Flood water may also back up into low lying areas of Parklakes 2.</p>	
<ul style="list-style-type: none"> No development on the floodplain should be approved until it is shown it will have nil impact on flood levels now and into the future. Given the poor quality of water and flood data provided with applications for Parklakes 1 and 2 in the past, the council should be extremely critical of similar information provided to it by the applicants for Parklakes 3. 	
<ul style="list-style-type: none"> The provision of a Flood Impact Assessment and a constructed water body by a developer is now not sufficient to guarantee against flooding. 	
<ul style="list-style-type: none"> The development conflicts with the State Planning Policy regarding development on floodplains. 	
<ul style="list-style-type: none"> Whilst there is a shortage of social and affordable housing in Australia, there is no need great enough to warrant develop on vital riverine floodplains. 	
<ul style="list-style-type: none"> The draft Coastal Hazard Adaptation Strategy graphically shows how these subject parcels are and will be significantly inundated into the future. This should be heeded and the proposed amendment for Bli Bli rejected. 	<p>The proposal prevents the intended adaption pathway set out in the Coastal Hazard Adaptation Strategy from progressing.</p>
<p><i>Lake</i></p>	
<ul style="list-style-type: none"> Concerns about lake effectiveness and ownership. 	<p>A constructed waterbody is not supported on this site. The applicant has not demonstrated</p>

<ul style="list-style-type: none"> The incorporation of a constructed water body or similar as part of this proposal is not supported by the Planning Scheme. 	that there is an overriding need in the public interest to justify the conflicts with the <i>Sunshine Coast Planning Scheme 2014</i> .
<i>Loss of Environmental Values, Ecological Values and Habitat</i>	
<ul style="list-style-type: none"> Loss of habitat for kangaroos and birds of prey. 	A Fauna Management Plan will be required to include macropod sensitive design measures as part of the development design and layout to ensure consistency with Desired Outcome 2 of the Sunshine Coast Council Macropod Conservation Plan 2023
<ul style="list-style-type: none"> The site is right before the Bli Bli wetlands and parts of the site are low lying and should be left as wetland. 	The site currently drains to the north towards the Maroochy River and away from the onsite wetland, and is protected.
<i>Loss of Amenity</i>	
<ul style="list-style-type: none"> The development may potentially obstruct views from existing recreational areas (i.e. McMartin's Park and Bli Bli Tennis Club) toward culturally significant Mt Ninderry. 	The finished levels are likely to be lower in this area, but this detail is yet to be finalised.
<ul style="list-style-type: none"> Concerns about the interface between dwellings on the northern side of Hudson Place and the development. 	The interface between Hudson Place and the development has not been determined, and would need to be considered in any development.
<ul style="list-style-type: none"> The proposed development is likely to cause unacceptable noise, dust, and visual impacts on the neighbouring properties, as it will introduce incompatible land uses such as a shopping centre and a retirement facility in close proximity to existing dwellings. 	It is likely that the centre would be sunk into the landscape and noise can be conditioned in the event of approval of such centres.
<i>Lack of Open Space Infrastructure</i>	
The 6,000 m ² park within the 65 ha development site represents an open space allocation of around 1% and is not adequate for the community.	There is uncertainty as to what the eventual population would be, and it is unclear what area of open space is required for the development.
The development proposes inadequate public open space to service the	

projected population. The development proposes a 6,000 m ² local park centrally located and generally within 220 m of medium density housing, and is located as far as 650 m from the furthest low density houses to the south-east.	
<i>Location of development</i>	
<ul style="list-style-type: none"> The land is outside of the Local Growth Management Boundary and Priority infrastructure Area. Not all land within the Urban Footprint is suitable for urban development. 	These comments are noted.
<i>Sunshine Coast Design</i>	
<ul style="list-style-type: none"> Parklakes Central' does not reflect the Sunshine Coast vernacular nor desirable built form, natural integration, the floodplain, amenity or surrounding environment and vistas nor does it reflect the Sunshine Coast Design Principles (which should be embedded in the next Sunshine Coast Planning scheme) as articulated in the Sunshine Coast Design Book. 	There is limited information regarding the eventual development outcomes on the site.
<i>Building Height</i>	
<ul style="list-style-type: none"> A 12m building height is considered excessive, given that substantial areas of the land will be filled, thereby exacerbating the height impacts No development within the surrounding low density residential locality is constructed to a height of 12m. 	There is uncertainty as to the impact any additional height may have on residents.
<i>Protection of Agricultural Land</i>	
<ul style="list-style-type: none"> The proposed 20 m wide agricultural buffers are inadequate to protect the health and amenity of future residents from potential land 	The development does not provide suitable agricultural buffers and would need modification in order to protect the

use conflicts originating from the adjoining agricultural land.	agriculture uses from the incoming sensitive land use.
<ul style="list-style-type: none"> Erosion of good quality agricultural land. 	
<ul style="list-style-type: none"> Land north of the development is farmed and should have its own adequate vegetated buffer to allow for continued farming practices. 	
<i>Concerns about Local Centre</i>	
<ul style="list-style-type: none"> The proposed local centre is too large and will detract from the existing local centre at Bli Bli. 	<p>The size of the proposed precinct accommodating the service station appears oversized for the small scale proposed.</p> <p>The Economic Impact Assessment agrees that a new centre of 2,500m² could occur in the development, with a supermarket of 1,000m².</p> <p>This includes a service station, but not a car wash.</p>
<ul style="list-style-type: none"> The local centre should be reduced in size to less than 1,000m² so it does not compete with the existing local centre. 	
<ul style="list-style-type: none"> A service station is not necessary in this area. Bli Bli has two service stations already, the nearest only 4km away. A service station in Parklakes 3 is unnecessary and would be poor planning, causing issues with fumes and lighting near a residential area. 	
<ul style="list-style-type: none"> The car wash proposed in the Local Centre duplicates one already in the Bli Bli town centre. The applicant has not demonstrated that another car wash is required. 	
<i>First Nations Cultural Heritage</i>	
<ul style="list-style-type: none"> There should be support for the development provided by the Kabi Kabi people. 	The proponent has advised that they are aware of their obligations under the <i>Aboriginal Cultural Heritage Act 2003</i> to protect any Aboriginal cultural heritage connected to the site.

CONCLUSION:

The proposed development does not comply with, nor can it be conditioned to comply with, the requirements of the Planning Scheme. There are no other relevant matters applicable to the application that justify approving the proposed development despite

the non-compliances described in this report. As such, the application is recommended for refusal.

BLI BLI NORTHERN VILLAGE PLAN OF DEVELOPMENT

Version 3 (14 August 2024)

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1 INTRODUCTION

This Plan of Development is for Bli Bli Northern Village as defined on the Bli Bli Northern Village Area Plan (MP01) in the Approved Master Plans and has been prepared in conjunction with the development application for a Preliminary Approval under s49 (2) of the *Planning Act 2016* for a Material Change of Use Variation Request for the Bli Bli Northern Village seeking to override the *Sunshine Coast Planning Scheme 2014*.

1.1 Effect of the Plan of Development

This Plan of Development provides a clear and concise framework for future applications to be assessed against. This Plan of Development is intended to be read in accordance with the *Sunshine Coast Planning Scheme 2014* (the Planning scheme), where not specifically varied by this document. The Plan of Development illustrates where the specific provisions of this Preliminary Approval vary to those identified under the Planning Scheme.

Pursuant to s43(3)(c) of the *Planning Act 2016*, this Plan of Development is a local categorising instrument that categorises development as assessable or accepted development and identifies the categories of assessment required for different types of assessable development. It further sets out the assessment benchmarks that an assessment manager must assess assessable development against.

1.2 Purpose and Structure of Plan of Development

The purpose of the Plan of Development is to provide a regulatory tool for the implementation of the Bli Bli Northern Village Plan of Development. The Plan of Development comprises of the following parts:

- Variations Items
- Tables of Assessment
- Bli Bli Northern Village Local Plan Code and
- Bli Bli Northern Village Approved Master Plans

The Plan of Development comprises of Tables of Assessment specific to the Bli Bli Northern Village Area as defined on MP01 of the Approved Master Plans that prescribe the levels of assessment for future development applications relating to Material Change of Use, Reconfiguration of a Lot and Operational Works applications.

This Plan of Development identifies five (5) zones including Low Density Residential Zone, Medium Density Residential Zone, Local Centre Zone, Open Space Zone and the Environmental Management and Conservation Zone. The general location of these zones are shown on the Zone Plan MP02 within the Approved Master Plans. This Plan of Development also includes a Bli Bli Northern Village Local Plan Code, specific to the Bli Bli Northern Village Plan area.

1.3 Plan of Development

This Plan of Development contains the following:

- Provisions that relate to the permitted residential lot sizes and densities.
- Provisions that relate to varied dwelling house provisions, overriding the Reconfiguration of a lot code and Dwelling house code of the *Sunshine Coast Planning Scheme 2014*.

- Provisions that relate to varied building heights, overriding the Overlay Map OVM20H of the *Sunshine Coast Planning Scheme 2014*.
- Bli Bli Northern Village Local Plan code.
- Bli Bli Northern Village Area Tables of Assessment for the following forms of development, identifying the relevant Assessment Benchmarks for assessable development and requirements for accepted development:
 - Material Change of Use
 - Reconfiguring a Lot
 - Overlays – height of buildings and structures overlay

1.4 Application

This Plan of Development applies to accepted and assessable development located in the Bli Bli Northern Village Area, as defined on Plan MP01. The Tables of Assessment included in Section 3 identify the category of development and category of assessment for development within the Bli Bli Northern Village Area.

The codes that are relevant to the assessment of development in the Bli Bli Northern Village Area are listed in the Tables of Assessment in Section 3.

Where *Sunshine Coast Planning Scheme 2014* codes are identified as relevant assessment benchmarks for assessable development or requirements for accepted development, the relevant version of the *Sunshine Coast Planning Scheme 2014* at the time of lodgement of a development application applies.

1.5 Definitions and Interpretation

A term or definition within this Plan of Development has the meaning assigned to that term or definition by: -

- The *Planning Act 2016* or the *Planning Regulation 2017*;
- The *Sunshine Coast Planning Scheme 2014*, where not defined in the Act or Regulation; or
- The *Acts Interpretation Act 1954*, where that term is not defined in the Act and Regulation, or the *Sunshine Coast Planning Scheme 2014*; or
- The Macquarie Dictionary where a term is not defined in the Act and Regulation, the *Sunshine Coast Planning Scheme 2014*, or the *Acts Interpretation Act 1954*.

To the extent that the Bli Bli Northern Village Plan of Development conflicts with the *Sunshine Coast Planning Scheme 2014*, the Plan of Development prevails.

Where no provision of this Plan of Development over-rides an equivalent or similar provision of the *Sunshine Coast Planning Scheme 2014* the provision contained in the *Sunshine Coast Planning Scheme 2014* apply.

Where reference is made to the *Sunshine Coast Planning Scheme 2014* is made, the version of the *Sunshine Coast Planning Scheme 2014* in effect at the time is to be applied.

The category of uses within the *Sunshine Coast Planning Scheme 2014* which are covered by this Plan of Development are identified in the Table 1 below. These land uses are to be located in specific zones as detailed within the Bli Bli Northern Village Tables of Assessment.

The uses contained within this Plan of Development are defined by Schedule 1 (Definitions) of the *Sunshine Coast Planning Scheme 2014* in effect at the time.

Table 1 – Category of Uses

Defined Activity Group	Sub-category		Use
Residential	Permanent Accommodation	Single residence	<ul style="list-style-type: none"> Dwelling house Dwelling unit Caretaker's accommodation
		Multi-unit	<ul style="list-style-type: none"> Dual occupancy Multiple dwelling Retirement facility Relocatable home park Rooming accommodation
			<ul style="list-style-type: none"> Community residence Residential care facility
	Temporary accommodation		<ul style="list-style-type: none"> Short-term accommodation
Community Activities			<ul style="list-style-type: none"> Child care centre Community care centre Community use Emergency services Educational establishment
Business Activities	Retail business uses		<ul style="list-style-type: none"> Shop Shopping centre Service station Garden centre Hardware trade and supplies Market
	Commercial business uses		<ul style="list-style-type: none"> Car wash Health care service Office Home based business Veterinary services Sales office
	Entertainment/catering business		<ul style="list-style-type: none"> Food and drink outlet Function facility
Sport and recreation Activities			<ul style="list-style-type: none"> Club Outdoor sport and recreation Indoor sport and recreation Park
Other activity			<ul style="list-style-type: none"> Environmental facility Utility installation Parking Station

2 VARIATION ITEMS

This Plan of Development prescribes variations to the *Sunshine Coast Planning Scheme 2014*. These variations include a range of development controls (assessment benchmarks) against which related development within the nominated Zone is to be assessed, either in conjunction with or in replacement of the *Sunshine Coast Planning Scheme 2014*.

The Plan of Development outlines the following variations:

1. Vary the Zone and Precinct of the land in accordance with the Zone Plan MP02.
2. Vary the level of assessment for future development applications within each varied Zones identified on the Zone Plan MP02, overriding the Table of Assessment for each such zone identified under the *Sunshine Coast Planning Scheme 2014*.
3. Vary the residential densities and minimum lot size, overriding the equivalent provisions of the Reconfiguration of a Lot Code.
4. Vary the permitted building heights for the Local Centre and Medium Density Residential Zones to permit development up to 3 storey and 12m, overriding the Height of Buildings and Structures Overlay Map OVM20H under the *Sunshine Coast Planning Scheme 2014*.
5. Vary a number of design provisions for dwelling houses in the Dwelling House Code and Reconfiguration of a Lot code as identified in the Plan of Development.

2.1 Varied Dwelling Design Provisions

The items listed in Table 2 and 3 below override the relevant assessment benchmarks and requirements in the *Sunshine Coast Planning Scheme 2014* to allow for a dwelling house to remain 'accepted development', where in compliance with the Reconfiguring a Lot Code and the Dwelling House Code under the *Sunshine Coast Planning Scheme 2014*, or the Queensland Development Code (QDC). The small residential lot provisions in Table 9.4.4.3 of the Reconfiguration of a Lot Code are to be applied to the residential zones unless otherwise varied by Table 2. All other provisions of the *Sunshine Coast Planning Scheme 2014* Reconfiguration of a Lot Code and Dwelling House Code apply.

These provisions apply to the Zones identified in Table 9 Reconfiguration of a Lot Table of Assessment to be utilised for low density residential development.

Table 2 -Variation to Reconfiguration of a Lot Code Dwelling Design Criteria

Variation Item	Item to be Varied	Current Requirement	Variation
Vary Reconfiguring a Lot Code			
Small lots	AO4.1	Small residential lots may be created on land in one of the following zones: - (a) Emerging community zone, or (b) The medium density residential zone	Small residential lots may be created on land in one of the following zones: - (a) Emerging community zone; (b) The medium density residential zone; or (c) As identified within a Plan of Development
Maximum site cover	Table 9.4.4.3.3 Design criteria for small residential lots	Maximum site cover for narrow lots – 50%	Maximum site cover for narrow lots – 60%
Minimum side setbacks. 1 metre where not nominated as built to boundary on a Plan of Development; or adjacent to another small lot; and 1.5 metre otherwise. (Note: small lots <400m ²).			

Table 3 – Dwelling House Code Criteria

Variation Item	Item to be Varied	Current Requirement	Variation
Vary Dwelling House Code			
Garages, carports and sheds	A02.1	Where located on a lot in a residential zone, a garage, carport or shed:- (a) is setback at least 6 metres from any road frontage; (b) does not exceed a height of 3.6 metres; and (c) has a total floor area that does not exceed 56m ² . Note—AO2.1(b) and (c) do not apply to a garage under the main roof of a dwelling house. Note—AO2.1(a) alternative provision to QDC.	Where located on a lot in a residential zone, a garage or carport:- (a) is setback minimum 5.5m from the frontage from where access is taken.
Setbacks - front	AO3	(a) 4.5 metres for the ground storey; and (b) 6 metres for any levels above the ground storey.	(a) 4.5 metres for the ground storey; (b) 6 metres for any levels above the ground storey; and (c) 3.5 metres to a secondary road frontage and 6 metres above ground storey.

2.2 Varied Building Heights - Override the Height of Buildings and Structures Overlay Code

This Plan of Development overrides the 8.5m height limit identified on the Height of Buildings and Structures Overlay Map OVM20H in the *Sunshine Coast Planning Scheme 2014* for the area the subject of this Plan of Development.

The zones identified on the Zone Plan MP02 in this Plan of Development have the following height allowances for each zone, as follows:

- Low Density Residential Zone – 8.5m
- Medium Density Residential Zone – 12m; and
- Local Centre Zone – 12m.
- All other zones – 8.5m.

As identified in Section 3.6 of this Plan of Development, development remains code assessable where it complies with the relevant height limit allowances. In instances where the height limit is not complied with the assessment level is elevated to Impact Assessable.

3 BLI BLI NORTHERN VILLAGE TABLES OF ASSESSMENT

3.1 Overview

The Bli Bli Northern Village Tables of Assessment are to be used to recognise where a range of uses are either 'accepted development' or 'assessable' development proposed within the relevant Zone.

3.2 Reading the Tables of Assessment

The tables identify the following:

1. Development that is accepted development subject to requirements or assessable development subject to Code or Impact assessment.
2. The categories of development and assessment within:
 - a. The Bli Bli Northern Village Area; and
 - b. A zone and/or precinct of the Bli Bli Northern Village Area.
3. The requirements of accepted development and the assessment benchmarks for assessable development, including:
 - a. The Bli Bli Northern Village Local Plan Code;
 - b. Use Codes; and
 - c. Other Development Codes.

The references to Development Codes within this Plan of Development are to those provided in Part 9 (Development Codes) of the *Sunshine Coast Planning Scheme 2014*, as varied by this Plan of Development.

Where 'Prescribed other development codes' is referenced within the Tables of Assessment of this Plan of Development the following codes are applicable:

- Landscape code;
- Nuisance code;
- Safety and security code;
- Stormwater management code;
- Sustainable development code;
- Transport and parking code;
- Waste management code; and
- Works, services, and infrastructure code.

3.3 Process for Determining the Category of Development and Category of Assessment

The process for determining the category of development and category of assessment is:-

- (a) For a material change of use, establish the use by reference to the use definitions within Schedule 1 of the *Sunshine Coast Planning Scheme 2014*.
- (b) For all development, identify the following:-
 - i. The zone on the Zone Plan MP02; and
 - ii. The Bli Bli Northern Village Local Plan provisions
- (c) Where Section 3.4 of This Plan of Development lists a code or codes as a requirement for accepted development:

- i. Assessment is to be conducted against the assessment benchmarks specified in the relevant table in Section 3.4;
- ii. The development must comply with the specified assessment benchmarks; and
- iii. Where not complying with one or more of the relevant assessment benchmarks, becomes assessable development requiring code assessment.

3.4 Categories of Development and Categories of Assessment - Material Change of Use

This section identifies the assessment provisions for development in the Bli Bli Northern Village Plan Area involving Material change of use and overrides the levels of assessment prescribed by Part 5.5 (categories of development and categories of assessment – Material change of use) of the *Sunshine Coast Planning Scheme 2014*.

- Table 4 – Low Density Residential Zone
- Table 5 – Medium Density Residential Zone
- Table 6 – Local Centre Zone
- Table 7 – Open Space Zone
- Table 8 – Environmental Management and Conservation Zone

Table 4 – Low Density Residential Zone – Bli Bli Northern Village (As shown on the approved 'Zone' Plan)

LOW DENSITY RESIDENTIAL ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential Activities		
Dual occupancy	Accepted development , where identified on an approved Plan of Development ¹ .	<ul style="list-style-type: none"> • Dual occupancy code
	Code assessment , where not identified on an approved Plan of Development ¹ .	<ul style="list-style-type: none"> • Low density residential zone code • Bli Bli Northern Village local plan code • Dual occupancy code • Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Dwelling house	Accepted development	<ul style="list-style-type: none"> • Dwelling house code as varied by Table 3 in the approved Plan of Development
Relocatable home park	Code assessment ² where located in Sub Precinct A.	<ul style="list-style-type: none"> • Low density residential zone code • Bli Bli Northern Village local plan code • Relocatable home park and tourist park code • Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Retirement facility	Code assessment ² where located in Sub Precinct A.	<ul style="list-style-type: none"> • Low density residential zone code • Bli Bli Northern Village local plan code • Residential care facility and retirement facility code • Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Residential care facility	Code assessment ² where located in Sub Precinct A.	<ul style="list-style-type: none"> • Low density residential zone code • Bli Bli Northern Village Local Plan Code • Residential care facility and retirement facility code • Prescribed other development codes

LOW DENSITY RESIDENTIAL ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Business Activities		
Home based business	Accepted development if: - (a) for a home office; or (b) Involving a home based child care service licensed under the Child Care Act 2002.	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if for an activity other than a high impact home based business activity.	<ul style="list-style-type: none"> Home based business code
	Impact assessment if for a high impact home based business activity.	<ul style="list-style-type: none"> The planning scheme
Sales office	Accepted development	<ul style="list-style-type: none"> Sales office code
Community Activities		
Community care centre	Code assessment	<ul style="list-style-type: none"> Low density residential zone code Bli Bli Northern Village local plan code Community activities code Prescribed other development codes
Community use	Accepted development if:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Emergency services	Code assessment	<ul style="list-style-type: none"> Low density residential zone code Bli Bli Northern Village local plan code Community activities code Prescribed other development codes
Sport and Recreation Activities		
Park	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other Activities		
Utility Installation	Accepted development if for a local utility.	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme

LOW DENSITY RESIDENTIAL ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Other Defined Uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined Uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
¹ Reference to a Plan of Development refers to a Reconfiguration of a Lot approved Plan of Development identifying dual occupancy lots.		
² Code assessable, where complying with the maximum yield allocations nominated in the Bli Bli Northern Village Local Plan Code and located in Sub Precinct A. Otherwise, Impact assessable.		

Table 5 – Medium Density Residential Zone – Bli Bli Northern Village (As shown on the approved 'Zone' Plan)

MEDIUM DENSITY RESIDENTIAL ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential Activities		
Dual occupancy	Accepted development	<ul style="list-style-type: none"> Dual occupancy code
Dwelling house	Accepted development	<ul style="list-style-type: none"> Dwelling house code as varied by Table 3 in the approved Plan of Development
Dwelling unit	Code assessment	<ul style="list-style-type: none"> Medium density residential zone code Bli Bli Northern Village local plan code Multi-unit residential uses code Prescribed other development codes
Multiple dwelling	Code assessment ³	<ul style="list-style-type: none"> Medium density residential zone code Bli Bli Northern Village local plan code Multi-unit residential uses code Prescribed other development codes
Rooming accommodation	Code assessment	<ul style="list-style-type: none"> Medium density residential zone code Bli Bli Northern Village local plan code Multi-unit residential uses code Prescribed other development codes
Short term accommodation	Code assessment	<ul style="list-style-type: none"> Medium density residential zone code Bli Bli Northern Village local plan code Multi-unit residential uses code Prescribed other development codes
Business Activities		
Home based business	Accepted development if: - (a) for a home office; or (b) involving a home based child care service licensed under the Child Care Act 2002.	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if for an activity other than a high impact home based business activity.	<ul style="list-style-type: none"> Home based business code

MEDIUM DENSITY RESIDENTIAL ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment if for high impact home based business activity.	<ul style="list-style-type: none"> The planning scheme
Sales office	Accepted development	<ul style="list-style-type: none"> Sales office code
Community Activities		
Child care centre	Code assessment	<ul style="list-style-type: none"> Bli Bli Northern Village local plan code Child care centre code Prescribed other development codes
Community care centre	Code assessment	<ul style="list-style-type: none"> Medium density residential zone code Bli Bli Northern Village local plan code Community activities code Prescribed other development codes
Community use	Accepted Development if: - (a) Located on Council owned or controlled land; and (b) Undertaken by or on behalf of the Council.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Medium density residential zone code Bli Bli Northern Village local plan code Community activities code Prescribed other development codes
Emergency services	Code assessment	<ul style="list-style-type: none"> Medium density residential zone code Bli Bli Northern Village local plan code Community activities code Prescribed other development codes
Sport and Recreation Activities		
Park	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other Activities		
Utility Installation	Accepted development if for a local utility.	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other Defined Uses		
All other uses defined in	Impact assessment	<ul style="list-style-type: none"> The planning scheme

MEDIUM DENSITY RESIDENTIAL ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Schedule 1 (Definitions)		
Undefined Uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
³ Code assessable, where complying with the maximum yield allocations nominated in the Bli Bli Northern Village Local Plan Code. Otherwise, Impact assessable.		

Table 6– Local Centre Zone – Bli Bli Northern Village (As shown on the approved
'Zone' Plan)

LOCAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential Activities		
Caretaker's accommodation	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Caretaker's accommodation code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Local centre zone code • Bli Bli Northern Village local plan code • Caretaker's accommodation code • Nuisance code • Transport and parking code
Community residence	Code assessment	<ul style="list-style-type: none"> • Local centre zone code • Bli Bli Northern Village local plan code • Community residence code • Prescribed other development codes
Dual occupancy	Code assessment if forming part of a mixed-use development.	<ul style="list-style-type: none"> • Local centre zone code • Bli Bli Northern Village local plan code • Dual occupancy code • Nuisance code • Sustainable design code • Transport and parking code
	Impact otherwise if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Dwelling unit	Code assessment	<ul style="list-style-type: none"> • Local centre zone code • Bli Bli Northern Village local plan code • Multi-unit residential uses code • Prescribed other development codes
Multiple dwelling	Code assessment if forming part of a mixed-use development or If located in Sub Precinct B and for the entire precinct.	<ul style="list-style-type: none"> • Local centre zone code • Bli Bli Northern Village local plan code • Multi-unit residential uses code • Prescribed other development codes
	Impact otherwise if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Rooming accommodation	Code assessment	<ul style="list-style-type: none"> • Local centre zone code • Bli Bli Northern Village local plan code • Multi-unit residential uses code • Prescribed other development codes

LOCAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Short term accommodation	Code assessment	<ul style="list-style-type: none"> Local centre zone code Bli Bli Northern Village local plan code Multi-unit residential uses code Prescribed other development codes
Business Activities		
Food and drink outlet	Accepted development if: - (a) in an existing building; (b) not incorporating a drive through facility; and (c) not for a high-volume convenience restaurant.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Bli Bli Northern Village local plan code Business uses and centre design code Prescribed other development codes
	Impact assessable if: (a) incorporating a drive through facility; or (b) for a high-volume convenience restaurant.	<ul style="list-style-type: none"> The planning scheme
Function facility	Code assessment	<ul style="list-style-type: none"> Local centre zone code Bli Bli Northern Village local plan code Business uses and centre design code Prescribed other development code
Garden centre	Accepted development if: - (a) in an existing building; and (b) not exceeding a gross leasable floor area of 300m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if: - (a) not in an existing building; and (b) not exceeding a gross leasable floor area of 300m ² .	<ul style="list-style-type: none"> Local centre zone code Bli Bli Northern Village local plan code Business uses and centre design code Prescribed other development code
	Impact otherwise if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme

LOCAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Hardware and trade supplies	Accepted development if: - (a) in an existing building; and (b) not exceeding a gross leasable floor area of 300m ² .	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if: - (a) not in an existing building; and (b) not exceeding a gross leasable floor area of 300m ² .	<ul style="list-style-type: none"> • Local centre zone code • Bli Bli Northern Village local plan code • Business uses and centre design code • Prescribed other development codes
	Impact otherwise if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Health care services	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Local centre zone code • Bli Bli Northern Village local plan code • Business uses and centre design code • Prescribed other development codes
Home based business	Accepted development if: - (a) for a home office; or (b) involving a home based child care service licensed under the Child Care Act 2002.	<ul style="list-style-type: none"> • No requirements applicable
	Accepted development if for an activity other than a high impact home-based business activity.	<ul style="list-style-type: none"> • Home based business code
	Impact assessment if for high impact home based business activity.	The planning scheme
Market	Accepted development if: - (a) conducted by a not-for-profit organisation; and (b) located on Council owned or controlled land.	<ul style="list-style-type: none"> • No requirements applicable
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Local centre zone code • Bli Bli Northern Village local plan code • Market code • Safety and security code • Transport and parking code • Waste management Code

Local Centre Zone		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Office	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Local centre zone code • Bli Bli Northern Village local plan code • Business uses and centre design code • Prescribed other development codes
Sales office	Accepted development	<ul style="list-style-type: none"> • Sales office code
Service station	Code assessment where located in Sub Precinct B.	<ul style="list-style-type: none"> • Local centre zone code • Bli Bli Northern Village local plan code • Service station code • Prescribed other development codes
	Impact Assessable if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Shop	Accepted development if: - (a) in an existing building; and (b) having a gross leasable floor area not exceeding 300m ² .	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if: - (a) not otherwise specified above; and (b) having a gross leasable floor area not exceeding: - i. 1000m ² if for a supermarket and not located in Sub Precinct B; and ii. 300m ² otherwise	<ul style="list-style-type: none"> • Local centre zone code • Bli Bli Northern Village local plan code • Business uses and centre design code • Prescribed other development codes
	Impact assessment if not otherwise.	<ul style="list-style-type: none"> • The planning scheme
Shopping centre	Code assessment if: - (a) not located in Sub Precinct B (b) having a gross leasable floor area not exceeding 2,500m ² ; and (c) any shop tenancy has a gross leasable floor area not exceeding: i. 1,000m ² if for a supermarket; and ii. 300m ² otherwise.	<ul style="list-style-type: none"> • Local centre zone code • Bli Bli Northern Village local plan code • Business uses and centre design code • Prescribed other development codes

Local Centre Zone		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Veterinary services	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Bli Bli Northern Village local plan code Business uses and centre design code Prescribed other development codes
Community Activities		
Community care centre	Code assessment	<ul style="list-style-type: none"> Local centre zone code Bli Bli Northern Village local plan code Community activities code Prescribed other development codes
Community use	Accepted development if: - (a) Located on Council owned or controlled land; and (b) undertaken by or on behalf of Council.	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Bli Bli Northern Village local plan code Community activities code Prescribed other development codes
Educational establishment	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Bli Bli Northern Village local plan code Community activities code Prescribed other development codes
Emergency services	Code assessment	<ul style="list-style-type: none"> Local centre zone code Bli Bli Northern Village local plan code Community activities code Prescribed other development codes

Local Centre Zone		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Sport and Recreation Activities		
Club	Accepted development if: - (a) in an existing building; and (b) not exceeding a gross floor area of 300m ² .	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if: - (a) not in an existing building; and (b) not exceeding a gross floor area of 300m ² .	<ul style="list-style-type: none"> • Local centre zone code • Bli Bli Northern Village local plan code • Business uses and centre design code • Sport and recreation uses code • Prescribed other development codes
	Impact otherwise if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Outdoor sport and recreation	Code assessment if for a prescribed rooftop use.	<ul style="list-style-type: none"> • Local centre zone code • Bli Bli Northern Village local plan code • Business uses and centre design code • Sport and recreation uses code • Prescribed other development codes
	Impact otherwise if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Indoor sport and recreation	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Local centre zone code • Bli Bli Northern Village local plan code • Business uses and centre design code • Sport and recreation uses code • Prescribed other development codes
Park	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Other Activities		
Parking station	Code assessment	<ul style="list-style-type: none"> • Local centre zone code • Bli Bli Northern Village local plan code • Business uses and centre design code • Prescribed other development codes
Utility installation	Accepted development if for a local utility.	<ul style="list-style-type: none"> • No requirements applicable

Local Centre Zone		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other Defined Uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined Uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 7 – Open Space Zone – Bli Bli Northern Village (As shown on the approved
'Zone' Plan)

Open Space Zone		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Business Activities		
Food and drink outlet	Accepted development if: - (a) located on Council owned or controlled land; (b) conducted in association with an open space use on the same site; and (c) having a gross leasable floor area not exceeding 100m ² .	<ul style="list-style-type: none"> • Transport and parking code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Market	Accepted development if: - (a) conducted by a not-for-profit organisation; and (b) located on Council owned or controlled land.	<ul style="list-style-type: none"> • No requirements applicable
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Open space zone code • Bli Bli Northern Village local plan code • Safety and security code • Market code • Waste management code • Transport and parking code
Community Activities		
Community use	Accepted development if: - (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	<ul style="list-style-type: none"> • No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Emergency services	Code Assessment	<ul style="list-style-type: none"> • Open space zone code • Bli Bli Northern Village local plan code • Community activities code • Prescribed other development code
Sport and Recreation Activities		
Outdoor Sport and recreation	Code assessment if: - (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council or a not-for-	<ul style="list-style-type: none"> • Open space zone code • Bli Bli Northern Village local plan code • Sport and recreation uses code • Prescribed other development code

Open Space Zone		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	profit organisation. community	•
	Impact assessment if not otherwise specified.	• The planning scheme
Park	Accepted development	• No requirements applicable
Other Activities		
Environment facility	Accepted development if: - (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	• No requirements applicable
	Impact assessment if not otherwise specified.	• The planning scheme
Utility Installation	Accepted development if for a local utility.	• No requirements applicable
	Impact assessment if not otherwise specified.	• The planning scheme
Other Defined Uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	• The planning scheme
Undefined Uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	• The planning scheme

Table 8 – Environmental Management and Conservation Zone – Bli Bli Northern Village (As shown on the approved 'Zone' Plan)

Environmental Management and Conservation Zone		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Sport and Recreation Activities		
Park	Accepted development	• No requirements applicable
Other Activities		
Environment facility	Accepted development if: - (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	• No requirements applicable
	Impact otherwise if not otherwise specified.	• The planning scheme
Utility Installation	Accepted development if for a local utility	• No requirements applicable
	Impact otherwise if not otherwise specified.	• The planning scheme
Other Defined Uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	• The planning scheme
Undefined Uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	• The planning scheme

3.5 Categories of Development and Categories of Assessment - Variations to Reconfiguring a Lot Code

This Table of Assessment (Table 9) for development in the Bli Bli Northern Village Area involving Reconfiguring a Lot overrides the levels of assessment prescribed by Part 5.6 (categories of development and categories of assessment – Reconfiguring a lot) of the *Sunshine Coast Planning Scheme 2014*.

This Plan of Development allows for varied lot sizes within the Low Density Residential Zone and Medium Density Residential Zone overriding the minimum lot size identified in the Reconfiguration of a Lot Code (Table 9.4.4.3.2 Minimum lot size and dimensions).

For clarity, where the minimum lot size is not varied by Table 10, the applicable minimum lot size within Table 9.4.4.3.2 of the Reconfiguration of a Lot Code of the *Sunshine Coast Planning Scheme 2014* applies for the corresponding zone identified on the Zone Plan MP02.

Table 9 – Reconfiguration of a Lot Table of Assessment

Level of Assessment			
Accepted Development	Code Assessable	Impact Assessable	Applicable Codes
None	Where creating zone and/or precinct lots generally in accordance with the approved Bli Bli Northern Village Plan Zone; or Where in the Low density residential zone or Medium Density Residential Zone and creating one or more additional lots having an area more than the minimum lot size of 300m ² specified in Table 10 – minimum lot size for Reconfiguration of a Lot; and Not exceeding the maximum proportion (%) of the lots for each lot type specified in Table 10 – Minimum lot size for Reconfiguration of a Lot.	Other than where identified as accepted development and code assessable.	<ul style="list-style-type: none"> • Reconfiguration of a Lot Code as varied by this Plan of Development in Tables 2 and 10 • Bli Bli Northern Village Code • Applicable Zone Code • Prescribed Other Development Codes

Note: A zone or precinct lot is a lot that reflects a zone/precinct area identified on the Approved Zone Plan MP02.

Table 10 – Minimum Lot Size for Reconfiguration of a Lot

Zone	Lot Type	Minimum Area (m ²)	Minimum Frontage (m)	Maximum proportion of lots per precinct (%)
Low Density Residential Zone and Medium Density Residential Zone	Detached Houses/Display Home			
	• Cottage	300 – 449	10	20%
	• Courtyard	450 – 599	15	45%
	• Traditional	≥ 600	15	100%
	Corner lots	450		
	Dual Occupancy Lot	≥ 600m ²	15m	10%

The above percentages specify the total number of lot types in percentage allowed within the low density residential zone and medium density residential zone in total. Percentages of these lots may be adjusted within individual stages so long as the total across the low density residential zone and medium density residential zone does not exceed the maximum proportion as a total (e.g., the total percentage of dual occupancies with the Bli Bli Northern Village Plan Area must not exceed 10%; the maximum number of cottage lots must not exceed 20%; the maximum number of courtyard lots must not exceed 45%). Each development application for a Reconfiguration of a lot must provide Council with a cumulative tally of the total number and percentage of each type of lot approved with each new application.

3.6 Categories of Development and Categories of Assessment - Overlays – Height of Buildings and Structures Overlay

This Table of Assessment (Table 11) for development in the Bli Bli Northern Village Area overrides the levels of assessment prescribed by Part 5 (Tables of assessment) of the *Sunshine Coast Planning Scheme 2014*, as it references the height limit of 8.5 metre nominated on Height of Buildings and Structures Overlay Map OVM20H.

Table 11 – Height of Buildings and Structures Overlay Assessment

Development subject to the overlay	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use not exceeding the maximum height limit specified for each Zone on the Zone Plan MP02 in this Plan of Development as follows: (a) Low density residential zone – 8.5 m (b) Medium density residential zone – 12.0m (c) Local centre zone – 12.0 m (d) All other zones – 8.5 m	No change. Otherwise impact assessable where exceeding specified height limits.	<ul style="list-style-type: none"> Height of buildings and structures overlay code

Note: height is measured from finished surface level. Finished surface level means the level set by an approved Development Permit for Operational Works (Bulk Earthworks) over the site or natural ground level whichever is the higher level.

4 BLI BLI NORTHERN VILLAGE LOCAL PLAN CODE

4.1 Application

1. This code applies to assessable development: -
 - (a) Within the Bli Bli Northern Village Area as shown on Plan MP01 contained within this Master Plan; and
 - (b) Identified as requiring assessment against the Bli Bli Northern Village Local Plan Code by the tables of assessment in Section 3.
2. The following provisions of the code are assessment benchmarks for applicable assessable development: -
 - (a) Section 4.2 – purpose and overall outcomes;
 - (b) Table 12 – performance outcomes and acceptable outcomes for assessable development; and
 - (c) Bli Bli Northern Village Local Plan MP03.

4.2 Purpose and Overall Outcomes

1. The purpose of the Bli Bli Northern Village Local Plan Code is to provide site specific assessment benchmarks for the assessment of development within the Bli Bli Northern Village Area.
2. The purpose of the Bli Bli Northern Village Local Plan Code will be achieved through the following overall outcomes: -
 - (a) Development incorporates a range of residential and local centre uses in an integrated manner that uphold the core Master Plan objectives of:
 - i. Maintaining the significant views, setting, history and landscape of the area;
 - ii. Showcasing the Sunshine Coast subtropical lifestyle;
 - iii. Providing a development that complements the Bli Bli area.
 - (b) The Bli Bli Northern Village Local Plan Area remains an attractive residential area comprising of a number of urban residential neighbourhoods and a Local (not full service) centre;
 - (c) Development incorporates generous areas of open space, with on-site flood storage and stormwater detention providing a key design and character element;
 - (d) Development provides for the Nambour to Coolumbri recreational trail and associated extensions, as well as other pedestrian connections to facilitate active transport through, and to and from, the development site;
 - (e) The registered place (KC-0215-1 and KC-0215-2) in the open space zone abutting Lefoes Road is protected in public land under the *Aboriginal Cultural Heritage Act 2009*;
 - (f) Development in the Bli Bli Northern Village Local Plan Area is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area;

- (g) Development is limited to the areas zoned on the Zone Plan MP02 to protect Bli Bli's character and identity, provide for effective provisions of infrastructure and services, avoid constrained land and environmentally significant areas and protect the character and productivity of surrounding rural land;
- (h) Development in the Bli Bli Northern Village Local Plan Area is designed and sited to maintain the surrounding character of the Bli Bli area including preserving existing vegetation, particularly in the north eastern area of the site, and preserving in public and open space areas the significant views across the Maroochy River floodplain and to Mount Coolum and Mount Ninderry, and to reflect physical characteristics and constraints;
- (i) The Local centre zone fronting Yandina Bli Bli Road provides for small scale business and community activities which activate the street frontage. The Local Centre will provide a range of convenience goods and services to the Bli Bli Community and surrounding rural and rural residential areas. Sub Precinct B is identified for the location of a service station;
- (j) The Local centre zone comprises of two main areas with the northern most area identified as Sub Precinct B. A supermarket is intended for development in the southernmost zone, fronting Thomas Road to the south and Yandina Bli Bli Road to the west. A supermarket is not intended for Sub Precinct B;
- (k) The Local centre zone provides for a vibrant and active community focal point connecting commercial spaces to the public realm through active uses and spaces;
- (l) Development in Sub-Precinct B for a service station is intended to be of a small scale to be in alignment with the intent of Bli Bli Northern Village;
- (m) Development in the Low density residential zone maintains the primary low density residential character of the Bli Bli Area;
- (n) Development in the Low density residential zone will comprise of standard allotments for detached housing generally ranging in size over 300m² to greater than 600m²;
- (o) Development in the Bli Bli Northern Village Area is integrated with the existing Bli Bli residential community, providing for the establishment of residential land uses that are sympathetic to, and comparable with, the prevailing low density character of the locality. Development provides for a range of lot sizes and housing options with some medium density residential uses in the vicinity of the local centre zone;
- (p) Development only within Sub-Precinct A may include a relocatable home park or retirement facility (retirement village) under the *Manufactured Homes Park Act 2003*;
- (q) In the event Sub-Precinct A is developed for a relocatable home park or retirement facility (retirement village) it is intended that park 'A' can be included within the provision of Open Space;

4.3 Performance Outcomes and Acceptable Outcomes

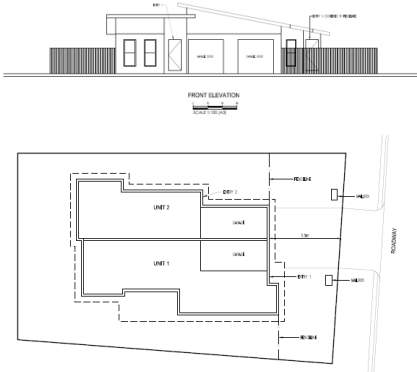
Table 12 – Bli Bli Northern Village Local Plan Code

Performance Outcome		Acceptable Outcomes	
Development in the Bli Bli Northern Village Generally (All Zones)			
PO1	Development provides for buildings, structures and landscaping that are consistent with, and reflect the coastal urban character of, the local plan area and integrate with the natural landscape and skyline vegetation in terms of scale, siting, form, composition and use of materials.	AO1.1	Development provides for building design which incorporates a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing.
		AO1.2	Development provides for buildings and structures which incorporate articulated, pitched, skillion or curved roof forms.
		AO1.3	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		AO1.4	Development provides for existing mature trees to be retained and incorporated into the development design.
PO2	Development contributes to the establishment of attractive and coherent streetscapes and gateways to reflect and enhance the sense of arrival to, and the character of, Bli Bli.	AO2.1	Development adjacent to a primary streetscape treatment area or gateway/entry point identified on Bli Bli Northern Village Local Plan MP03: - a) Incorporates architectural and landscape treatments which enhance the sense of arrival to, and the coastal urban character of, Bli Bli, and emphasise corner locations; and b) Incorporates building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.
		AO2.2	Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of streetscapes and landscape design.
PO3	Development provides for the retention and enhancement of key landscape elements including significant views and vistas contributing to the setting, character and sense of place of Bli Bli.	AO3	Development protects and emphasises, and does not intrude upon, the important sight lines and views over the surrounding rural landscape, Maroochy River floodplain and Mount Coolum and Mount Ninderry, where identified on Bli Bli Northern Village Local Plan MP03.
PO4	Development provides for the creation of a vibrant, mixed use and high-quality village neighbourhood which comprises the following: - (a) Residential uses at a scale, intensity and configuration that is compatible with the established low density character of the adjoining Bli Bli residential community; (b) A pedestrian and cycle friendly legible and permeable local road network; (c) Visual connectivity within, and external to the site, including to rural lands to the north, through design and site layout, landscape elements and opens paces; (d) Coordinated provision of infrastructure, including a centrally located local recreation park; (e) Sensitive changes to landform and landscape treatment to	AO4	In partial fulfilment of Performance Outcome PO4: - Development provides for a residential village neighbourhood, with an urban form and structure generally in accordance with Bli Bli Northern Village Local Plan MP03.

Performance Outcome		Acceptable Outcomes	
	respect the transition to the rural landscape; (f) Opportunities to connect the Nambour to Coolool Recreation Trail network and for pedestrian/cycle permeability through the site; and (g) An integrated flood storage and stormwater detention system that emphasises the role of water as a key character element and lifestyle feature of the community.		
PO5	Development provides for a maximum of two access points from the state-controlled road network, located at the Yandina-Bli Bli Road/Parklakes Drive round-a-bout and the Thomas Road/Samantha Drive (west) intersection, as identified on Bli Bli Northern Village Local Plan MP03, to protect the safety and efficiency of the state-controlled road network.	AO5	No acceptable outcome provided.
PO6	Development is sited and designed in a manner which is responsive to local topography, flooding and drainage constraints.	AO6	No acceptable outcome provided.
PO7	Development provides for downstream drainage infrastructure, with capacity to drain ultimate development within the South Maroochy Drainage Board catchment.	AO7	Drainage infrastructure is identified, defined and constructed in accordance with a master drainage study for all land within the South Maroochy Drainage Board catchment which: - (a) Identifies how flooding and drainage will be appropriately managed within the catchment; (b) Considers the ultimate development and pre-urban development scenarios for the catchment; (c) Appropriately defines and considers actionable nuisance and worsening; and (d) Is endorsed by Council.
PO8	Development provides for landscaping to Yandina Bli Bli Road and Thomas Road.	AO8	No acceptable outcome provided
PO9	Development provides for the retention of the existing mango tree in the south east of Lot 1 RP107524 and identified as a registered place (KC-0215-1 and KC-0215-2) on public land.	AO9	No acceptable outcome provided.
PO10	Development ensures the protection of the vegetation in the north east of Lot 3 SP314107.	AO10	No acceptable outcome provided.
PO11	Development includes an agricultural buffer to rural land north of the Masterplan site.	AO11	No acceptable outcome provided.
Development in the Local Centre Zone			
PO12	Development in the Local centre zone fronting Yandina Bli Bli Road and Thomas Road provides for a mix of uses that: - (a) Support the role and function of the Bli Bli Northern Village Centre, as a local (not full service) activity centre; and (b) Provide a range of convenience	AO12	No acceptable outcome provided.

Performance Outcome		Acceptable Outcomes	
	goods and services to local residents.		
PO13	Development provides for a local (not full service) activity centre that: - (a) Does not detract from the role and function of the Bli Bli Northern Village Centre as the local (not full service) activity centre for Bli Bli Local Plan area; and (a) Includes convenience retailing and other small-scale commercial uses, anchored by a small supermarket.	AO13.1	Development provides for a local (not full service) activity centre, located generally in accordance with the Bli Bli Northern Village Local Plan MP03.
		AO13.2	Development in the local (not full service) activity centre: - (a) Has a total gross leasable floor area (GLFA) not exceeding 2,500m ² ; and (b) Provides for any single tenancy to not exceed a GLFA of 300m ² , other than one supermarket not exceeding a GLFA of 1,000m ² .
PO14	Development in the Local centre zone provides: - (a) an attractive interface to Yandina Bli Bli and Thomas Road and contributes to the creation of an attractive local centre and gateway to Bli Bli Northern Village, through the provision of: - i. Vibrant and active streets and public spaces; ii. Continuous weather protection for pedestrians; iii. Streetscape improvements; and iv. Safe pedestrian and traffic zones; (b) Is designed and sited to emphasise the areas' location with pedestrian/cycle links to the lake waterfronts; and (c) Provides integrated and functional parking and access arrangements that do not dominate the street.	AO14.1	Development in the Local centre zone: - (a) Provides primary active street frontages built to boundary to internal streets only; (b) Provides for any residential uses to be effectively integrated with business uses; (c) Has building openings overlooking the internal street network; (d) Has building openings overlooking the street; (e) Provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with non-load bearing posts over footpath areas in conjunction with mature or semi-mature shade trees planted along the site frontage adjacent to the kerbside; (f) Ensures that signage is integrated with buildings; (g) Includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and (h) Provides for on-site car parking at the rear or to one side of the development.
		AO14.2	Development protects and emphasises views and sight lines from the Bli Bli Northern Village Centre to the Maroochy River and Mount Coolum, where identified on Bli Bli Northern Village Local Plan MP03.
		AO14.3	Development provides for safe and efficient pedestrian and cycle connections between the Bli Bli Northern Village Centre and the existing network.
PO15	Development in the local (not full service) activity centre provides: - (a) An active, low speed, pedestrian friendly, highly embellished main street, which includes fine grain and permeable built form and primary and secondary active street frontages; (b) A central public plaza connecting the centre to the public realm; an integrated and functional car parking and access arrangement, which does not visually dominate the main street or Thomas Road (c) A supermarket built form that addresses the main street.	AO15	Development in the local (not full service) activity centre: - (a) Is framed by, and fronts an internal main street, accessed from Yandina-Bli Bli Road/Parklakes Drive round-a-bout and another access opposite Samantha Drive; (b) Creates a low speed, pedestrian friendly environment, through passive design and landscape elements, connecting the centre to surrounding neighbourhoods; (c) Provides for consolidated primary active street frontages, which include continuous awnings over footpath areas, with mature and semi-mature shade trees adjacent to the kerbside or in build-outs; (d) Provides for secondary active street frontages, that include buildings built to, to close to the street frontage, including the continuation of the landscape element theme from the main street; (e) Provides for design of a supermarket that is:

Performance Outcome		Acceptable Outcomes	
			<ul style="list-style-type: none"> i. Sleeved by small scale fine-grain built form elements and/or ii. Built to boundary, comprising windows, openings and doors at the street level; <p>(f) Provides for a central public plaza within the defined local centre, which provides: -</p> <ul style="list-style-type: none"> i. Opportunities for outdoor dining and public seating; ii. A visual connecting to the north, through location and landscape elements; and iii. Takes advantage of the potential views from the site to Mount Coolum and Mount Ninderry and protects existing view sheds potentially affected by the development; <p>(g) Avoids direct access from Thomas Road, with rationalised access points, provided from the internal local street network; and</p> <p>(h) Provides consolidated car parking, located towards Thomas Road that includes substantial landscaping to soften hard surfaces and reduce visual impacts from Thomas Road and neighbouring residential properties to the south.</p>
PO16	Multiple dwellings are provided as part of a mixed-use development in the Local centre zone and have a residential density that is compatible with the character and intent of the zone in which it is located.	AO16	Multiple dwelling units in a mixed use development achieves a net residential density of 30-50 equivalent dwellings per hectare where 2 storey high and 50-80 equivalent dwellings per hectare where 3 storeys.
PO17	A service station in the local centre zone must be small scale.	A017	No acceptable outcome provided.
Development in the Low Density Residential Zone			
PO18	Development provides a low density residential area, providing a range of lot sizes and housing types, that is effectively integrated and connected with the balance of Bli Bli Northern Village and the local plan area.	A18.1	<p>Development provides for a low density residential area that: -</p> <ul style="list-style-type: none"> (a) Comprises a mix of lot sizes, including a minimum 20% of detached housing to be located on traditional sized lots ($\geq 600\text{m}^2$). (b) Includes up to 10% of lots as dual occupancy lot, which are 'salt and peppered' throughout the low density residential area; and (c) May include a relocatable home park or retirement facility located in Sub Precinct A, which: - <ul style="list-style-type: none"> i. Integrates and connects with the surrounding neighbourhood, by providing local pedestrian and road network connectivity and access from the site to the external movement network; and ii. Does not exceed a net residential density of 30 equivalent dwellings per hectare.
		A18.2	Reconfiguration of a lot in the low density residential zone incorporates an internal road system, pedestrian and open space links as identified on the Bli Bli Northern Village Local Plan.

Performance Outcome		Acceptable Outcomes	
PO19	Development provides for Type B Dual Occupancy lots where a dual occupancy lot is identified on a Plan of Development as part of a RAL approval.	AO19	<p>Type B:</p> <ul style="list-style-type: none"> (a) 'Type B' dual occupancy lots must incorporate a façade to the front of the lot which reflects the appearance of a detached dwelling. (b) The 'Type B' dual occupancy must provide 2 carports per unit (1 covered, 1 in tandem in the driveway a minimum of 5.5m long) fully accommodated within the site. (c) From the street, the garage must have the appearance of a double garage with 2 doors. (d) Each unit must be clearly numbered (e.g., 6A,6B) for emergency services. (e) 'Type B' dual occupancy must not be located directly beside each other or directly cross the road from each other. <p>Indicative designs below:</p> 
Development in the Medium Density Residential Zone			
PO21	<p>Development in the Medium density residential zone: -</p> <ul style="list-style-type: none"> (a) Provide for the establishment of a range of housing types compatible with Bli Bli; (b) Is of a domestic scale that does not dominate the streetscape or detract from the visual amenity of adjoining properties; (c) Provides for building form which reflects the traditional Queensland style with the use of timber, pitched roofs, verandahs and subdued colours; (d) Contributes positively to local streetscape character; and (e) Provides strong pedestrian links to the village centre. 	AO21	No acceptable outcome provided.
PO22	Development provides a well serviced and integrated neighbourhood comprising of a medium density residential area immediately surrounding the local centre zone, which contributes to activation of the primary streetscape treatment area.	AO22	<p>Development provides for a medium density residential area adjoining the local centre that: -</p> <ul style="list-style-type: none"> (a) Includes multi-storey residential development, such as soho apartments, multiple dwellings, townhouses and attached row/terrace housing that are built close to the front boundary and contribute to the creation of a pedestrian-focused local village centre; (b) Includes other medium density residential development, which provides a transition to low density residential development beyond

Performance Outcome		Acceptable Outcomes	
			the local centre; and (c) Achieves a net residential density of 30-50 equivalent dwellings per hectare where 2 storey high and 50-80 equivalent dwellings per hectare where 3 storeys.
PO23	A childcare is permitted in the Medium density residential zone.	AO23	The child care centre must be located on a site no less than 2,700m ² .

BLI BLI NORTHERN VILLAGE MASTER PLANS



YANDINA-BLI BLI ROAD, BLI BLI, QLD
FOCUS ESTATES PTY LTD & ONE MAN BLI BLI PTY LTD
162045
JUNE 2024

MP00 - COVER PAGE	MP04 - OPEN SPACE NETWORK PLAN	MP08 - INDICATIVE LAKEFRONT SECTIONS
MP01 - BLI BLI NORTHERN VILLAGE AREA	MP05 - ROAD HIERARCHY PLAN	
MP02 - ZONE PLAN	MP06 - ROAD HIERARCHY SECTIONS	
MP03 - BLI BLI NORTHERN VILLAGE LOCAL PLAN	MP07 - PEDESTRIAN AND CYCLE MOVEMENT PLAN	



BLI BLI NORTHERN VILLAGE AREA

PROPOSED DEVELOPMENT AT YANDINA-BLI BLI ROAD, BLI BLI, QLD

0m 40m 80m 120m

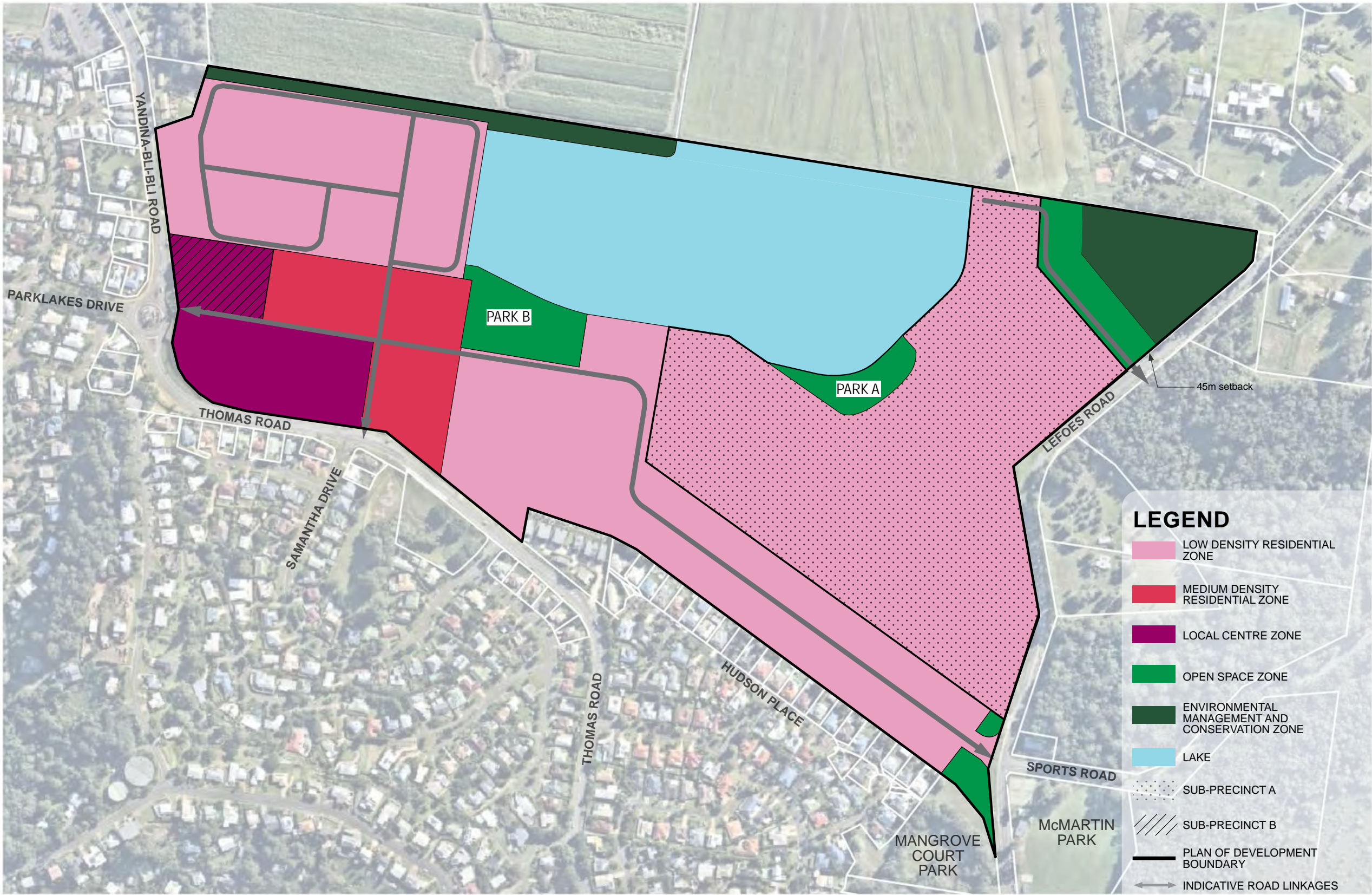
COVEY

PROJECT: 162045
SCALE: 1:2000 @ A1

PLAN: MP01
SCALE: 1:2000 @ A1

REV: G

NORTH:



ZONE PLAN

PROPOSED DEVELOPMENT AT YANDINA-BLI BLI ROAD, BLI BLI, QLD

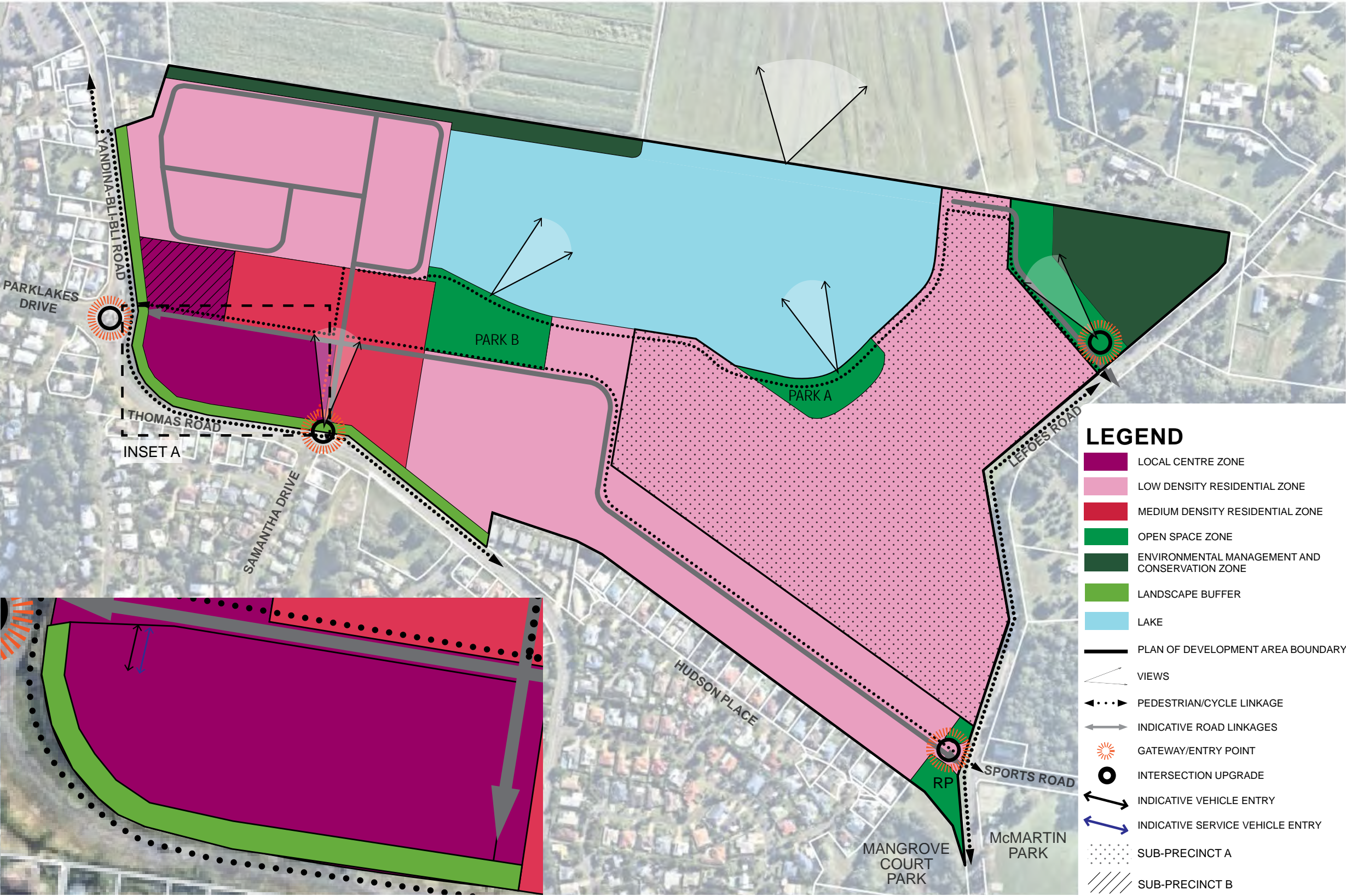
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COVEY

PROJECT: 162045
SCALE: 1:2000 @ A1

PLAN: MP02
REV: L

NORTH:



INSET A

BLI BLI NORTHERN VILLAGE LOCAL PLAN

PROPOSED DEVELOPMENT AT YANDINA-BLI BLI ROAD, BLI BLI, QLD

RP REGISTERED PLACE (KC-0215 - 1 AND - 2)

PROJECT: 162045
SCALE: 1:2000 @ A1

PLAN: MP03
SCALE: 1:2000 @ A1

REV: K

NORTH:

0m 40m 80m 120m

COVEY



OPEN SPACE NETWORK PLAN

PROPOSED DEVELOPMENT AT YANDINA-BLI BLI ROAD, BLI BLI, QLD

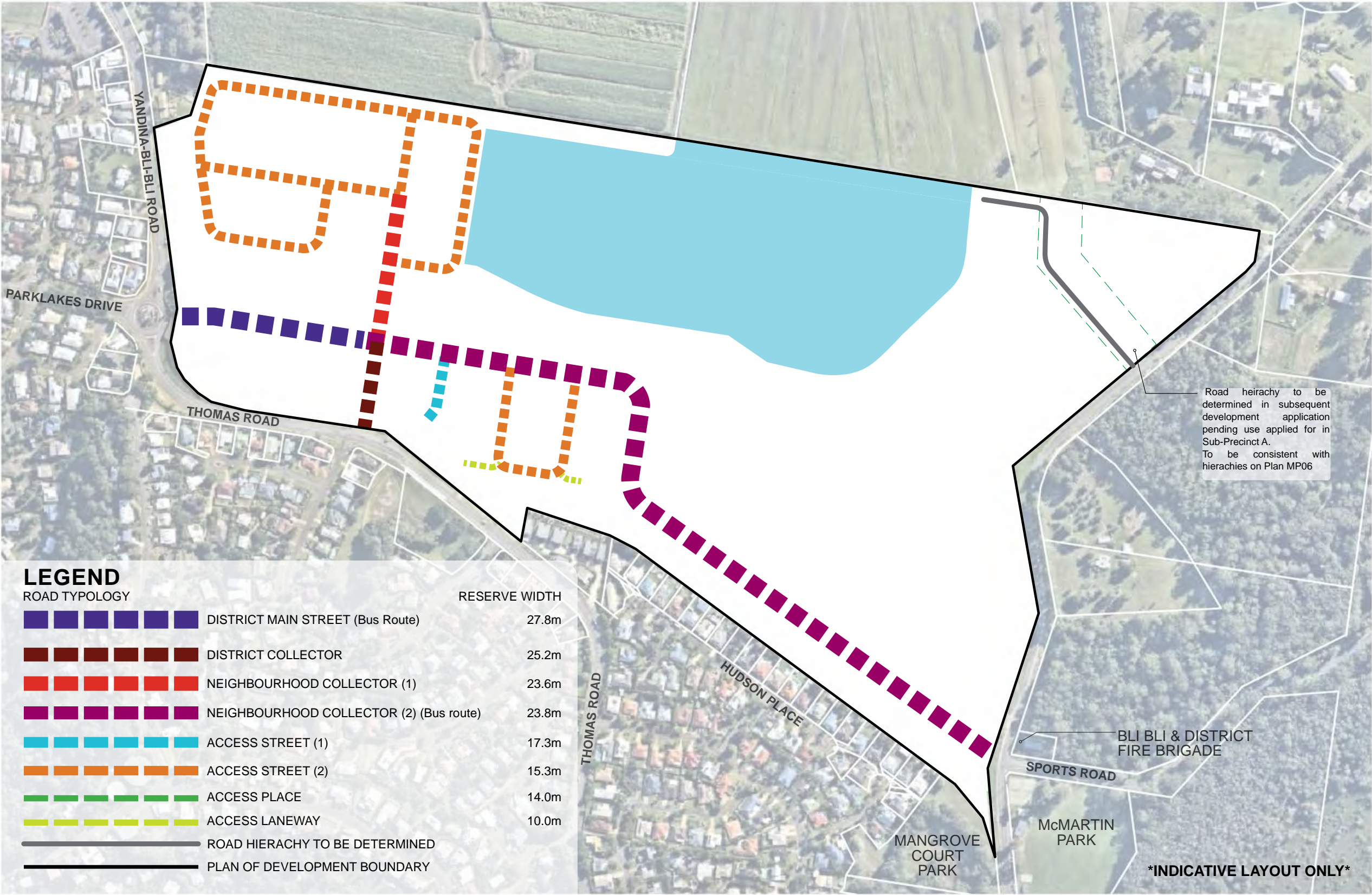
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COVEY

PROJECT: 162045
SCALE: 1:2000 @ A1

PLAN: MP04
REV: J

NORTH:



INDICATIVE ROAD HIERARCHY PLAN

PROPOSED DEVELOPMENT AT YANDINA-BLI BLI ROAD, BLI BLI, QLD

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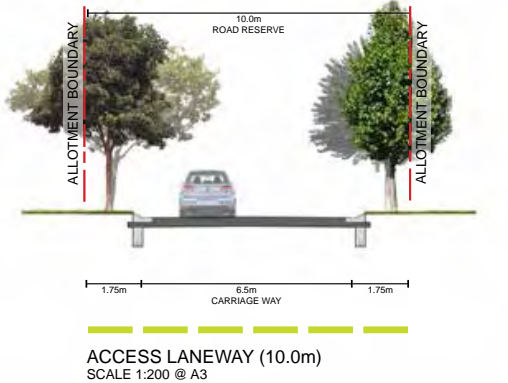
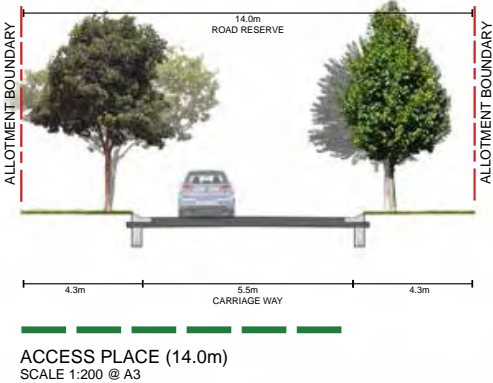
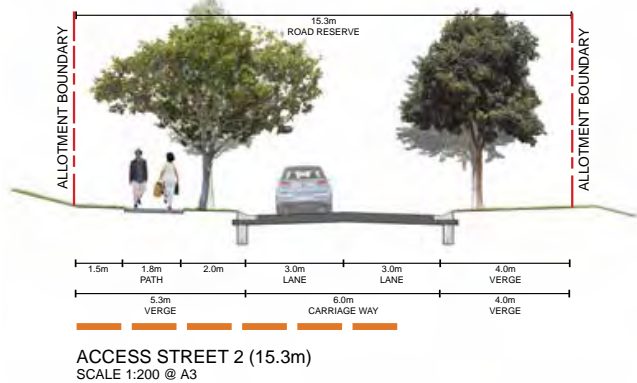
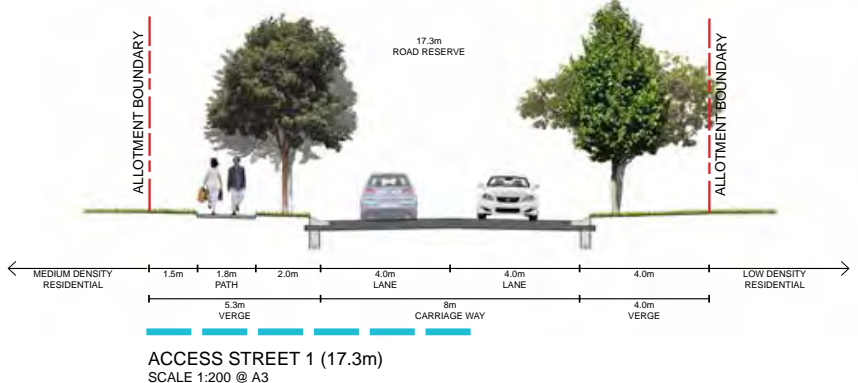
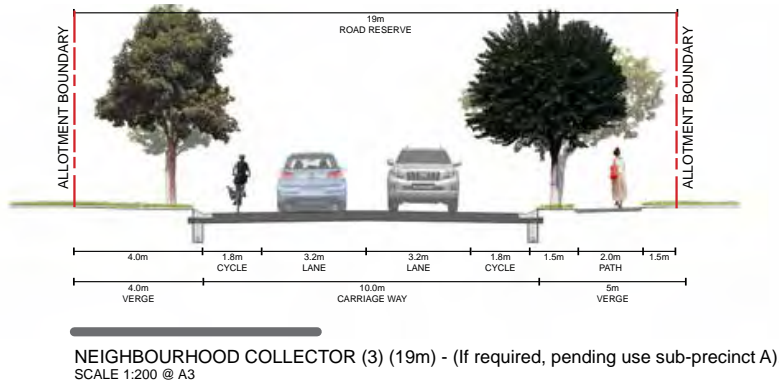
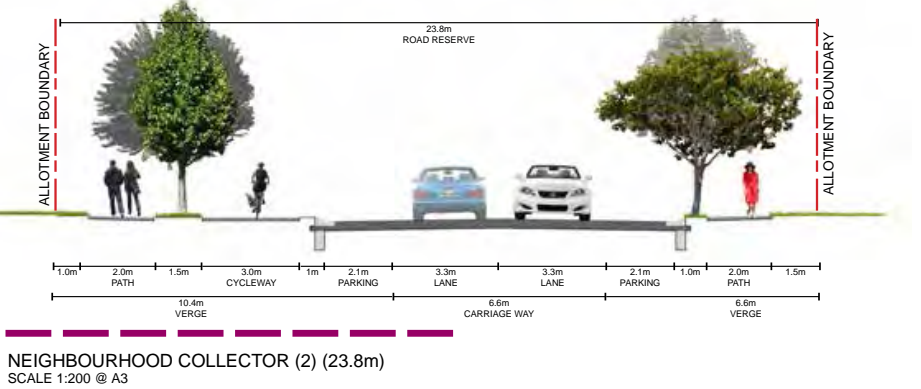
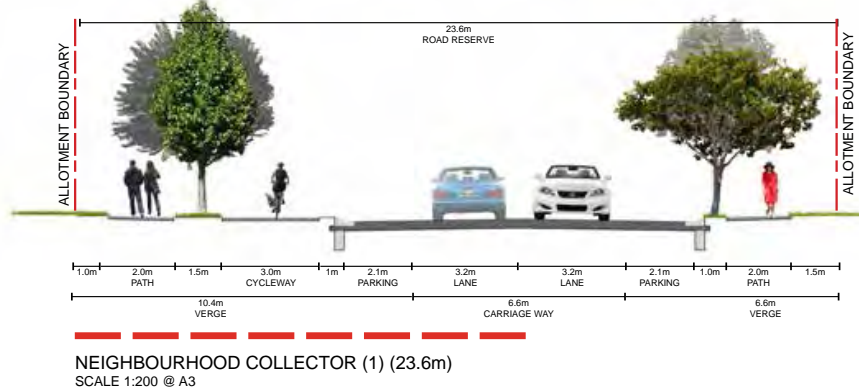
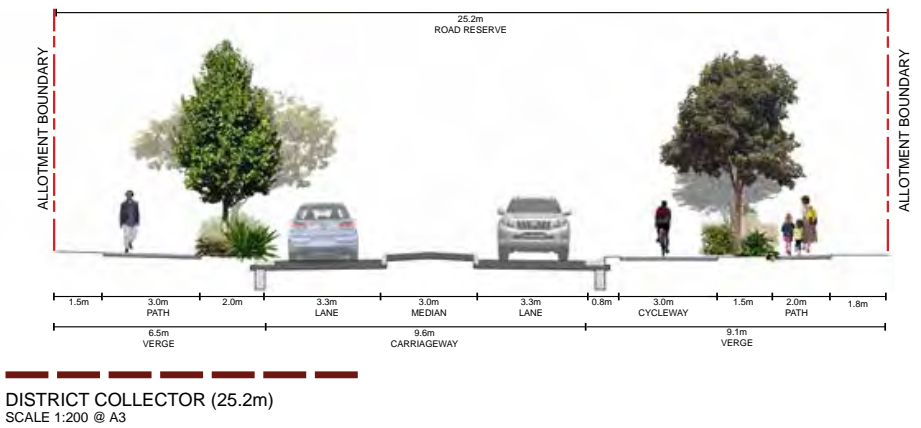
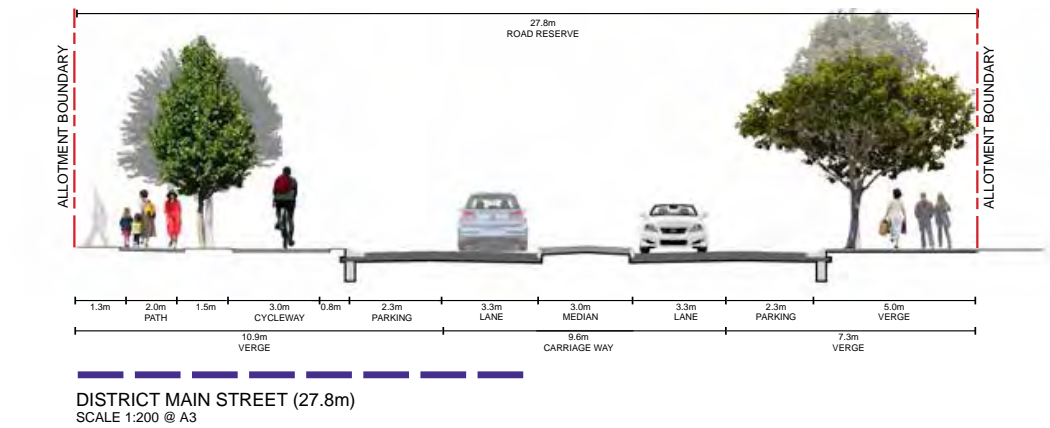
PROJECT: 162045

PLAN: MP05

REV: I

NORTH:

SCALE: 1:2000 @ A1

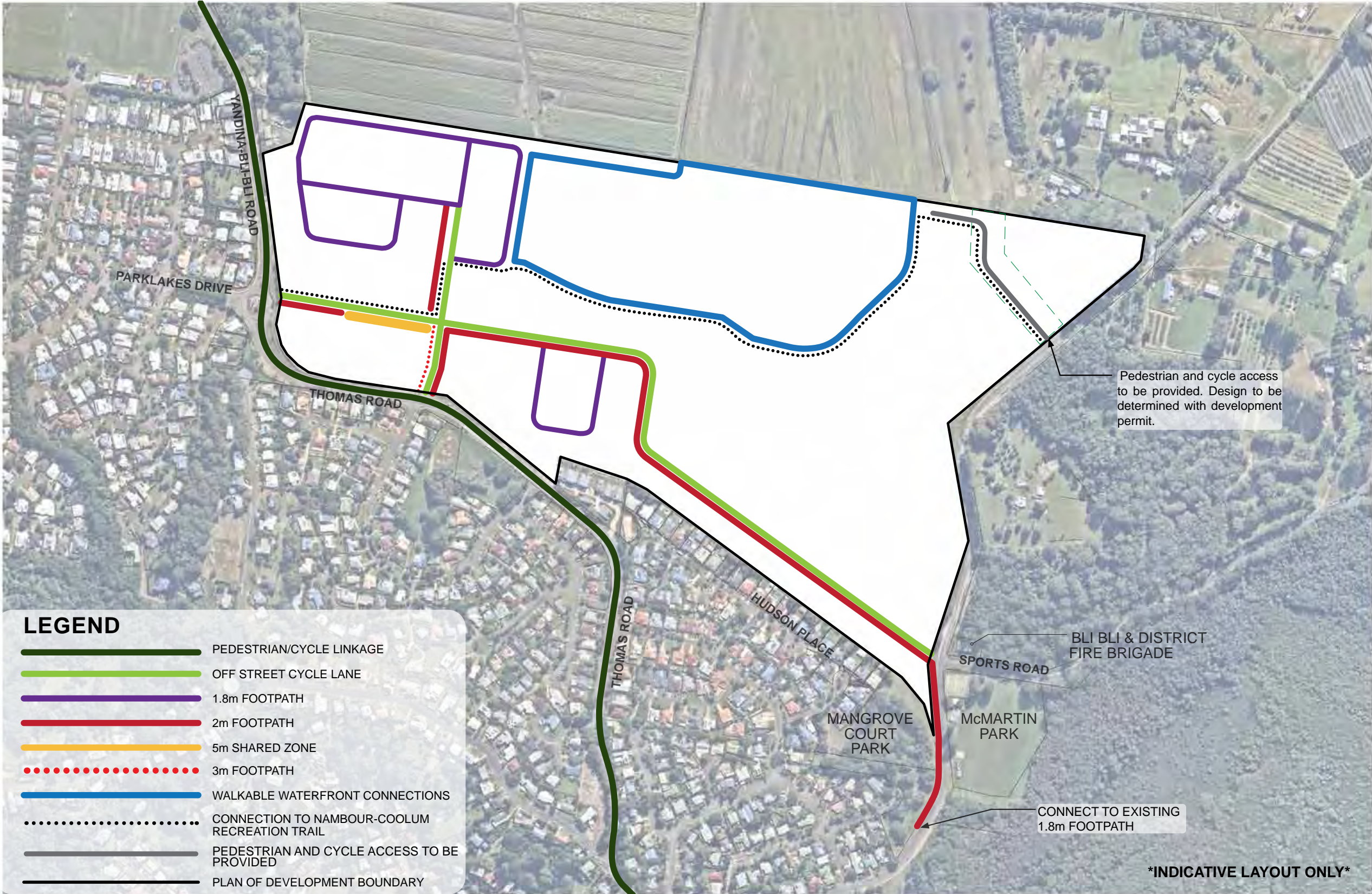


ROAD HIERARCHY TYPICAL SECTIONS

PROPOSED DEVELOPMENT AT YANDINA-BLI BLI ROAD, BLI BLI, QLD

PROJECT:	PLAN:	REV:
162045	MP06	I
SCALE:		





PEDESTRIAN AND CYCLE MOVEMENT PLAN

PROPOSED DEVELOPMENT AT YANDINA-BLI BLI ROAD, BLI BLI, QLD

0m50m100m150m

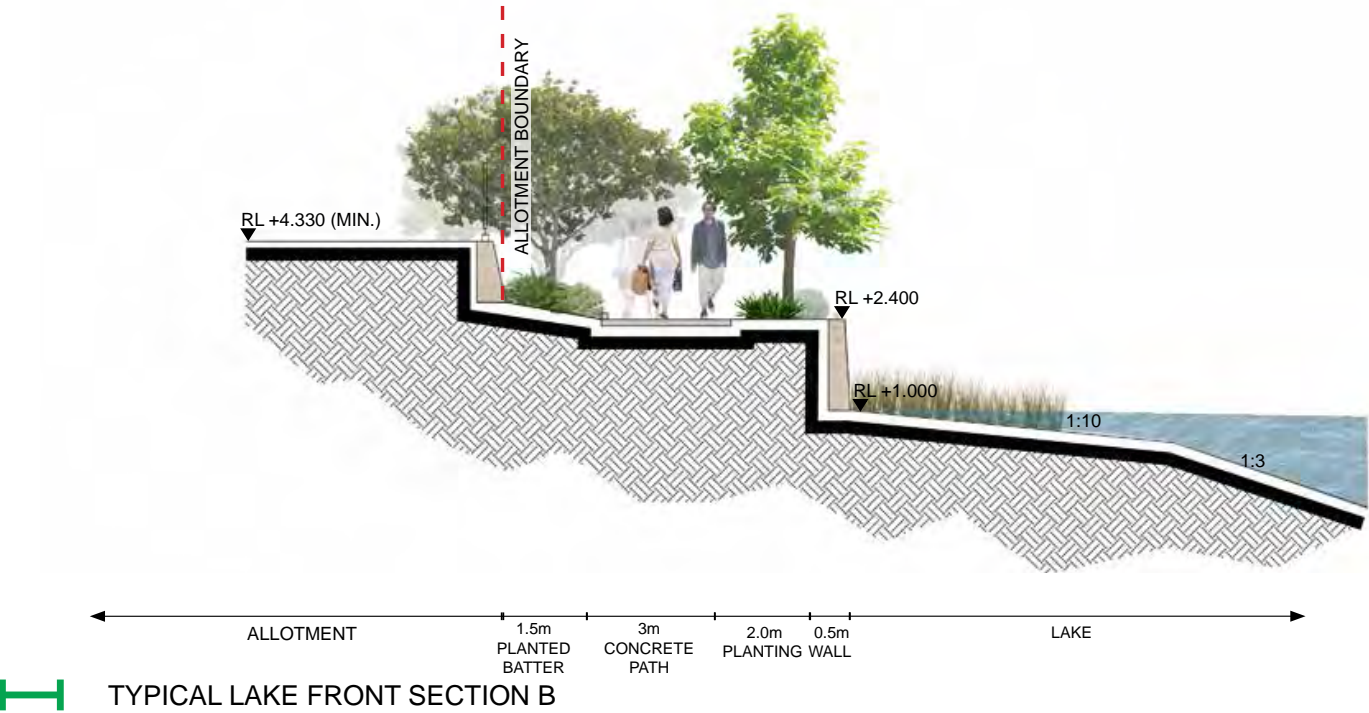
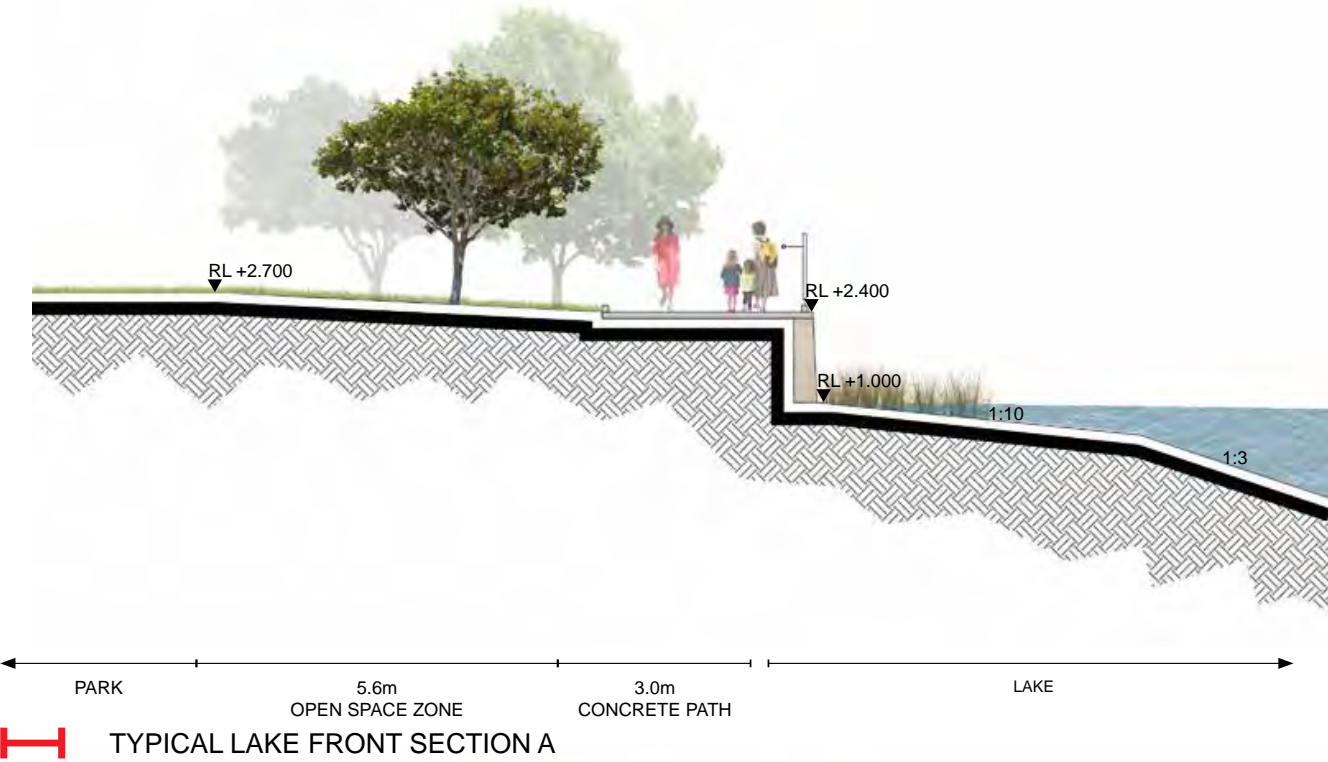
COVEY

PROJECT: 162045
SCALE: 1:2500 @ A1

PLAN: MP07
SCALE: 1:2500 @ A1

REV: I

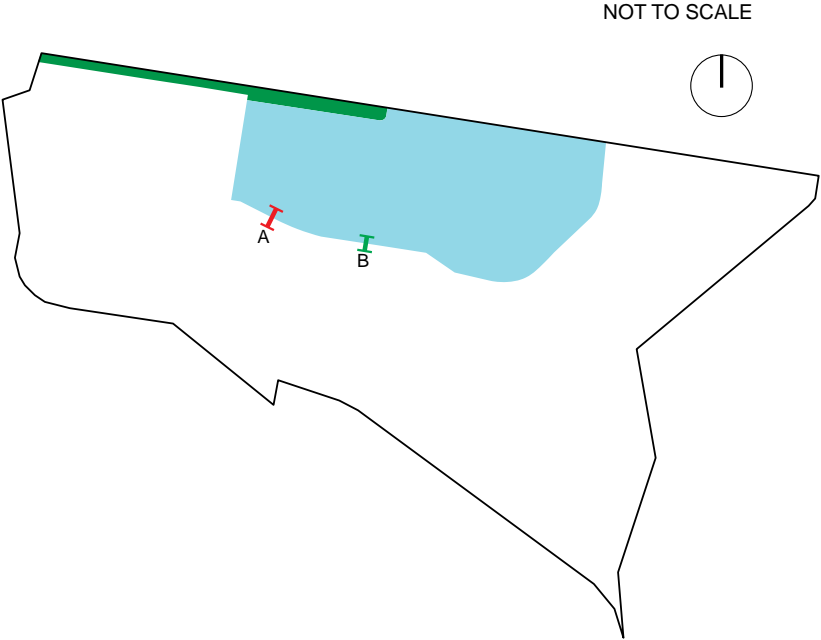
NORTH:



INDICATIVE LAKEFRONT SECTIONS

PROPOSED DEVELOPMENT AT YANDINA-BLI BLI ROAD, BLI BLI, QLD

LOCATION PLAN



RA29-N



Our reference: 2202-27499 SRA

Your reference: MCU22/0033

Applicant reference: 162045

20 September 2024

The Chief Executive Officer

Sunshine Coast Regional Council

Locked Bag 72

Sunshine Coast Mail Centre Qld 4560

mail@sunshinecoast.qld.gov.au

Attention:

Marc Cornell

Dear Marc

Changed referral agency response—with conditions

(Given under section 28.4 of the Development Assessment Rules)

On 23 August 2024 the State Assessment and Referral Agency (SARA) received notice of a change to the development application described below. SARA has assessed the changes and now provides this changed referral agency response which replaces the response dated 22 June 2023.

Applicant details	
Applicant name:	Focus Estates Pty Ltd and One Bli Bli Pty Ltd
Applicant contact details:	C/- Covey Associates Pty Ltd, Po Box 16 Maroochydore QLD 4558 jenniferm@covey.com.au
Location details	
Street address:	61-65 Thomas Road, Bli Bli; 45 Lefoes Road, Bli Bli; 67-89 Thomas Road, Bli Bli; 59 Thomas Road, Bli Bli; 91 Thomas Road, Bli Bli; Lefoes Road, Bli Bli; 951 Yandina Bli Bli Road, Bli Bli; 117 Lefoes Road, Bli Bli
Real property description:	1RP158441; 1RP207524; 22RP26855; 2RP207422; 2SP179105; 2SP314107; 3SP100796; 3SP314107
Local government area:	Sunshine Coast Regional Council

Application details

Preliminary approval that includes a variation request

Material change of use to use the land in accordance with a plan of development that will vary the effect of the local government planning scheme. The plan of development includes variations to the relevant:

- zones and precincts
- levels of assessment
- development codes (Bli Bli Village local plan code)

Referral triggers

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

- 10.3.4.3.1 Clearing native vegetation
- 10.9.4.1.1.1 Infrastructure - state transport infrastructure
- 10.9.4.2.4.1 State transport corridors and future State transport corridors

Conditions

Under section 56(1)(b)(i) of Planning Act 2016, the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

The department must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Advice to the assessment manager

Under section 56(3) of the Act, the department offers advice about the application to the assessment manager—see Attachment 3.

Approved plans and specifications

The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

State-controlled road access permit

This referral included an application for a road access location, under section 62A(2) of *Transport Infrastructure Act 1994*. Below are the details of the decision:

- Approved
- Reference: TMR22-035605
- Date: 21 June 2023

If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at north.coast.idas@tmr.qld.gov.au

Further development approvals required

There are mapped and unmapped waterways on the subject sites. Any application for a development permit that will result in altering the waterways on site will require a waterway barrier works approval.

This advice was provided to the applicant by SARA on the 1 February 2018 (SARA ref: 1712-3164 SPL). It is recommended that the applicant seek these approvals with any development permit over the land to ensure they can achieve the outcome prescribed by the relevant State code.

Note: Waterway barrier works in urban areas cannot be offset. The applicant must either avoid the waterway or mitigate their impact on the waterway.

Human Rights Act 2019 considerations:

There are no human rights affected by this decision.

A copy of this response has been sent to the applicant for their information.

For further information please contact Sarah Lawley, Principal Planning Officer, on 0734527042 or via email SEQNorthSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Paul Gleeson
A/Manager

cc Focus Estates Pty Ltd and One Bli Bli Pty Ltd, jenniferm@covey.com.au

enc Attachment 1—Changed conditions to be imposed
Attachment 2—Changed reasons for decision to impose conditions
Attachment 3—Changed advice to the assessment manager
Approved plans and specifications

Attachment 1—Changed conditions to be imposed

	Condition	Condition Timing
Preliminary Approval for MCU of Premises (including a Variation Request to vary the effect of the Sunshine Coast Planning Scheme 2014) for a Master Planned Development (including Residential, Shopping Centre & Retirement Facility uses in accordance with a Plan of Development), and to vary the Height of Buildings and Structures Overlay (from 8.5m to 12m)		
Vehicular Access to state-controlled road – Western Access		
1.	<p>(a) The western Yandina – Bli Bli Road access intersection location, is to be located generally in accordance with Layout Plan Sheet 1, prepared by Covey Associates Pty Ltd, dated 23 Feb 2023 reference MCU-C010, issue A as amended in red by SARA.</p> <p>(b) Road access intersection works (at the road access location) must be provided generally in accordance with Layout Plan Sheet 1, prepared by Covey Associates Pty Ltd, dated 23 Feb 2023 reference MCU-C010, issue A as amended in red by SARA, comprising:</p> <ul style="list-style-type: none"> (i) a single lane, four leg roundabout (ii) pedestrian crossings on every leg of the roundabout (iii) pedestrian pathway connection to every pedestrian crossing (iv) pedestrian pathway and off-road cycle track extending to the eastern road access location required under Condition 2 (v) dedication of all land as road reserve that is required to facilitate the access works, pedestrian pathway, off road cycle track, services and utilities. 	<p>(a) At all times</p> <p>(b) Prior to the acceptance on maintenance of the District Main Street (bus route) road identified on <u>Indicative</u> Road Hierarchy Plan prepared by Covey Associates Pty Ltd August 2022, reference MP05, revision H, <u>dated June 2024, reference MP05, revision I.</u></p>
Vehicular Access to state-controlled road – Eastern Access		
2.	<p>(a) The eastern Yandina – Bli Bli Road (Thomas Road) access intersection location, is to be located generally in accordance with Layout Plan Sheet 1, prepared by Covey Associates Pty Ltd, dated 23 Feb 2023 reference MCU-C010, issue A as amended in red by SARA.</p> <p>(b) Road access intersection works (at the road access location) must be provided generally in accordance with Layout Plan Sheet 1, prepared by Covey Associates Pty Ltd, dated 23 Feb 2023 reference MCU-C010, issue A as amended in red by SARA, comprising:</p> <ul style="list-style-type: none"> (i) a single lane, four leg roundabout (ii) bus stop works as required by condition 3 	<p>(a) At all times.</p> <p>(b) Prior to the acceptance on maintenance of the District Collector Road identified on the <u>Indicative</u> Road Hierarchy Plan prepared by Covey Associates Pty Ltd August 2022, reference MP05, revision H, <u>dated June 2024, reference MP05, revision I.</u></p>

	Condition	Condition Timing
	<ul style="list-style-type: none"> (iii) pedestrian crossings on every leg of the roundabout (iv) pedestrian pathway connection to every pedestrian crossing (v) pedestrian pathway and off-road cycle track extending east along the full frontage of the site (vi) dedication of all land as road reserve that is required to facilitate the access works, pedestrian pathway, off road cycle track, services and utilities. 	
3.	<p>(a) Submit a detailed drawing prepared by a Registered Professional Engineer of Queensland (RPEQ) to the North Coast Region (North.CoastIDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads that:</p> <ul style="list-style-type: none"> (i) identifies the relocation of the 'Thomas Rd at Samantha Dr, Bli Bli (ID: 301877)' bus stop on the site's Thomas Road frontage in accordance with Chapter 5 – 'Bus Stop Infrastructure' of the <i>Public Transport Infrastructure Manual 2015</i> and the <i>Transport Operations (Road Use Management – Road Rules) Regulation 2009</i> (ii) demonstrates that the relocated bus stop in item (i) is designed to an Intermediate bus stop standard in accordance with Chapter 5 – Bus Stop Infrastructure of the <i>TransLink Public Transport Infrastructure Manual 2015</i> and Sunshine Coast Regional Council standards (iii) demonstrates that the relocated bus stop in item (i) is designed in accordance with the <i>Disability Standards for Accessible Public Transport 2002</i> made under subsection 31(1) of the <i>Disability Discrimination Act 1993</i> 1992 (iv) provides a disability compliant pedestrian access, including footpaths and road crossing arrangements, between the development and the relocated bus stop identified in item (i). <p>(b) Undertake the bus stop infrastructure works generally in accordance with the detailed drawing required in part (a) of this condition.</p>	<ul style="list-style-type: none"> (a) Prior to the lodgement of the first development application for a development permit within the site. (b) Prior to the acceptance on maintenance of the District Collector Road identified on the <u>Indicative</u> Road Hierarchy Plan prepared by Covey Associates Pty Ltd August 2022, reference <u>MP05, revision H. dated June 2024, reference MP05, revision I.</u>
Removal of all existing access		
4.	<ul style="list-style-type: none"> (a) All existing vehicular property access located between Lot 3 SP100796, Lot 2 SP179105, Lot 22 RP26855, Lot 1 RP158441, Lot 2 RP207422 and Yandina – Bli Bli Road must be permanently closed and removed. (b) The verge between the pavement edge and the property boundary must be constructed in accordance with Department of Transport 	Prior to the commencement of use or sealing of the survey plan of the relevant stage.

	Condition	Condition Timing
	and Main Roads <i>Road Planning and Design Manual, 2nd Edition</i> at no cost to the Department of Transport and Main Roads.	
Road works on a state-controlled road – Samantha Road East		
5.	Road works at the Thomas Road and Samantha Road East intersection must be provided comprising physical restriction of Samantha Road East to left-in / left-out.	Prior to the acceptance on maintenance of the District Collector Road identified on the <u>Indicative</u> Road Hierarchy Plan prepared by Covey Associates Pty Ltd August 2022, reference MP05, revision H, dated June 2024, reference MP05, revision I.
Road works on a state-controlled road – Bli Bli Road / Willis Road roundabout upgrade		
6.	Road works at the Bli Bli Road and Willis Road roundabout must be provided generally in accordance with Layout Plan Sheet 4, prepared by Covey Associates Pty Ltd, dated 23 Feb 2023 reference MCU-C013, issue A comprising: (a) dual laning of the roundabout (b) extension of the southbound exit lane to 65m (c) addition of a 50m western approach lane (d) addition of a 60m northern exit lane (e) on road cycle provision (f) a north and south cycle lane connection to the pathway on Willis Road and the southern Bli Bli Road leg.	Prior to: <ul style="list-style-type: none"> the sealing of the survey plan for the 150th lot, or the commencement of any use within the Local Centre zone, or the commencement of use of retirement facility or residential care facility within sub-precinct A, whichever occurs first.
Road works on a state-controlled road – Bli Bli Road / Waigani Street / Kennedy Road		
7.	Road works at the intersection of Bli Bli Road, Waigani Street and Kennedy Road must be provided generally in accordance with Layout Plan Sheet 4, prepared by Covey Associates Pty Ltd, dated 23 Feb 2023 reference MCU-C013, issue A as amended in red by SARA, comprising: (a) a short channelised right turn treatment into Waigani Street with median (b) restriction of Waigani Street to a right-in, left-in and left-out arrangement (c) restriction of Kennedy Road to a left-in and left-out arrangement (d) pedestrian crossings on Waigani Street, Kennedy Road and Bli Bli Road.	Prior to: <ul style="list-style-type: none"> the sealing of the survey plan for the 150th lot, or the commencement of any use within the Local Centre zone, or the commencement of use of retirement facility or residential care facility within sub-precinct A, whichever occurs first.
Road works on a state-controlled road – Bli Bli Road and Tasol Street		
8.	Road works at Bli Bli Road and the Bli Bli Road and Tasol Street intersection must be provided generally in accordance with Layout Plan Sheet 5, prepared by Covey Associates Pty Ltd, dated 23 Feb 2023	Prior to: <ul style="list-style-type: none"> the sealing of the survey plan for the 150th lot, or

	Condition	Condition Timing
	<p>reference MCU-C014, issue A as amended in red by SARA, comprising:</p> <p>(a) physical restriction of Tasol Street to left-in / left-out</p> <p>(b) a pedestrian crossing on Tasol Street and Bli Bli Road.</p>	<ul style="list-style-type: none"> the commencement of any use within the Local Centre zone, or the commencement of use of retirement facility or residential care facility within sub-precinct A, whichever occurs first.
Road works on a state-controlled road – Willis Road / School Road / Lefoes Road & Willis Road / Riverview Street		
9.	<p>Road works must be provided at the intersections of Willis Road and Thomas Road through to Willis Road and Whistler Road generally in accordance with plan – Layout Plan Sheet 3, prepared by Covey Associates Pty Ltd, dated 23 Mar 2023, sheet number MCU-C012, issue A, as amended in red by SARA, comprising:</p> <p>(a) <u>Willis Road, School Road and Lefoes Road intersection</u></p> <p>(i) an additional southbound lane extending from the intersection of Willis Road and Thomas Road past Lefoes Road for as far as practical before merging to a single southbound lane before Willis Road and Whistler Street</p> <p>(ii) bus stop works as required by condition 10</p> <p>(iii) a pedestrian crossing on the Willis Road northern leg</p> <p>(iv) provision for on-road cyclists</p> <p>(v) a cycle lane connection to the pathway on Willis Road northern leg.</p> <p>(b) <u>Willis Road and Riverview Street</u></p> <p>(i) physical restriction of Riverview Street to left-in / left-out</p> <p>(ii) a pedestrian crossing on Riverview Street.</p> <p>(c) <u>Willis Road and Whistler Street</u></p> <p>i. a pedestrian crossing on Whistler Street.</p>	<p>Prior to the connection to Lefoes Road of either the Neighbourhood Collector (2) or the Neighbourhood Collector (4) (Bus Route) roads as identified on <u>Indicative</u> Road Hierarchy Plan prepared by Covey Associates Pty Ltd August 2022, reference MP05, revision H, <u>dated June 2024, reference MP05, revision I</u>, whichever connection occurs first.</p>
10.	<p>(a) The existing bus stop 'Willis Rd near Lefoes Rd, Bli Bli' (ID:301880) and its pair 'Willis Rd near School Rd, Bli Bli' (ID: 301879) must be relocated to the location generally shown on the Layout Plan Sheet 3, prepared by Covey Associates Pty Ltd, dated 23 Mar 2023, sheet number MCU-C012, issue A, as amended in red.</p> <p>(b) The relocated bus stops must be in accordance with the following:</p> <ul style="list-style-type: none"> Chapter 5 – 'Bus Stop Infrastructure' of the Department of Transport and Main Roads <i>TransLink Public Transport</i> 	<p>Prior to the connection to Lefoes Road of either the Neighbourhood Collector (2) or the Neighbourhood Collector (4) (Bus Route) roads as identified on <u>Indicative</u> Road Hierarchy Plan prepared by Covey Associates Pty Ltd August 2022, reference MP05,</p>

	Condition	Condition Timing
	<p><i>Infrastructure Manual 2015</i></p> <ul style="list-style-type: none"> Sunshine Coast Regional Council standards the <i>Disability Standards for Accessible Public Transport 2002</i> made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i> the Transport Operations (Road Use Management – Road Rules) Regulation 2009, in particular stopping at intersections. 	<p>revision H, dated June 2024, reference MP05, revision I, whichever connection occurs first.</p>
Road works on a state-controlled road – Sub Precinct A, where developed for low density residential development, other than a retirement facility or residential care facility		
11.	<p>Where sub-precinct A, as identified on the Bli Bli Northern Village Local Plan prepared by Covey Associates dated August 2022, reference MP03, revision J, <u>Bli Bli Northern Village Local Plan prepared by Covey Associates Pty Ltd, dated Jun 2024, reference MP03, revision K</u>, is reconfigured for low density residential purposes:</p> <p>(a) road works at Willis Road, School Road and Lefoes intersection must be provided generally in accordance with Figure 4-4 – Proposed Works on Bli Bli Road between Riverview Street and Lefoes Road within the Technical Memo – Sub Precinct A Residential Option, prepared by Lambert & Rehbein (SEQ) Pty Ltd, dated 30 May 2023, reference B21205TN002_RevA_Final, comprising:</p> <ul style="list-style-type: none"> (i) an additional shared through and left turn lane on School Road of 30m (ii) an additional right turn lane on Lefoes Road of 30m (iii) the extension of the right turn lane on the Bli Bli Road southern leg to 75m (iv) bus stop works as required by Condition 10 (v) pedestrian crossings on all legs (vi) provision for on-road cyclists (vii) a cycle lane connection to the pathway on Willis Road northern leg, <u>and</u> <p>(b) road works on Bli Bli Road must be provided generally in accordance with Figure 4-5 Proposed Southern Corridor Works within the Technical Memo – Sub Precinct A Residential Option, prepared by Lambert & Rehbein (SEQ) Pty Ltd, dated 30 May 2023, reference B21205TN002_RevA_Final, comprising an additional southbound lane extended from the intersection of Bli Bli Road, Kennedy Road and Waigani Street to the intersection of Bli Bli Road and David Low Way.</p> <p><i>Note: If sub-precinct A is developed for a retirement facility or</i></p>	<p>Prior to the commencement of any use or sealing of the survey plan for any development that is not a retirement facility or residential care facility within sub-precinct A as identified on the Bli Bli Northern Village Local Plan prepared by Covey Associates Pty Ltd, August 2022, <u>reference MP03, revision J, dated Jun 2024, reference MP03, revision K</u>.</p>

	Condition	Condition Timing
	<i>residential care facility, the works required by this condition are not required.</i>	
Standards of construction		
12.	<p>All road works and road access works must be designed and constructed in accordance with:</p> <ul style="list-style-type: none"> (a) Department of Transport and Main Roads <i>Road Planning and Design Manual, 2nd Edition</i> (b) Department of Transport and Main Roads <i>Road Safety Policy</i> (c) <i>Queensland Manual of Uniform Traffic Control Devices</i> (d) <i>Austroads Guide to Road Design</i> (e) <i>Austroads Design Vehicles and Turning Path Templates</i> (f) Department of Transport and Main Roads <i>Public Transport Infrastructure Manual 2015</i> (g) Department of Transport and Main Roads Technical Guideline: <i>Raised priority crossings for pedestrians and cycle paths, 2019</i> 	At all times.
13.	<p>Any roadworks on Bli Bli Road, Willis Road, Thomas Road and Yandina-Bli Bli Road must be designed and constructed to be in accordance with the following to accommodate a single unit rigid bus of 12.5m in length:</p> <ul style="list-style-type: none"> (a) Department of Transport and Main Roads <i>Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design</i> (b) Department of Transport and Main Roads <i>Supplement to Austroads Guide to Road Design (Parts 3, 4-4C and 6)</i> (c) <i>Austroads Guide to Road Design (Parts 3, 4-4C and 6)</i> (d) <i>Austroads Design Vehicles and Turning Path Templates</i> (e) <i>Queensland Manual of Uniform Traffic Control Devices, Part 13: Local Area Traffic Management and AS 1742.13-2009 Manual of Uniform Traffic Control Devices – Local Area Traffic Management</i> (f) <i>Chapter 2 – Planning and Design, Section 2.3.2 Bus Route Infrastructure (page 6) of the Department of Transport and Main Roads Public Transport Infrastructure Manual 2015.</i> 	At all times.
Potential future bus route		
14.	<p>The potential future bus route shown on the, <i>Road Hierarchy Plan</i>, prepared by Covey Associates, dated August 2022, plan number MP05, revision H, <u>Indicative Road Hierarchy Plan, prepared by Covey Associates Pty Ltd, dated Jun 2024, plan number MP05, revision I</u>, as amended in red must be designed and constructed to be in accordance with the following to accommodate a single unit rigid bus of 12.5m in length:</p> <ul style="list-style-type: none"> (a) Department of Transport and Main Roads <i>Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design</i> 	Prior to submitting the Plan of Survey to the local government for approval for the relevant stage.

	Condition	Condition Timing
	<p>(b) Department of Transport and Main Roads <i>Supplement to Austroads Guide to Road Design (Parts 3, 4-4C and 6)</i></p> <p>(c) <i>Austroads Guide to Road Design (Parts 3, 4-4C and 6)</i></p> <p>(d) <i>Austroads Design Vehicles and Turning Path Templates</i></p> <p>(e) <i>Queensland Manual of Uniform Traffic Control Devices, Part 13: Local Area Traffic Management and AS 1742.13 Manual of Uniform Traffic Control Devices – Local Area Traffic Management</i></p> <p>(f) <i>Chapter 2 – Planning and Design, Section 2.3.2 Bus Route Infrastructure</i> of the Department of Transport and Main Roads <i>Public Transport Infrastructure Manual 2015</i>.</p>	
15.	<p>(a) The pedestrian footpath network must be provided generally in accordance with the following:</p> <p>(i) Road Hierarchy Plan, prepared by Covey Associates, dated August 2022, plan number MP05, revision H, as amended in red <u>Indicative Road Hierarchy Plan, prepared by Covey Associates Pty Ltd, dated Jun 2024, plan number MP05, revision I</u>, as amended in red.</p> <p>(ii) Road Hierarchy Sections, prepared by Covey Associates, dated August 2022, plan number MP06, revision H; <u>Road Hierarchy Typical Sections, prepared by Covey Associates Pty Ltd, dated Jun 2024, plan number MP06, revision I</u>; and</p> <p>(iii) Layout Plan Sheet 1, prepared by Covey Associates Pty Ltd, dated 23 Feb 2023, sheet number MCU-C010, issue A, as amended in red by SARA.</p> <p>(b) Provide pedestrian crossings over the northern and eastern legs of the site access / Thomas Road / Samantha Drive intersection at the locations shown on the Layout Plan Sheet 1, prepared by Covey Associates Pty Ltd, dated 23 Feb 2023, sheet number MCU-C010, issue A, as amended in red by SARA.</p>	Prior to the commencement of the first development within the site.
Landscaping in the state-controlled road corridor		
16.	<p>(a) Any landscaping, at establishment and full maturity, within a state-controlled road corridor must:</p> <p>(i) be non-frangible plant species, including canopies, are located outside of the clear zone for vehicles on the state-controlled road</p> <p>(ii) be located outside of the clear zone for cyclists on the state-controlled road including the pathway</p> <p>(iii) not obstruct sight lines</p> <p>(iv) have adequate vertical clearance for road users including pedestrians and cyclists is provided</p>	Prior to the commencement of use or sealing of the survey plan of the relevant stage, and to be maintained at all times.

	Condition	Condition Timing
	<p>(v) not damage the road pavement or include fruit, seeds or large quantities of flowers, bark or leaf drop within the traffic lane or any pathway</p> <p>(vi) be setback from and do not conflict with any services, utilities or overhead electrical and lighting infrastructure.</p> <p>(b) Any landscaping identified in part (a) must be provided in accordance with the Department of Transport and Main Roads'</p> <p>(i) <i>Road Planning and Design Manual, 2nd Edition</i></p> <p>(ii) <i>Road Landscape Manual</i></p> <p>(iii) Technical Note 197 Provision of Shade Along Paths.</p>	
Stormwater management		
17.	<p>Stormwater and flooding management of the development must not cause worsening to the operating performance of the state-controlled road, such that any works on the land must not:</p> <p>(a) create any new discharge points for stormwater runoff onto the state-controlled road</p> <p>(b) concentrate or increase the velocity of flows to state-controlled road</p> <p>(c) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road</p> <p>(d) surcharge any existing culvert or drain on the state-controlled road</p> <p>(e) impede or interfere with any overland flow or hydraulic conveyance from the state-controlled road</p> <p>(f) reduce the floodplain immunity of the state-controlled road.</p>	At all times.
Filling and excavation		
18.	<p>Any excavation, filling/backfilling/compaction, retaining structures and other works involving ground disturbance must not:</p> <p>(a) encroach upon or de-stabilise or cause damage to the state-controlled road including all transport infrastructure or the land supporting this infrastructure, or cause similar adverse impact</p> <p>(b) adversely impact on the state-controlled road through the addition or removal of lateral loads or additional surcharge loads.</p>	At all times.
Clearing native vegetation		
<p>10.3.4.3.1 – Material change of use over land containing native vegetation— The chief executive administering the Planning Act 2016 nominates the Director-General of the Department of Resources (Resources) the Deputy Director-General of the Department of Justice and Attorney-General to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):</p>		
19.	Clearing of vegetation must not occur within the area(s) identified as	At all times

	Condition	Condition Timing
	<p>Area B (Part B¹) as shown on the attached:</p> <p>(a) Vegetation Management Plan, prepared by Queensland Government, reference VMP 2202-27499 SRA, Sheet 1, version 1, dated 22/06/2023</p> <p>(b) Attachment to Vegetation Management Plan VMP 2202-27499 SRA Derived Reference Points for GPS.</p>	
20.	<p>Built infrastructure, other than fences, roads, underground services, must not be established, constructed or located within Area C (Part C¹) as shown on the attached:</p> <p>(a) Vegetation Management Plan, prepared by Queensland Government, reference VMP 2202-27499 SRA, Sheet 1, version 1, dated 22/06/2023</p> <p>(b) Attachment to Vegetation Management Plan VMP 2202-27499 SRA Derived Reference Points for GPS.</p>	At all times

Attachment 2—Changed reasons for decision to impose conditions

The reasons for the SARA's decision are:

- The application seeks approval to use the land in accordance with a plan of development that will vary the effect of the local government planning scheme. The plan of development includes variations to the relevant:
 - zones and precincts
 - levels of assessment
 - development codes (Bli Bli Village local plan code).
- The subject site is located adjacent to a state-controlled road (Bli Bli–Yandina Road), involves a scale of development that is likely to impact on state transport networks and contains native vegetation.
- SARA assessed the proposed preliminary approval and variation request against the requirements of:
 - State code 1: Development in a state-controlled road environment (State code 1)
 - State code 6: Protection of state transport networks (State code 6)
 - State code 16: Native vegetation clearing (State code 16)
 of the State Development Assessment Provisions (SDAP), version 3.0.
- Subject to the provision of conditions, the proposed development was assessed as being compliant with the relevant provisions of State code 1, State code 6 and State code 16, the development:
 - is unlikely to impact on the safety of users of the state transport corridor
 - is unlikely to impact on the function and operation of the state transport network
 - is designed to provide access to current and future public transport services and infrastructure
 - is designed to encourage safe pedestrian and cycle links
 - will not impact on native vegetation.

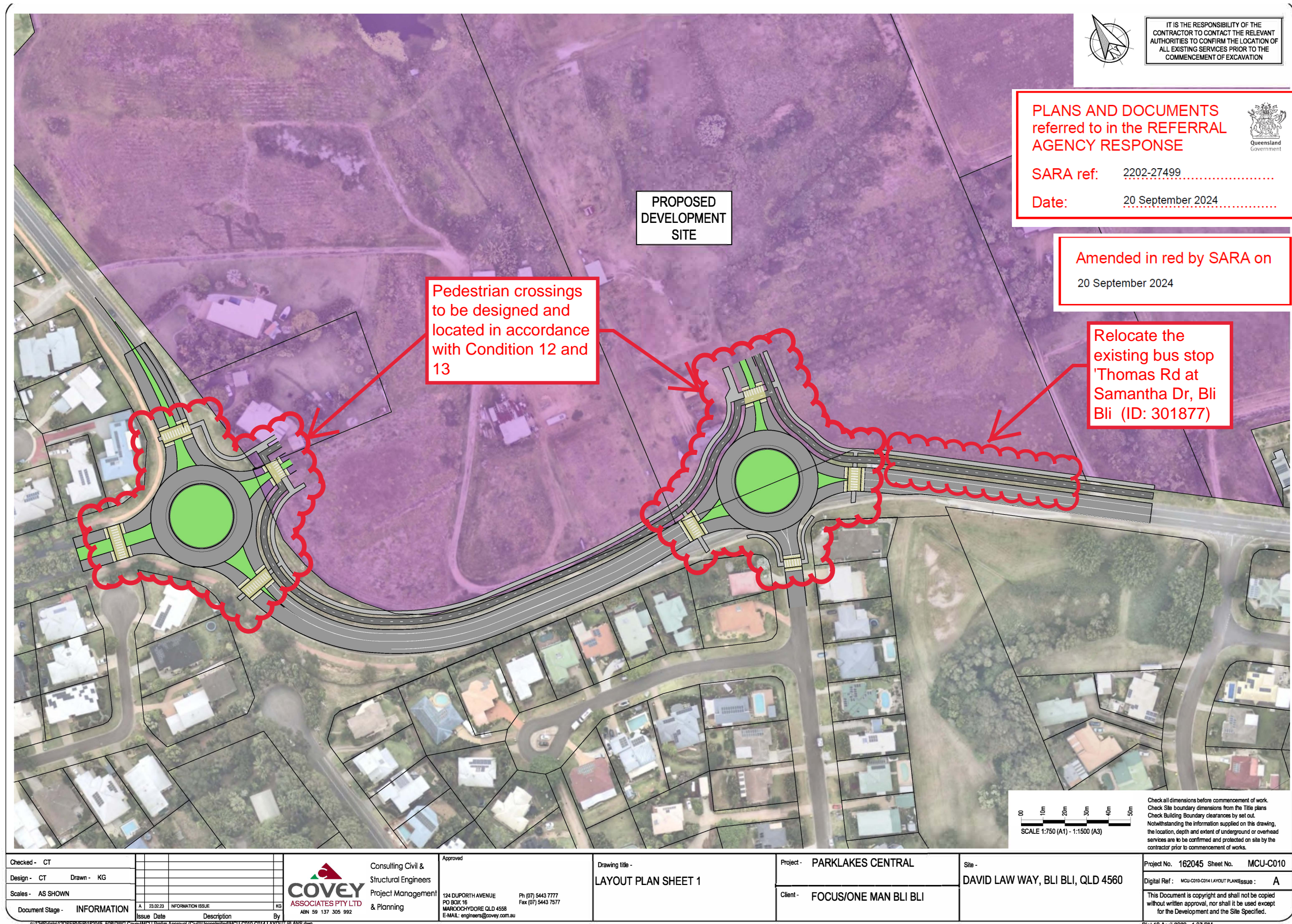
Evidence or other material on which the findings were based

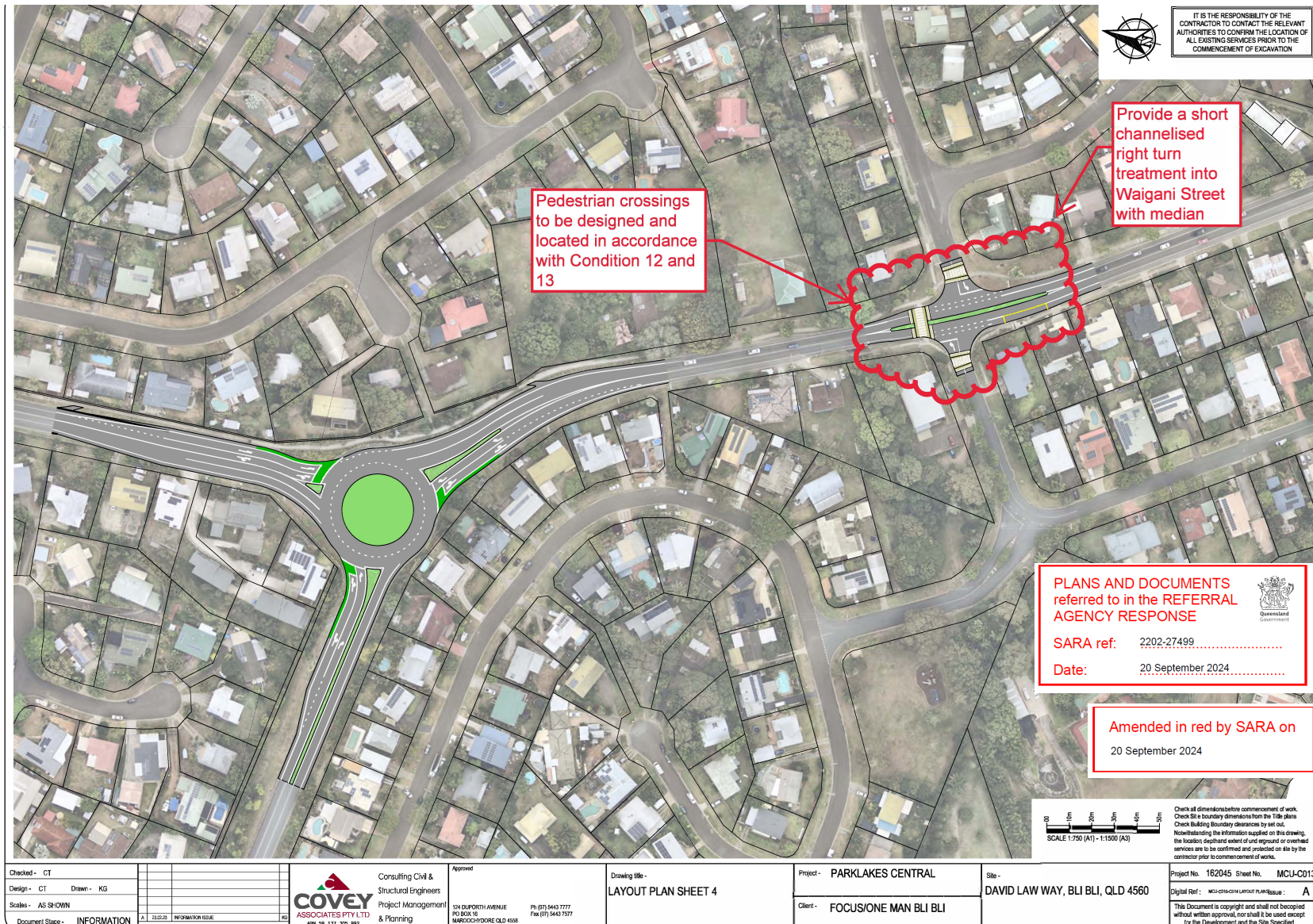
- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.0), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system

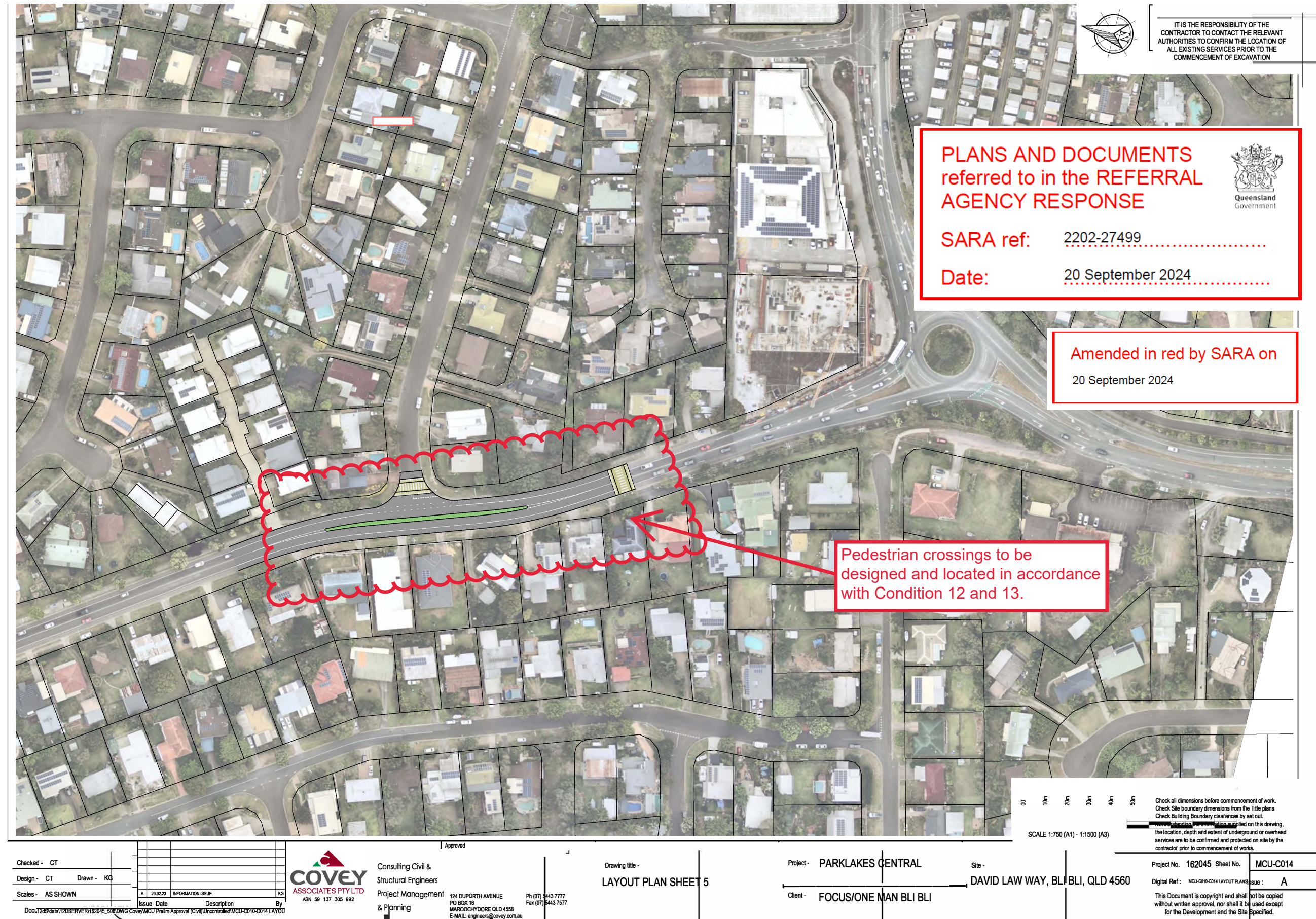
Attachment 3—Changed advice to assessment manager

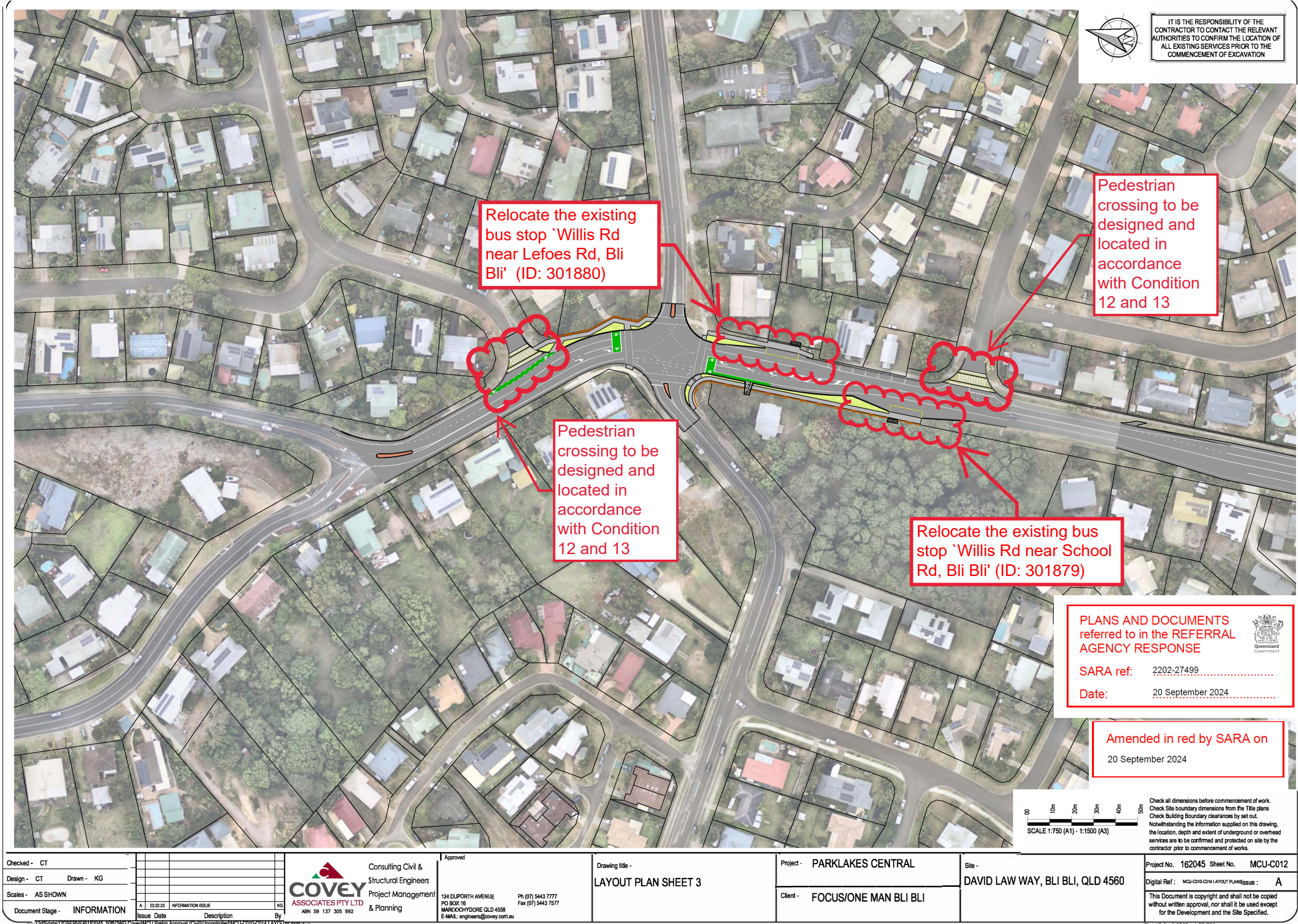
General advice	
Ref.	State-controlled roads
1.	Terms and phrases used in this document are defined in the Planning Act 2016, its regulation or the State Development Assessment Provisions (SDAP) version 3.0. If a word remains undefined it has its ordinary meaning.
2.	<p>Construction management – bus route</p> <p>Roadworks along Bli Bli Road, Willis Road, Thomas Road and Yandina Bli Bli Road may impact on urban bus routes. Accordingly, if any temporary bus route arrangements are required, the applicant must reach agreement on suitable arrangements with the Department of Transport and Main Roads' TransLink Division (bus_stops@translink.com.au or on 3851 8700) prior to any construction or works commencing.</p>
3.	<p>Bus Stop Compliance</p> <p>The detailed design of the relocated bus stops should be submitted to the Department of Transport and Roads' TransLink Division for endorsement prior to construction or any works commencing. Please contact the TransLink Division on telephone number (07) 3851 8700 or at bus_stops@translink.com.au.</p>
4.	<p>Potential Future Bus Route Compliance</p> <p>It is recommended that the detailed designs of the potential future bus route be submitted to the Department of Transport and Main Roads (via North.Coast.IDAS@tmr.qld.gov.au) for endorsement prior to lodging a development application for reconfiguring a lot or operational works for the relevant roads to the local government.</p> <p>Advice is provided that the cross-sections included on the 'Road Hierarchy Typical Sections Plan', prepared by Covey Associates Pty Ltd, dated August 2022, Plan MP06, revision H <u>dated Jun 2024, Plan MP06, revision I</u> are unlikely to comply with the conditioned requirements (in particular, the parking lane widths), however the proposed road reserve widths are likely sufficient to accommodate a compliant design.</p>
5.	<p>Road works approval</p> <p>Under section 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads (TMR's) to carry out road works on a state-controlled road prior to the works commencing. Please contact TMR on North.Coast.IDAS@tmr.qld.gov.au with the completed application form and supporting information to make an application for road works approval. As part of the application process detailed engineering designs the proposed works, certified by a Registered Professional Engineer of Queensland will be required. The detailed design must demonstrate how the proposed works will comply with TMR's <i>Road Planning and Design Manual</i>, 2nd Edition (RPDM), technical standards and policies. TMR advises that any design submitted through the development application process is conceptual in nature and has not been reviewed in detail to confirm that all aspects of the design, including (but not limited to) provision for vulnerable</p>

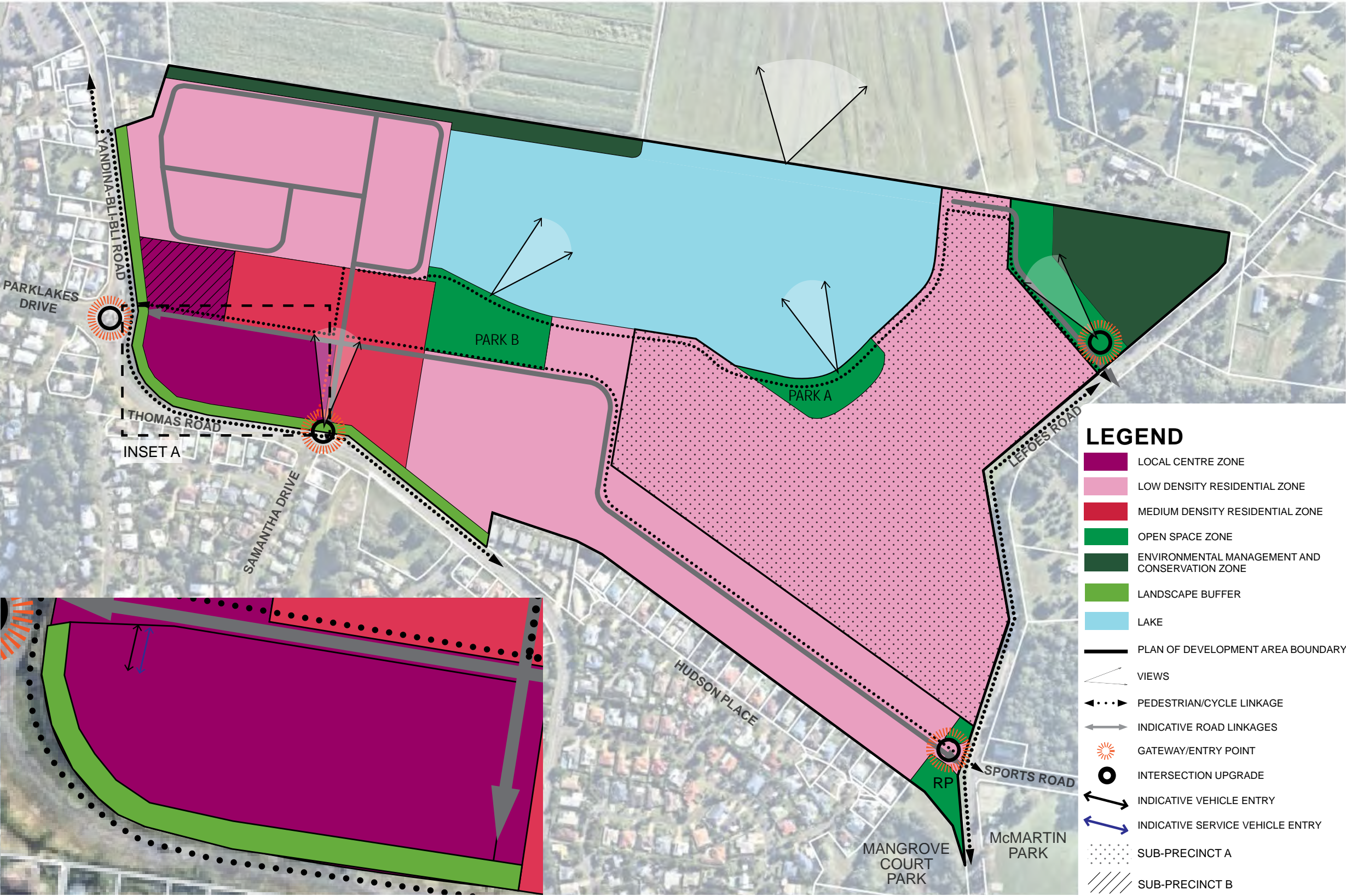
	<p>road users, signals, lighting, and pavement design, meets TMR requirements. As part of the road works approval, the applicant will be required to provide information to the community on future changes to the road network ahead of the commencement of construction.</p> <p>To ensure that gaining approval does not delay construction please contact TMR as soon as possible. Further information on applying for road works approval is available here: www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Other-matters-requiring-approval#roadworks</p>
6.	<p>Public utility works and connection approval</p> <p>The applicant is advised that if any works and/or connections are required to public utility services within a State-controlled road corridor, approval must be given by the Department of Transport and Main Roads under the relevant public utility legislation (electricity, water/sewer, telecommunication), and in accordance with TMR technical standards (TN163). Approvals must be obtained prior to commencing any utility works within the state-controlled road reserve.</p> <p>Please contact the public utility team via northcoast@tmr.qld.gov.au for further information on the application and approval process.</p>
7.	<p>Vegetation clearing</p> <p>Despite this development approval, other permits or approvals may be required for the clearing of vegetation. To determine if the proposed clearing requires other approvals under other local, State or federal laws go to www.qld.gov.au (search 'vegetation clearing requirements').</p>
8.	<p>Vegetation management plan</p> <p>To request an electronic file of the Derived Points (Attached to Plan: 2202-27499 SRA) as contained in this technical agency response, email a request to the Department of Resources at vegetation@resources.qld.gov.au and include application reference 2202-27499 SRA.</p>












INSET A

BLI BLI NORTHERN VILLAGE LOCAL PLAN

PROPOSED DEVELOPMENT AT YANDINA-BLI BLI ROAD, BLI BLI, QLD

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2202-27499 SRA

Date: 20 September 2024


0m 40m 80m 120m

COVEY

PROJECT: 162045
SCALE: 1:2000 @ A1

PLAN: MP03
SCALE: 1:2000 @ A1

REV: K

NORTH: 

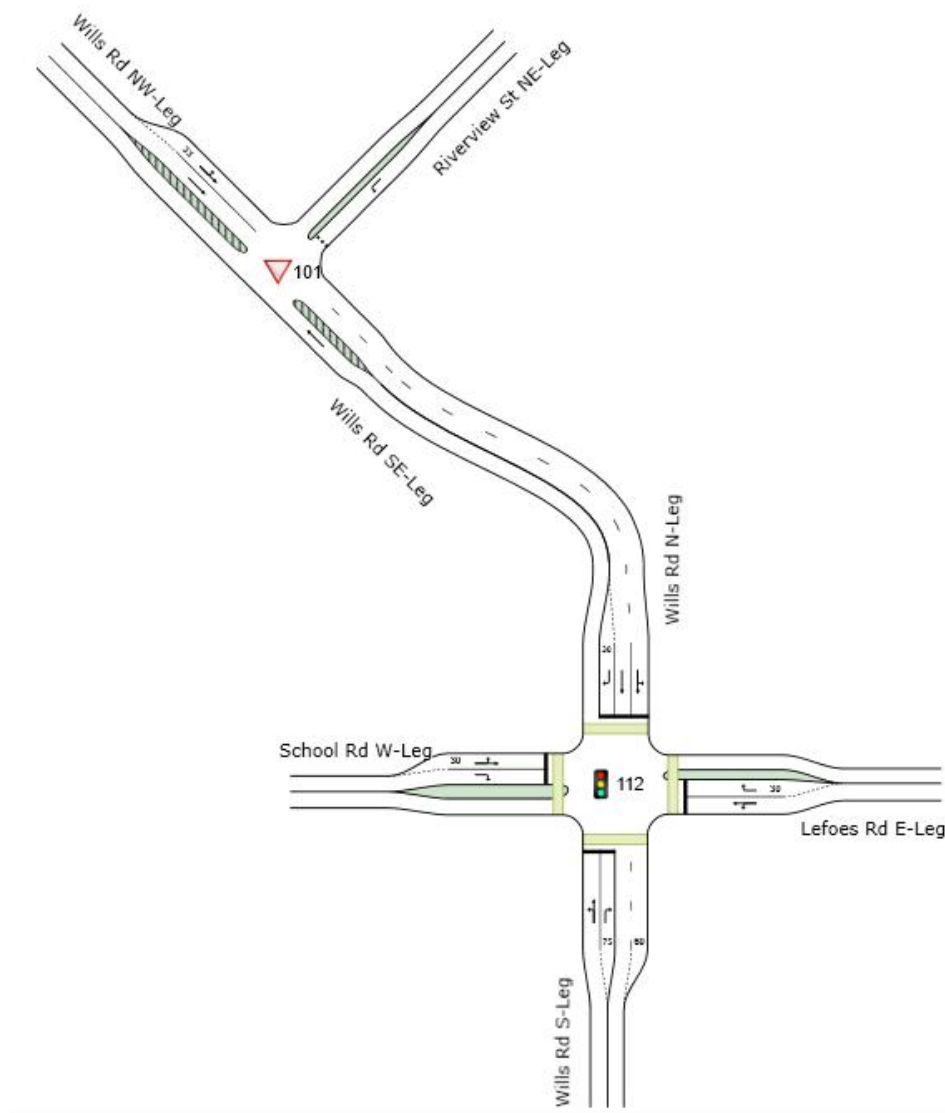


Figure 4-4– Proposed Works on Bli Bli Road between Riverview Street and Lefoes Road

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2202-27499

Date: 20 September 2024

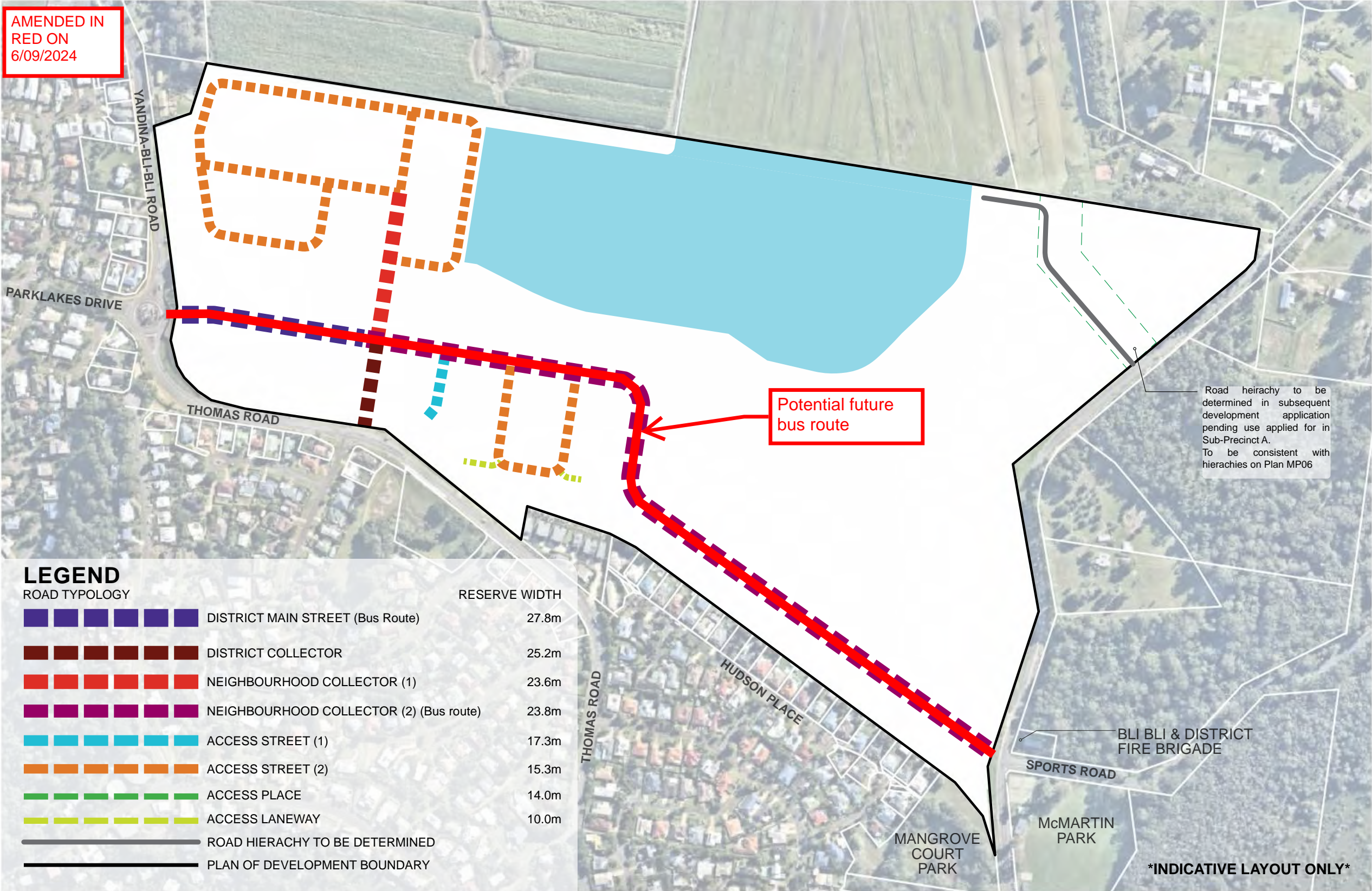
Figure 4-5 Proposed Southern Corridor Works

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2202-27499

Date: 20 September 2024



INDICATIVE ROAD HIERARCHY PLAN

PROPOSED DEVELOPMENT AT YANDINA-BLI BLI ROAD, BLI BLI, QLD

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2202-27499 SRA

0m 40m 80m 120m

COVEY

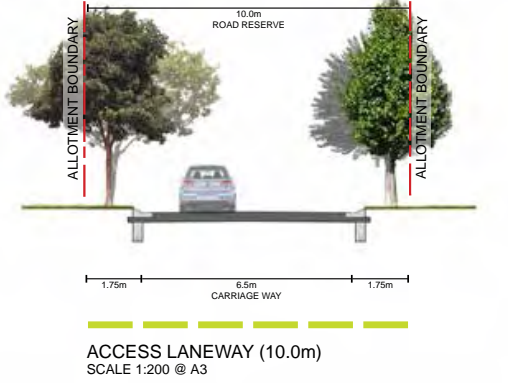
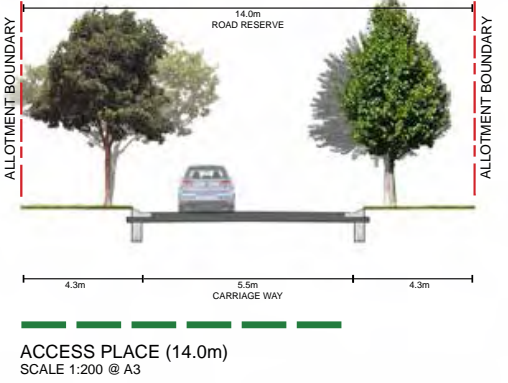
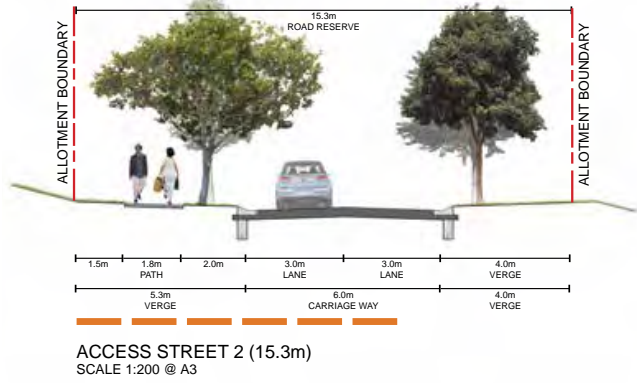
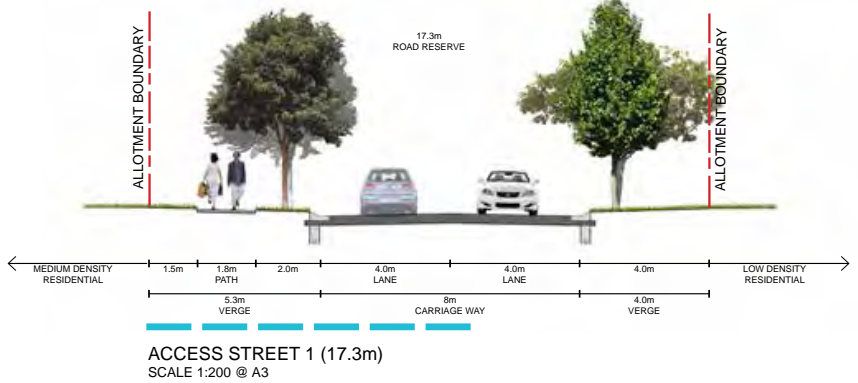
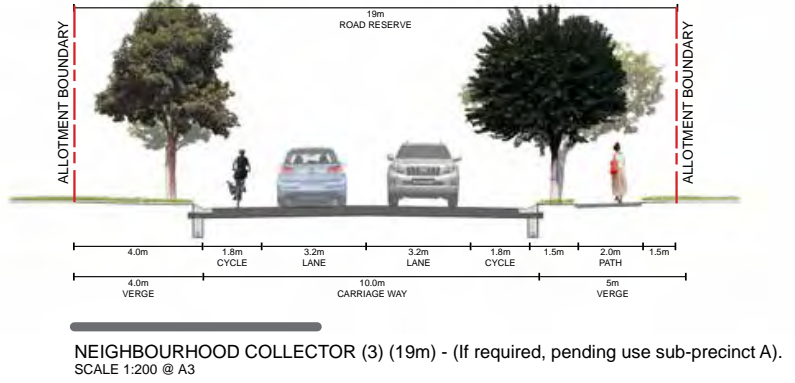
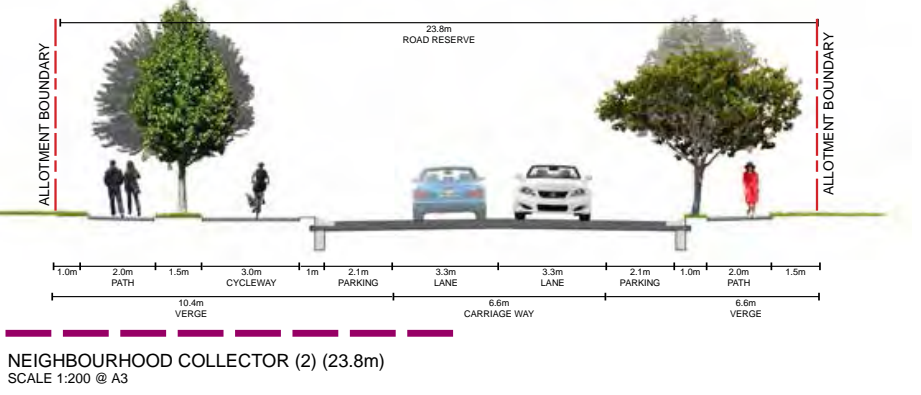
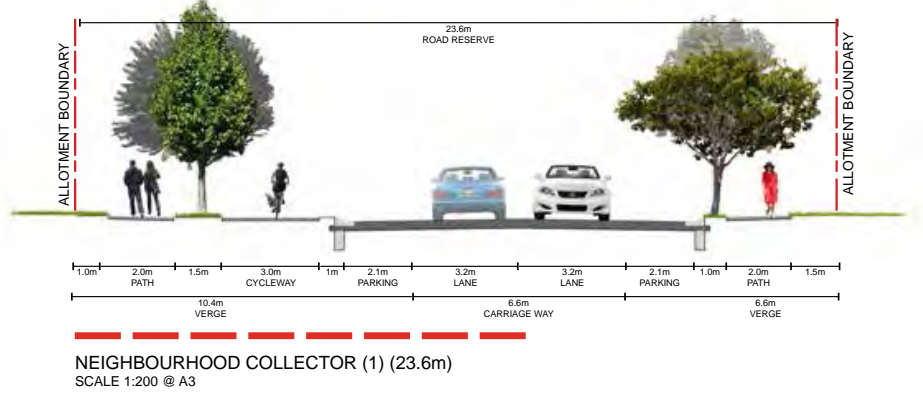
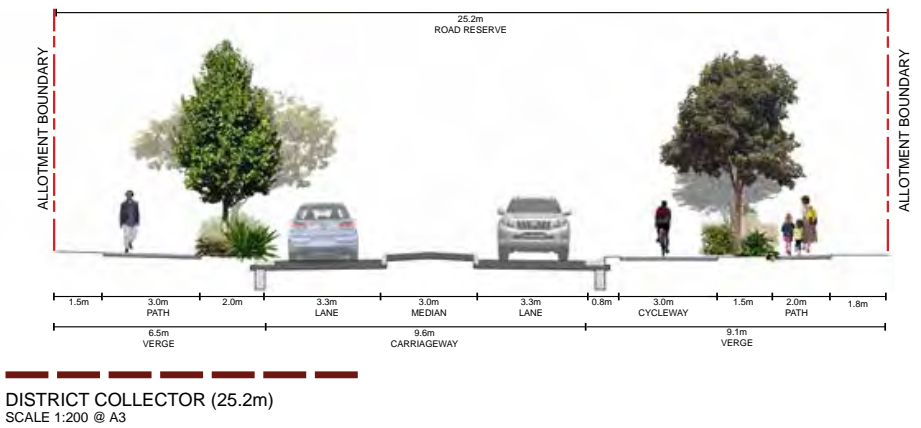
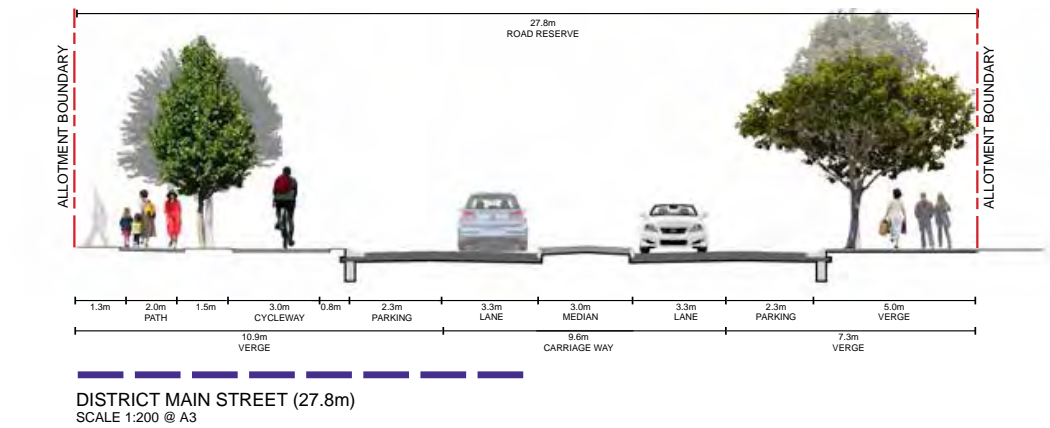
PROJECT: 162045

PLAN: MP05

REV: I

NORTH:


SCALE: 1:2000 @ A1



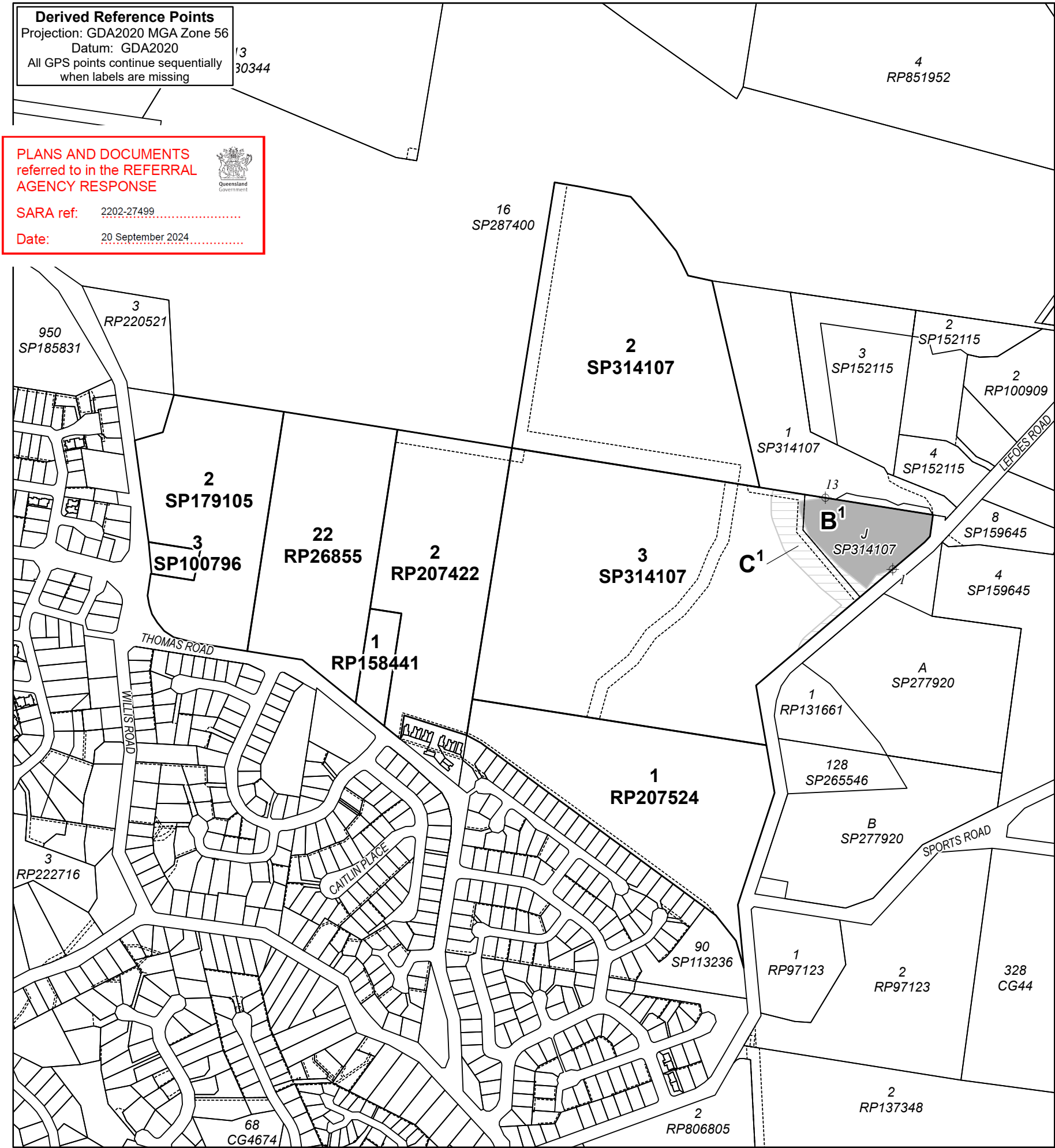
ROAD HIERARCHY TYPICAL SECTIONS

PROPOSED DEVELOPMENT AT YANDINA-BLI BLI ROAD, BLI BLI, QLD

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE


SARA ref: 2202-27499 SRA

PROJECT:	PLAN:	REV:
162045	MP06	I
SCALE:		



Notes: Derived Reference Points are provided to assist in the location of area boundaries. Responsibility for locating these boundaries lies solely with the landholder.
Watercourse and drainage feature locations shown on the vegetation Management Plan are derived from the certified Vegetation Management Watercourse and Drainage Feature Map. These alignments are approximate only and require ground truthing to identify the exact location of the watercourse or drainage feature.
The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.

This plan must be read in conjunction with conditions attached to 2202-27499 SRA

LEGEND Derived Reference Start Points (see attachment) Subject Lot(s) Area B - Clearing must not occur Area C - Firebreak/safety buffer (only certain infrastructure permitted)		<h2>Vegetation Management Plan</h2> <p>Plan of Area B (Part B¹), Area C (Part C¹) in Lot 22 on Plan RP26855, Lot 1 on Plan RP158441, Lot 2 on Plan RP207422, Lot 3 on Plan SP100796, Lot 2 on Plan SP179105, Lot 2 on Plan SP314107, Lot 3 on Plan SP314107 and Lot 1 on Plan RP207524</p>	 © The State of Queensland, 2022
Note: This is a colour plan and should only be reproduced in colour		Version: 1 eLVAS Case ID: 2022/000742	<h3>VMP</h3> <h2>2202-27499 SRA</h2> <p>Sheet 1 of 1</p>

Attachment to Plan: 2202-27499 SRA
Derived Reference Points
Datum: GDA2020, Projection: MGA Zone 56

Notes: Derived Reference Points are provided to assist in the location of area boundaries.
Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).
Coordinates start at a point indicated on the accompanying plan and proceed in a clockwise direction.

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B1	1	504212	7057297								
B1	2	504185	7057288								
B1	3	504170	7057267								
B1	4	504129	7057300								
B1	5	504080	7057349								
B1	6	504065	7057388								
B1	7	504065	7057404								
B1	8	504105	7057410								
B1	9	504275	7057383								
B1	10	504270	7057349								
B1	11	504262	7057340								
B1	12	504212	7057297								
C1	13	504105	7057410								
C1	14	504065	7057404								
C1	15	504065	7057388								
C1	16	504080	7057349								
C1	17	504129	7057300								
C1	18	504170	7057267								
C1	19	504185	7057288								
C1	20	504212	7057297								
C1	21	504063	7057171								
C1	22	504064	7057175								
C1	23	504065	7057180								
C1	24	504067	7057184								
C1	25	504070	7057188								
C1	26	504074	7057191								
C1	27	504131	7057241								
C1	28	504101	7057265								
C1	29	504100	7057266								
C1	30	504097	7057268								
C1	31	504049	7057317								
C1	32	504045	7057321								
C1	33	504043	7057324								
C1	34	504040	7057328								
C1	35	504038	7057333								
C1	36	504023	7057372								
C1	37	504021	7057378								
C1	38	504020	7057383								
C1	39	504020	7057388								
C1	40	504020	7057404								
C1	41	504020	7057407								
C1	42	504021	7057413								
C1	43	504023	7057419								
C1	44	504024	7057423								
C1	45	504105	7057410								


PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SARA ref:

2202-27499

Date:

20 September 2024



Queensland
Government

DRAFT FINANCIAL STATEMENTS 2023-24



Sunshine Coast Regional Council

FINANCIAL STATEMENTS

For the year ended 30 June 2024

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Unaudited long term financial sustainability statement

Certificate of Accuracy - for the Long Term Financial Sustainability
Statement

DRAFT FINANCIAL STATEMENTS 2023-24

Statements of Comprehensive Income

For the year ended 30 June 2024

	Note	Consolidated		Council	
		2024	2023 (Restated)	2024	2023 (Restated)
		\$'000	\$'000	\$'000	\$'000
Income					
Revenue					
Recurrent revenue					
Net rates, levies and utility charges	3(a)	405,558	371,424	406,043	371,513
Fees and charges	3(b)	76,696	72,198	73,519	69,710
Sales from contracts and recoverable works	3(c)	14,871	15,670	14,871	15,670
Grants, subsidies, contributions, donations and other	4(a)	5,269	21,662	5,238	21,596
		<u>502,394</u>	<u>480,955</u>	<u>499,669</u>	<u>478,489</u>
Share of tax equivalents of equity accounted investment	3(d)	12,347	10,517	12,347	10,517
Dividend income equity accounted investment	3(e)	-	-	20,532	24,539
Interest revenue	5(a)	34,796	30,405	34,687	30,283
Gain on early extinguishment of debt	5(b)	-	4,630	-	4,630
Rental income	19	5,910	5,402	5,910	5,155
Profit from equity accounted investment	14	62,195	51,589	-	-
		<u>115,249</u>	<u>102,543</u>	<u>73,476</u>	<u>75,124</u>
Total recurrent revenue		<u>617,642</u>	<u>583,498</u>	<u>573,146</u>	<u>553,612</u>
Non-recurrent revenue					
Grants, subsidies, contributions, donations and other	4(b)	195,742	171,060	195,742	171,060
Sales from contracts	4(c)	-	12,115	-	12,115
Total non-recurrent revenue		<u>195,742</u>	<u>183,175</u>	<u>195,742</u>	<u>183,175</u>
Total income		<u>813,384</u>	<u>766,673</u>	<u>768,887</u>	<u>736,787</u>
Expenses					
Recurrent expenses					
Employee benefits	6	(186,679)	(170,814)	(182,161)	(167,277)
Materials and services	7	(278,283)	(262,935)	(275,524)	(260,079)
Finance costs	8	(12,391)	(12,897)	(12,336)	(12,835)
Contributions to controlled entities	9	-	-	(4,586)	(4,414)
Depreciation and amortisation					
Property, plant and equipment	17	(126,781)	(115,439)	(126,773)	(115,435)
Intangible assets		(320)	(320)	(320)	(320)
Right-of-use assets	19	(3,407)	(3,319)	(3,358)	(3,295)
Total recurrent expenses		<u>(607,861)</u>	<u>(565,726)</u>	<u>(605,059)</u>	<u>(563,654)</u>
Non-recurrent expenses					
Loss on disposal property, plant and equipment and intangibles	10	(7,734)	(9,534)	(7,734)	(9,534)
Movements in landfill and quarry provisions	22	143	9,032	143	9,032
Total non-recurrent expenses		<u>(7,591)</u>	<u>(502)</u>	<u>(7,591)</u>	<u>(502)</u>
Total expenses		<u>(615,451)</u>	<u>(566,228)</u>	<u>(612,650)</u>	<u>(564,157)</u>
Net result		<u>197,933</u>	<u>200,445</u>	<u>156,237</u>	<u>172,630</u>
Other comprehensive income					
Increase/(decrease) in asset revaluation surplus	17(a)	1,364,156	265,246	1,364,156	265,246
Total other comprehensive income		<u>1,364,156</u>	<u>265,246</u>	<u>1,364,156</u>	<u>265,246</u>
Total comprehensive income for the year		<u>1,562,088</u>	<u>465,691</u>	<u>1,520,393</u>	<u>437,876</u>

*Comparative figures have been restated. Refer to Note 34 for details.

The above statements should be read in conjunction with the accompanying notes and accounting policies.

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DRAFT FINANCIAL STATEMENTS 2023-24

Statements of Financial Position

As at 30 June 2024

	Note	Consolidated		Council	
		2024	2023 (Restated)	2024	2023 (Restated)
		\$'000	\$'000	\$'000	\$'000
Assets					
Current assets					
Cash and cash equivalents	11	195,695	262,350	193,347	260,120
Receivables	12	17,926	22,633	17,893	22,627
Inventories	13	4,000	4,051	3,940	4,006
Other assets	15	52,332	33,551	52,239	33,447
Non-current assets held for sale	16	-	4,078	-	4,078
Total current assets		269,952	326,662	267,418	324,279
Non-current assets					
Loans to associates and other receivables	12	437,780	437,780	437,767	437,767 *
Inventories	13	36,568	36,568	36,568	36,568
Equity accounted investment	14	948,977	907,314	538,213	538,213
Shares in controlled entities	15	-	-	500	500 *
Property, plant and equipment	17	7,696,341	6,075,919	7,696,312	6,075,893 *
Intangible assets		1,473	1,794	1,473	1,794
Right-of-use assets	19	6,236	7,371	6,159	7,248
Total non-current assets		9,127,376	7,466,746	8,716,993	7,097,983
Total assets		9,397,328	7,793,409	8,984,411	7,422,262
Liabilities					
Current liabilities					
Payables	18	97,336	48,440	97,086	48,150
Lease liabilities	19	2,707	3,115	2,656	3,067
Contract liabilities	20	20,669	21,938	20,669	21,938
Borrowings	21	29,941	27,811	29,941	27,811
Provisions	22	50,386	46,716	50,112	46,536
Other liabilities	23	28,069	26,573	27,842	26,490
Total current liabilities		229,108	174,594	228,306	173,992
Non-current liabilities					
Lease liabilities	19	3,737	4,481	3,707	4,401
Borrowings	21	415,414	412,907	415,414	412,907
Provisions	22	48,060	49,645	47,884	49,393
Other liabilities	23	20,126	32,989	20,126	32,989
Total non-current liabilities		487,338	500,022	487,131	499,690
Total liabilities		716,446	674,616	715,438	673,682
Net community assets		8,680,882	7,118,793	8,268,974	6,748,581
Community equity					
Asset revaluation surplus		2,815,584	1,451,428	2,815,584	1,451,428
Retained surplus		5,865,298	5,667,366	5,453,390	5,297,153 *
Total community equity		8,680,882	7,118,793	8,268,974	6,748,581

*Comparative figures have been restated. Refer to Note 34 for details.

The above statements should be read in conjunction with the accompanying notes and accounting policies.

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DRAFT FINANCIAL STATEMENTS 2023-24



Statements of Changes in Equity

For the year ended 30 June 2024

Consolidated

	Asset revaluation surplus \$'000	Retained surplus \$'000	Total \$'000
Note			
<u>For the year ended 30 June 2024</u>			
Balance as at 1 July 2023	1,451,428	5,667,366	7,118,793
Net result	1,364,156	197,933	1,562,088
Balance as at 30 June 2024	<u>2,815,584</u>	<u>5,865,298</u>	<u>8,680,882</u>

For the year ended 30 June 2023

Balance as at 1 July 2022	1,211,487	5,415,076	6,626,563
Prior year adjustment	34 (25,305)	51,845	26,539 *
Net result	265,246	200,445	465,691 *
Balance as at 30 June 2023	<u>1,451,428</u>	<u>5,667,366</u>	<u>7,118,793</u>

Council

	Asset revaluation surplus \$'000	Retained surplus \$'000	Total \$'000
<u>For the year ended 30 June 2024</u>			
Balance as at 1 July 2023	1,451,428	5,297,153	6,748,581
Net result	1,364,156	156,237	1,520,393
Balance as at 30 June 2024	<u>2,815,584</u>	<u>5,453,390</u>	<u>8,268,974</u>

For the year ended 30 June 2023

Balance as at 1 July 2022	1,211,487	5,072,678	6,284,165
Prior year adjustment	34 (25,305)	51,845	26,539 *
Net result	265,246	172,630	437,876 *
Balance as at 30 June 2023	<u>1,451,428</u>	<u>5,297,153</u>	<u>6,748,581</u>

*Comparative figures have been restated. Refer to Note 34 for details.

The above statements should be read in conjunction with the accompanying notes and accounting policies.

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DRAFT FINANCIAL STATEMENTS 2023-24

Statements of Cash Flows

For the year ended 30 June 2024

	Note	Consolidated		Council	
		2024	2023 (Restated)	2024	2023 (Restated)
		\$'000	\$'000	\$'000	\$'000
Cash flows from operating activities					
Receipts from customers		494,317	481,915	486,285	474,558
Payments to suppliers and employees		(431,945)	(458,230)	(423,838)	(450,644)
		62,372	23,684	62,447	23,914
Interest and dividends received	3(d,e), 5(a)	67,819	65,453	67,566	65,339
Recurrent grants, subsidies, contributions and donations	4(a)	5,238	21,596	5,238	21,596
Finance costs	8	(11,884)	(12,290)	(11,884)	(12,290)
Net cash inflow/(outflow) from operating activities	29	123,544	98,443	123,366	98,559
Cash flows from investing activities					
Payments for property, plant and equipment		(306,849)	(219,093)	(306,836)	(219,068)
Proceeds from sale of property, plant and equipment		6,820	7,676	6,820	7,676
Net proceeds from sale of inventory		-	17,800	-	17,800
Non-recurrent grants, subsidies, contributions and donations	4(b)	109,051	70,908	109,051	70,908
Net cash inflow/(outflow) from investing activities		(190,978)	(122,709)	(190,964)	(122,685)
Cash flows from financing activities					
Proceeds from borrowings		28,542	6,200	28,542	6,200
Repayment of borrowings		(24,104)	(44,300)	(24,104)	(44,300)
Repayments made on leases (principal only)		(3,660)	(3,552)	(3,612)	(3,532)
Net cash inflow/(outflow) from financing activities		778	(41,652)	826	(41,632)
Net increase/(decrease) in cash and cash equivalents held		(66,655)	(65,918)	(66,773)	(65,758)
Cash and cash equivalents at beginning of financial year		262,350	328,268	260,120	325,877
Cash and cash equivalents at end of the financial year	11	195,695	262,350	193,347	260,120

The above statements should be read in conjunction with the accompanying notes and accounting policies.

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DRAFT FINANCIAL STATEMENTS 2023-24



Notes to Financial Statements
For the year ended 30 June 2024

1 Information about these financial statements

1.01 Basis of preparation

These general purpose financial statements are for the period 1 July 2023 to 30 June 2024. They are prepared in accordance with the *Local Government Act 2009* and the *Local Government Regulation 2012*.

These financial statements comply with Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board (AASB). Council is a not-for-profit entity for financial reporting purposes and these financial statements comply with Australian Accounting Standards and Interpretations as applicable to not-for-profit entities.

These financial statements have been prepared under the historical cost convention except for items measured at fair value including contributed assets, revaluation of some items of property, plant and equipment, and Council's loan from the Department of State Development, Infrastructure, Local Government and Planning (Economic Development Queensland).

1.02 Recurrent/non-recurrent classification

Revenue and expenditure are presented as "recurrent" or "non-recurrent" in the Statements of Comprehensive Income on the following basis:

Non-recurrent revenue includes grants and subsidies received which are tied to specific projects for the replacement or upgrade of existing non-current assets and/or investment in new assets. It also includes non-cash contributions which are usually infrastructure assets received from developers.

Costs incurred on assets that will be transferred to and controlled by third parties are included in "Non-recurrent expenses".

The following transactions are classified as either "Non-recurrent revenue" or "Non-recurrent expenses" depending on whether they result in accounting gains or losses:

- disposal of non-current assets
- movements in landfill and quarry provisions
- revaluations of property, plant and equipment
- financial impacts of Maroochydore City Centre land sales

All other revenue and expenses have been classified as "recurrent".

1.03 Basis of consolidation

Council and its controlled entities together form the consolidated entity. The financial statements of controlled entities are included in the consolidated financial statements where material by size or nature, from the date when control commences until the date when control ceases.

DRAFT FINANCIAL STATEMENTS 2023-24



Notes to Financial Statements

For the year ended 30 June 2024

Council had an interest in three (3) entities during the year being Sunshine Coast Events Centre Pty Ltd, SunCentral Maroochydore Pty Ltd and the Sunshine Coast Arts Foundation Ltd. Council wholly owns the issued shares of Sunshine Coast Events Centre Pty Ltd and SunCentral Maroochydore Pty Ltd, and is currently the main financial contributor to the Sunshine Coast Arts Foundation Ltd.

Transactions between Council and both Sunshine Coast Events Centre Pty Ltd and SunCentral Maroochydore Pty Ltd have been eliminated when preparing consolidated accounts.

In addition, the accounting policies of these controlled entities have been adjusted on consolidation where necessary, to ensure the financial statements of the consolidated entity is prepared using accounting policies that are mostly consistent with those of the Council. The main policy inconsistency relates to the valuation of property, plant and equipment assets. Council uses fair value where the controlled entities use historical cost, however the impact is not material.

Sunshine Coast Arts Foundation Ltd is not consolidated into Council's financial statements because its transactions and balances are not material. Information on controlled entities is included in Note 27.

1.04 Constitution

The council is constituted under the *Queensland Local Government Act 2009* and is domiciled in Australia.

1.05 New and revised accounting standards adopted during the year

Council adopted all standards which became mandatorily effective for annual reporting periods beginning on 1 July 2023. None of the standards had a material impact on reported position, performance and cash flows.

The adoption of the revisions to *AASB 101 Presentation of Financial Statements* resulted in disclosure of material accounting policy information only rather than significant accounting policies. This means that accounting policy information is disclosed only if it relates to material transactions, other events or conditions and:

- a) Council has changed accounting policy during the reporting period and this change resulted in a material change to the information in the financial statements.
- b) Council chose (or was mandated to use) the accounting policy from one or more options permitted by Australian Accounting Standards.
- c) The accounting policy was developed in accordance with AASB 108 Accounting Policies, Changes in Accounting Estimates and Errors in the absence of an Australian Accounting Standard that specifically applies.
- d) The accounting policy relates to an area for which Council is required to make significant judgements or assumptions in applying an accounting policy, and Council discloses those judgements or assumptions in the financial statements.
- e) The accounting required for them is complex and users of the entity's financial statements would otherwise not understand those material transactions, other events or conditions.

DRAFT FINANCIAL STATEMENTS 2023-24



Notes to Financial Statements
For the year ended 30 June 2024

1.06 Standards issued by the AASB not yet effective

The AASB has issued Australian Accounting Standards and interpretations which are not effective at 30 June 2024. These standards have not been adopted by Council and will be included in the financial statements on their effective date. Where the standard is expected to have a material impact for Council then further information has been provided in this note.

Effective for reporting periods beginning on or after 1 January 2024:

AASB 2022-10 Amendments to Australian Accounting Standards - Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities

The above standard, effective for reporting period beginning on or after 1 January 2024 may have a material impact on Council due to the requirement to include disruption costs when calculating the fair value of non-financial assets, and therefore increasing the asset values and associated depreciation expense.

1.07 Estimates and judgements

Council makes a number of judgements, estimates and assumptions in preparing these financial statements. These are based on the best information available to Council at the time, however due to the passage of time, these assumptions may change and therefore the recorded balances may not reflect the final outcomes. The significant judgements, estimates and assumptions relate to the following items and further information is provided in the relevant note:

Note 4(b) Grants, subsidies, contributions and donations - fair value estimation of contributed assets.

Note 12 Receivables - estimated impairment of receivables and loans.

Note 17 Valuation and depreciation of property, plant and equipment.

Note 17 Impairment of property, plant and equipment.

Note 22 Provisions

Long service leave provision involves estimates of projected future pay increases and the probability of employees remaining in Council along with estimated cash flows discounted using the Commonwealth Bond yield rates.

Landfill and quarry rehabilitation provision calculation involves judgement around the application of environmental legislation, site closure dates, available technologies and engineering cost estimates.

Note 25 Contingencies - judgement regarding legal claims.

Note 31 Financial instruments and financial risk management - expected credit loss assessment of trade receivables.

1.08 Rounding and comparatives

Amounts included in the financial statements are in Australian dollars (AUD) and have been rounded to the nearest \$1,000 or, where that amount is \$500 or less, to zero.

Comparative information is generally restated for reclassifications, errors and changes in accounting policies unless permitted otherwise by transition rules in a new Accounting Standard. Restated balances are detailed in Note 34 and indicated with an asterisk (*) throughout the financial statements.

DRAFT FINANCIAL STATEMENTS 2023-24



Notes to Financial Statements

For the year ended 30 June 2024

1.09 Disclosure of other comprehensive income for equity accounting investments

Where Council has an equity accounted investment (associate or joint venture) with Other Comprehensive Income, Council's share of that other comprehensive income is reflected in the relevant section of the Statements of Other Comprehensive Income.

1.10 Volunteer services

Council works with a diverse range of Sunshine Coast community members and organisations to deliver services and programs to the community including community and major events, environment and wildlife protection, regional heritage, libraries and arts, and the Caloundra Music Festival. The volunteer services associated with the Caloundra Music Festival and Sunshine Coast Stadium are recognised in the Statement of Comprehensive Income with remaining volunteer services not recognised as they are either not material or would not have been purchased if not donated.

1.11 Taxation

Council is exempt from income tax, however Council is subject to Fringe Benefits Tax (FBT), Goods and Services Tax (GST) and payroll tax on certain activities. The net amount of GST recoverable from the Australian Taxation Office (ATO) or payable to the ATO is shown as an asset or liability respectively.

DRAFT FINANCIAL STATEMENTS 2023-24



Notes to Financial Statements
For the year ended 30 June 2024

2 (a) Analysis of Results by Function
Components of Council Functions

The activities relating to the Council's components reported on in Note 2(b) are as follows:

Office of the CEO

The Chief Executive Officer (CEO) implements the strategic direction of Council, overseeing the delivery of Council priorities, managing Council's statutory obligations and building key internal and external relationships.

In day to day operations, the Office of the CEO team assists by providing support and advice to the CEO. Further and as needed, the Office of the CEO team works jointly with the Executive Leadership Team (ELT), Group Support offices and the wider organisation.

Civic Governance Group

The Civic Governance Group is focused on excellence in governance, integrity management, assurance and associated policies and services in support of Council's stewardship of the region, adherence to Council's statutory obligations as a local government. Key functions include:

- Audit, Assurance and Risk Advisory Services
- Commercial and Governance Partnerships
- Ethical Standards
- Governance and Executive Services (including Corporate Governance)
- Strategy and Policy Coordination
- Legal Services

Built Infrastructure Group

The Built Infrastructure Group is focussed on managing and maintaining the region's built infrastructure. Key functions include:

- Asset Management
- Parks and Gardens
- Transport Network Management (previously Transport Infrastructure Management)
- Transport Network Operations (previously Civil Asset Management)
- Disaster Management

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Notes to Financial Statements

For the year ended 30 June 2024

Business Performance Group

The Business Performance Group is focussed on developing and managing the core capabilities that underpin the effective and efficient operation of the organisation. Key functions include:

- Business and Innovation
- Digital and Information Services
- Finance
- People and Culture
- Property Management
- Communications
- Strategic Property
- Wellbeing, Health and Safety

Customer and Planning Services Group

The Customer and Planning Services Group aims to be a responsive, contemporary and customer focused group, united in supporting and empowering our people: and planning positively for the future, to enable and sustain great places in which our community can thrive. The Customer and Planning Services Group is:

- Development Services
- Strategic Planning
- Urban Growth Projects
- Customer Response
- Urban Design and Architecture Team

Economic and Community Development Group

The Economic and Community Development Group aims to drive the identification of new economic opportunities for the region while ensuring a balanced focus on developing, supporting and/or delivering opportunities (social, cultural and economic) that each of the region's many communities expect to enjoy. Key functions include:

- Arts Heritage and Libraries
- Community Development
- Economic Development
- Sport and Community Venues
- Olympic and Paralympic Games Brisbane 2032

DRAFT FINANCIAL STATEMENTS 2023-24



Notes to Financial Statements

For the year ended 30 June 2024

Liveability and Natural Assets Group

The Liveability and Natural Assets Group is focussed on taking a balanced approach to planning and delivery of sustainable environmental and infrastructure development to meet the needs of the growing population and maintain the liveability of the region. Key functions include:

- Design and Placemaking Services
- Environmental and Sustainability Policy
- Environmental Operations
- Project Delivery
- SCC Workplaces
- Waste and Resource Management

Region Shaping Projects

Region Shaping Projects currently comprises Council's current major project being Maroochydore City Centre.

DRAFT FINANCIAL STATEMENTS 2023-24

	Gross program income				Elimination of inter-function transactions	Total Income	Gross program expense		Elimination of inter-function transactions	Total expenses	Net result from recurrent operations		Net result	Assets		
	Recurrent		Non-recurrent				Recurrent	Non-recurrent			2024 \$'000	2024 \$'000			2024 \$'000	2024 \$'000
	Grants 2024 \$'000	Other 2024 \$'000	Grants 2024 \$'000	Other 2024 \$'000												
1 Built Infrastructure	598	28,415	44,843	16,507	(24,017)	66,346	(272,692)	(5,999)	44,003	(234,688)	(223,694)	(168,342)	5,445,269			
2 Customer and Planning Services	531	55,151	5,179	424	(18,899)	42,386	(112,018)	(57)	33,142	(78,933)	(42,092)	(36,547)	166,992			
3 Economic and Community Development	2,174	46,819	1,322	33	(12,665)	37,683	(133,397)	(276)	30,110	(103,563)	(66,959)	(65,879)	303,238			
4 Liveability and Natural Assets	1,120	132,082	27,474	11,590	(14,466)	157,800	(167,233)	(480)	30,278	(137,435)	(18,219)	20,365	984,522			
5 Region Shaping Projects	-	3	-	-	-	3	(8,435)	-	2	(8,433)	(8,430)	(8,430)	139,200			
6 Business Performance	815	454,197	1,575	86,795	(78,843)	464,539	(61,603)	(779)	19,688	(42,695)	334,253	421,844	1,912,040			
8 Civic Governance	-	10,428	-	-	(10,300)	128	(9,518)	-	2,630	(6,889)	(6,761)	(6,761)	33,150			
12 Offices of the CEO and the Mayor	-	1,245	-	-	(1,244)	1	(55)	-	41	(14)	(13)	(13)	-			
Total Council	5,238	728,340	80,392	115,349	(160,432)	768,887	(764,952)	(7,591)	159,892	(612,650)	(31,944)	156,237	8,984,411			
Controlled entities net of eliminations	31	44,465	-	-	-	44,496	(2,801)	-	-	-	41,695	41,695	412,917			
Total Consolidated	5,269	772,805	80,392	115,349	(160,432)	813,384	(767,753)	(7,591)	159,892	(615,451)	9,781	197,933	9,397,328			

Notes to financial statements
For the year ended 30 June 2023.
2 (b) Analysis of results by function

June 2023 by function	Gross program income				Elimination of inter-function transactions	Total Income	Gross program expense		Elimination of inter-function transactions	Total expenses	Net result from recurrent operations		Net result	Assets		
	Recurrent		Non-recurrent				Recurrent	Non-recurrent			2023 \$'000	2023 \$'000				
	Grants	Other	Grants	Other				2023 \$'000				2023 \$'000			2023 \$'000	2023 \$'000
Built Infrastructure	3,244	22,369	16,320	43,298	(19,069)	66,161	(247,257)	4,810	35,343	(207,104)	(205,370)	(140,942)	4,620,947			
Customer and Planning Services	555	55,246	8,416	415	(19,876)	44,756	(104,819)	-	34,038	(70,761)	(34,835)	(26,005)	145,609			
Economic and Community Development	2,390	45,918	2,978	52	(13,176)	38,162	(124,557)	(5,065)	28,518	(100,664)	(60,467)	(62,502)	298,019			
Liveability and Natural Assets	2,171	120,890	3,849	9,539	(11,448)	125,302	(147,969)	(88)	23,386	(124,671)	(12,970)	631	593,555			
Region Shaping Projects	-	4,654	-	16,077	-	20,730	(10,787)	(903)	66	(11,623)	(6,066)	9,107	165,708			
Business Performance	13,236	416,547	3,299	78,632	(70,209)	441,505	(60,385)	744	17,387	(42,254)	316,576	399,251	1,589,616			
Civic Governance	-	9,130	-	-	(8,958)	172	(11,530)	-	4,725	(6,805)	(6,633)	(6,633)	8,808			
Offices of the CEO and the Mayor	-	2,208	-	-	(2,211)	(3)	(1,289)	-	1,014	(274)	(277)	(277)	-			
Total Council	21,596	676,963	34,862	148,313	(144,947)	736,787	(708,591)	(502)	144,937	(564,157)	(10,042)	172,630	7,422,262			
Controlled entities net of eliminations	66	29,820	-	-	-	29,886	(2,071)	-	-	(2,071)	27,815	27,815	371,146			
Total Consolidated	21,662	706,783	34,862	148,313	(144,947)	766,673	(710,663)	(502)	144,937	(566,228)	17,773	200,444	7,793,409			

*Comparative figures have been restated. Refer to Note 34 for details.

DRAFT FINANCIAL STATEMENTS 2023-24

Notes to the Financial Statements
For the year ended 30 June 2024

3 Revenue

(a) Net rates, levies and utility charges

Rates and annual charges are recognised as revenue at the beginning of the rating period to which they relate. Prepaid rates are recognised as a liability until the beginning of the rating period.

	Consolidated		Council	
	2024	2023	2024	2023
	\$'000	\$'000	\$'000	\$'000
General rates	302,167	276,592	302,651	276,680
Waste management	84,893	77,219	84,893	77,219
Environment levy	12,607	12,150	12,607	12,150
Tourism and special levies	10,563	9,822	10,563	9,822
Rural fire levy	645	620	645	620
Valuation fees	61	93	61	93
Total rates, levies and utility charges revenue	410,935	376,496	411,420	376,585
Less: pensioner remissions	(4,188)	(3,876)	(4,188)	(3,876)
Less: rebates	(1,190)	(1,196)	(1,190)	(1,196)
	(5,377)	(5,072)	(5,377)	(5,072)
Net rates, levies and utility charges	405,558	371,424	406,043	371,513

(b) Fees and charges

Revenue arising from fees and charges is recognised at the point in time when the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

The performance obligation relates to the specific services which are provided to the customers and generally the payment terms are within 30 days of the provision of the service or in some cases, the customer is required to pay on arrival, for example holiday parks. There is no material obligation for Council in relation to refunds or returns.

	Consolidated		Council	
	2024	2023	2024	2023
	\$'000	\$'000	\$'000	\$'000
Holiday parks	23,256	22,062	23,256	22,062
Refuse tip fees	12,268	10,677	12,268	10,677
Application fees (development)	8,920	10,323	8,920	10,323
Development services	8,552	7,999	8,552	7,999
Fines and penalties	3,261	2,720	3,261	2,720
Registration fees	2,195	1,863	2,195	1,863
Permits and licences	2,010	1,855	2,010	1,855
Search fees	1,860	1,608	1,860	1,608
Venue hire	1,491	1,485	1,491	1,485
Cemetery fees	1,266	1,382	1,266	1,382
Parking fees	1,529	1,322	1,529	1,322
Change of ownership fees	900	855	900	855
Waste service charges	294	448	294	448
Other fees and charges	8,894	7,600	5,717	5,112
	76,696	72,198	73,519	69,710

DRAFT FINANCIAL STATEMENTS 2023-24

Notes to the Financial Statements
For the year ended 30 June 2024

(c) Sales from contracts and recoverable works

Sale of goods revenue is recognised at the point in time that the customer obtains control of the goods, generally at delivery. Revenue from services is recognised when the service is rendered.

	Consolidated		Council	
	2024	2023	2024	2023
	\$'000	\$'000	\$'000	\$'000
Recoverable works	1,416	1,271	1,416	1,271
Sale of recyclables	4,313	4,854	4,313	4,854
Solar farm generation revenue	653	1,511	653	1,511
Other revenue*	8,489	8,033	8,489	8,033
	14,871	15,670	14,871	15,670

*Other revenue includes \$2.4 million (2023: \$2.2 million) sundry recoupment, \$1.5 million (2023 \$1.4 million) from Waste materials recovery facilities and \$1.3 million (2023 \$2.3 million) in Environmental offsets.

(d) Share of tax equivalents of equity accounted investment

Unitywater Group is subject to the Local Government Tax Equivalents Regime (LGTER). Under the LGTER Unitywater Group is required to make income tax equivalent payments to the Participating Councils in accordance with the requirement of its Participation Agreement.

	Consolidated		Council	
	2024	2023	2024	2023
	\$'000	\$'000	\$'000	\$'000
	12,347	10,517	12,347	10,517

(e) Dividend income of equity accounted investment

Dividend income represents the participation return from Council's share in Unitywater as per the Participation Agreement. Dividends are recognised once they are formally declared by Unitywater, which is an associate of Council.

	Consolidated		Council	
	2024	2023	2024	2023
	\$'000	\$'000	\$'000	\$'000
	-	-	20,532	24,539

4 Grants, subsidies, contributions, donations and other

Grant income under AASB 15 Revenue from contracts with customers

The performance obligations vary in each agreement but include library projects, trainee funding and events. Payment terms vary depending on the terms of the grant. Cash is received upfront for some grants and on the achievement of certain payment milestones for others.

Each performance obligation is considered to ensure that the revenue recognition reflects the transfer of control. Within grant agreements there may be some performance obligations where control transfers at a point in time and others which have continuous transfer of control over the life of the contract.

Where control is transferred over time, revenue is recognised using either costs or time incurred.

Capital (non-recurrent) grants

Where Council receives funding under an enforceable contract to acquire or construct a specified item of property, plant and equipment which will be under Council's control on completion, revenue is recognised as construction progresses or when the purchase is completed.

For construction projects, this is generally as the construction progresses in accordance with costs incurred.

Grant income under AASB 1058 Income of not-for-profit entities

Contributions and donations

Where assets are donated or purchased for significantly below fair value, the revenue is recognised when the asset is acquired and controlled by Council.

Contributions and donations are generally recognised on receipt of the asset since there are no enforceable performance obligations.

Physical assets contributed to Council by developers in the form of land, transport, stormwater and other infrastructure are recognised as revenue when Council obtains control of the asset and there is sufficient data in the form of drawings and plans to determine the approximate specifications and values of such assets. Non-cash contributions with a value in excess of the recognition thresholds are recognised as non-current assets. Those below the thresholds are recorded as expenses.

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Notes to the Financial Statements
For the year ended 30 June 2024

(a) Recurrent grants, subsidies, contributions and donations

	Consolidated		Council	
	2024 \$'000	2023 \$'000	2024 \$'000	2023 \$'000
Government grants and subsidies commonwealth	820	15,618	788	15,618
Government grants and subsidies state	4,182	5,735	4,182	5,735
Contributions and donations	268	309	268	243
	5,269	21,662	5,238	21,596

*In June 2023, Council received an amount of \$11.7 million equating to 95% of the 2023-24 Commonwealth Financial Assistance Grant allocation. As these grants are considered untied grants, they were recognised upon receipt in the 2022-23 financial year. In the 2023-24 financial year, Council did not receive any such advance grant funding and as such, there is a decrease in Council's revenue.

(b) Non-recurrent grants, subsidies, contributions and donations

Non-recurrent revenue includes grants and subsidies received which are tied to specific projects for the replacement or upgrade of existing non-current assets and/or investments in new assets. It also includes non-cash contributions which are usually infrastructure assets received from developers.

	Consolidated		Council	
	2024 \$'000	2023 \$'000	2024 \$'000	2023 \$'000
Government grants and subsidies commonwealth	8,489	17,894	8,489	17,894
Government grants and subsidies state	71,903	16,968	71,903	16,968
Developer contributions	29,184	36,783	29,184	36,783
Infrastructure from developers at fair value	86,690	100,152	86,690	100,152
	196,267	171,798	196,267	171,798
Less: discount allowed developer contributions	(525)	(738)	(525)	(738)
	195,742	171,060	195,742	171,060

(c) Sales from contracts

	Consolidated		Council	
	2024 \$'000	2023 \$'000	2024 \$'000	2023 \$'000
Maroochydore City Centre land sales	-	12,115	-	12,115
	-	12,115	-	12,115

(d) Revenue recognition timing

Consolidated and Council	Note	2024		2023	
		\$'000	\$'000	\$'000	\$'000
		Revenue recognised at a point in time	Revenue recognised over time	Revenue recognised at a point in time	Revenue recognised over time
Net rates, levies and charges (excluding those related to services)	3(a)	405,558	-	371,424	-
Fees and charges (excluding infringements)	3(b)	73,435	-	69,478	-
Infringements	3(b)	3,261	-	2,720	-
Sales from contracts and recoverable works	3(c),4(c)	14,872	-	27,785	-
Grants, subsidies, contributions, donations and other	4 (a,b)	121,394	79,617	153,560	39,162
		618,520	79,617	624,967	39,162

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Notes to the Financial Statements
For the year ended 30 June 2024

5 Interest revenue

(a) Interest revenue

	Consolidated		Council	
	2024	2023	2024	2023
	\$'000	\$'000	\$'000	\$'000
Loan to associate	19,592	17,420	19,592	17,420
Cash and term deposits	14,191	12,361	14,082	12,239
Overdue rates and utility charges	1,013	625	1,013	625
	34,796	30,405	34,687	30,283
(b) Gain on early extinguishment of debt	-	4,630	-	4,630

6 Employee benefits

	Note	Consolidated		Council	
		2024	2023	2024	2023
		\$'000	\$'000	\$'000	\$'000
Total wages and salaries		160,610	146,929	156,428	143,819 *
Councillors' remuneration**		1,965	1,898	1,965	1,898
Termination benefits		740	229	740	229 *
Annual, sick and long service leave entitlements		19,599	18,731	19,548	18,536
Superannuation	26	18,797	17,440	18,705	17,207
		201,712	185,227	197,386	181,690 *
Other employee related expenses		4,199	3,779	4,008	3,779 *
		205,911	189,006	201,393	185,468 *
Less: Capitalised employee expenses		(19,232)	(18,191)	(19,232)	(18,191)
		186,679	170,814	182,161	167,277 *

**Councillor remuneration represents salary, superannuation contributions and other allowances paid in respect of carrying out their duties.

Total Council full time equivalent employees at the reporting date:

	Consolidated		Council	
	2024	2023	2024	2023
	11	11	11	11
Elected Members	1,785	1,797	1,762	1,767
Staff	1,796	1,808	1,773	1,778
Total full time equivalent employees				

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Notes to the Financial Statements
For the year ended 30 June 2024

7 Materials and services

	Consolidated		Council	
	2024 \$'000	2023 \$'000	2024 \$'000	2023 \$'000
Advertising	1,866	1,662	1,866	1,662
External audit fees**	371	334	345	325
Consultancy fees	6,828	6,490	6,828	6,490
Commissions paid	4,488	3,768	4,488	3,768
Contract services parks and gardens	26,397	23,762	26,397	23,762
Contract services waste collection	50,848	46,462	50,848	46,462
Contract services environmental operations	15,062	15,308	15,062	15,308
Contract services property management	13,138	10,466	13,138	10,466
Contract services sport and community venues	9,871	9,556	9,871	9,556
Contract services civil asset management	10,652	9,475	10,652	9,475
Contract services transport infrastructure management	3,291	3,131	3,291	3,131
Contract services art, heritage and libraries	3,432	3,217	3,432	3,217
Contract services other	20,879	24,464	20,594	24,296
Donations	4,491	4,969	4,491	4,969
Electricity	8,189	8,655	7,915	8,370
Entertainment and hospitality	739	561	739	561
Equipment < \$5,000	1,310	979	1,310	979
Fuel	3,158	3,079	3,158	3,079
Grants to community organisations	9,516	8,925	9,516	8,925
Insurance	3,728	3,297	3,728	3,297
Legal fees	2,484	3,191	2,484	3,191
Levy and licence fees	8,695	7,525	8,695	7,525
Library resources	1,513	1,567	1,513	1,567
Materials road base	834	811	834	811
Operating leases – short-term and low value	5,982	6,792	5,947	6,792
Plant and equipment hire	7,941	9,883	7,941	9,883
Security services	2,381	1,839	2,381	1,839
Software and maintenance	13,435	12,803	13,402	12,803
Telecommunications	3,224	3,145	3,224	3,145
Water and sewerage charges	6,185	4,826	6,185	4,826
All other materials and services	27,355	21,993	25,250	19,598
	278,283	262,935	275,524	260,079

**Total consolidated audit fees quoted by the Queensland Audit Office relating to the 2023-24 financial statements are \$354,200 (2023: \$327,600). Other external audit fees relate to the audit of special purpose financial reports.

8 Finance costs

Note	Consolidated		Council	
	2024 \$'000	2023 \$'000	2024 \$'000	2023 \$'000
Borrowing costs charged by the Queensland Treasury Corporation*	10,257	10,746	10,257	10,746
Bank charges and credit card fees	1,199	1,207	1,144	1,145
Interest on leases	19	252	252	225
Unwinding of discount on provisions and borrowings	21,22	199	199	319
Impairment of receivables and loans		338	338	307
Other finance costs		145	145	93
	12,391	12,897	12,336	12,835

*Borrowing costs are recognised as an expense in the period in which they are incurred, except where they are capitalised as part of a qualifying asset.

Capitalised borrowing costs comprise \$0.900 million for the Nambour Landfill project (2023: \$1.286 million for Sunshine Coast City Hall).

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Notes to the Financial Statements
For the year ended 30 June 2024

9 Contributions to controlled entities

	Consolidated		Council	
	2024	2023	2024	2023
	\$'000	\$'000	\$'000	\$'000
SunCentral Maroochydore Pty Ltd	-	-	2,625	2,625
Sunshine Coast Events Centre Pty Ltd	-	-	1,962	1,789
	-	-	4,586	4,414

10 Non-recurrent expenses

Gain/(Loss) on disposal of non-current assets

	2024	2023
	\$'000	\$'000
Consolidated and Council		
Proceeds from the sale of plant and equipment	(792)	404
Less carrying amount sold	534	(244)
Less carrying amount disposed and written-off	505	(452)
	246	(292)
Proceeds from the sale of property and land	(5,970)	7,272
Less carrying amount sold	4,078	(5,296)
Less carrying amount disposed and written-off	3,320	(6,804)
	1,429	(4,828)
Replacement of roads, stormwater and other infrastructure		
Less carrying amount:		
Replaced and renewed	5,525	(3,146)
Disposed and written-off	533	(284)
	6,058	(3,429)
Replacement of intangibles		
Less carrying amount:		
Disposed and written-off	-	(985)
	-	(985)
Loss on disposal of property, plant and equipment	7,734	(9,535)

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Notes to the Financial Statements
For the year ended 30 June 2024

11 Cash and cash equivalents

	Consolidated		Council	
	2024 \$'000	2023 \$'000	2024 \$'000	2023 \$'000
Cash on hand, deposits on call	7,205	14,592	5,957	13,362
QTC Cash Fund	92,264	64,239	92,264	64,239
Short term investments, term deposits	96,226	183,519	95,126	182,519
Balance as per Statements of Financial Position	195,695	262,350	193,347	260,120

Council may be exposed to credit risk through its investments in the QTC Cash Fund. The QTC Cash Fund is an asset management portfolio that invests with a wide range of high credit rated counterparties. Deposits with the QTC Cash Fund are capital guaranteed.

Other investments are held with financial institutions, which are rated A-1+ to A-3 based on rating agency S&P Global Ratings, and whilst not capital guaranteed, the likelihood of a credit failure is assessed as remote.

Restricted and unrestricted cash

	Consolidated		Council	
	2024 \$'000	2023 \$'000	2024 \$'000	2023 \$'000
Cash and cash equivalents	195,695	262,350	193,347	260,120
Externally imposed expenditure restrictions	(96,433)	(111,205)	(96,433)	(111,205)
Unrestricted cash	99,261	151,145	96,914	148,915

Council's cash and cash equivalents are subject to a number of internal allocations and external restrictions that limit amounts available for discretionary or future use. These include:

(i) Externally imposed expenditure restrictions at the reporting date relate to the following cash assets:

	Consolidated		Council	
	2024 \$'000	2023 \$'000	2024 \$'000	2023 \$'000
Constrained works	52,519	67,902	52,519	67,902
General	5,085	5,189	5,085	5,189
Levy funded	2,573	36,322	2,573	36,322
Special purpose	36,257	1,791	36,257	1,791
Total externally imposed restrictions on cash assets	96,433	111,205	96,433	111,205

(ii) Internally imposed expenditure allocations at the reporting date:

	Consolidated		Council	
	2024 \$'000	2023 \$'000	2024 \$'000	2023 \$'000
Constrained works	61,385	61,385	61,385	61,385
General	9,355	15,422	9,355	15,422
Total internally allocated cash	70,740	76,807	70,740	76,807

Internal allocations of cash may be lifted by Council with a resolution.

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Notes to the Financial Statements
For the year ended 30 June 2024

12 Receivables

Settlement of receivables is generally required within 30 days after invoice date.
Receivables are measured at amortised cost which approximates fair value at reporting date.

	Consolidated		Council	
	2024	2023	2024	2023
	\$'000	\$'000	\$'000	\$'000
<u>Current</u>				
Rates and utility charges	5,550	4,838	5,550	4,838
Infringements	2,820	2,634	2,820	2,634
Infrastructure charges and developer fees	2,379	6,348	2,379	6,348
Other regulatory Fees	961	1,057	961	1,057
Trade and other debtors	6,281	7,840	6,249	7,835
Less allowance for impairment	(66)	(85)	(66)	(85)
	<u>17,926</u>	<u>22,633</u>	<u>17,893</u>	<u>22,627</u>
 Movement in accumulated impairment losses is as follows:				
Opening balance at 1 July 2023	(85)	(43)	(85)	(43)
Impairment debts written off during the year	346	255	346	255
(Increase)/decrease in impairments recognised	(328)	(297)	(328)	(297)
Closing balance at 30 June 2024	<u>(66)</u>	<u>(85)</u>	<u>(66)</u>	<u>(85)</u>

Disclosure - credit risk exposure and impairment of receivables

Council uses an allowance matrix to measure the expected credit losses of receivables on trade and other debtors, and in limited circumstances, statutory charges. Loss rates are determined giving consideration to individual debtor recovery issues and Council's past experience. Although expected credit losses are not material, disclosure is being made for the purpose of public interest and transparency.

Because Council is empowered under the provision of the *Local Government Act 2009* to sell an owner's property to recover outstanding rate debts, Council does not impair any rates receivables.

All amounts that were written off during the reporting period and are no longer subject to enforcement activity.

	Note				
<u>Non-Current</u>					
Loan to associate - subordinated debt	14	434,393	434,393	434,393	434,393
Other debtors		3,387	3,387	3,374	3,374
		<u>437,780</u>	<u>437,780</u>	<u>437,767</u>	<u>437,767</u>

Other debtors in non-current include land and infrastructure charges that are not due to be settled until 2025.

The subordinated interest only loan terminates on 30 June 2033 with the interest rate to be set by QTC annually. Applicable interest rate for 2024 was 4.51% (2023: 4.01%).

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Notes to the Financial Statements
For the year ended 30 June 2024

13 Inventories

Costs are assigned on the basis of weighted average cost except for land where the costs are allocated to the relevant parcel. Land acquired with the intention of reselling it (with or without further development) is classified as inventory.

	Consolidated		Council	
	2024	2023	2024	2023
	\$'000	\$'000	\$'000	\$'000
Current				
Equipment, stores and quarries	1,151	1,202	1,091	1,157
Land ready for resale				
Finished Goods	2,849	2,849	2,849	2,849
Closing current inventories at 30 June 2024	4,000	4,051	3,940	4,006
	Consolidated		Council	
	2024	2023	2024	2023
	\$'000	\$'000	\$'000	\$'000
Non-current				
Land held for future development and resale				
Work in Progress	36,568	36,568	36,568	36,568
Closing non-current inventories at 30 June	36,568	36,568	36,568	36,568

14 Equity accounted investment

Associates are entities that Council has significant influence over. Significant influence is the power to participate in the financial, operating and policy decisions. Investments in the consolidated financial statements are accounted for using the equity method and in the separate Council financial statements using the cost method. Under the equity method, the consolidated entity's share of post-acquisition profits and losses of associates is recognised in the Statements of Comprehensive Income and the interest in the equity of the associates is recognised in the Statements of Financial Position. The cumulative post acquisition movements are adjusted against the cost of the investment. Council had an interest in one (1) associate during the year being Unitywater. Council has no other joint ventures, joint arrangements or interests in other entities.

Name of Associate	Northern SEQ Distributor-Retailer Authority (trading as Unitywater)
Principal Activity	Provision of water and wastewater services
Principal Place of Business	Ground Floor 33 King Street Caboolture Qld 4510
Proportion of Ownership Interest	37.51% (2023: 37.51%)

(1) Background

The *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009* (the Act) established the Northern SEQ Distributor-Retailer Authority (Unitywater) trading as Unitywater on the 25th June 2010.

Unitywater was set up to deliver water and wastewater services to customers within the local government areas of the now three (3) participating Councils - Sunshine Coast Regional, Moreton Bay Regional and Noosa Shire Councils.

Under the Act, governance arrangements for Unitywater are established in a Participation Agreement. The agreement provides for participation rights to be held by the participating Councils, with Sunshine Coast Regional Council holding 37.51% of these rights.

Unitywater's Board is comprised of independent directors, with no individual Council having the ability to dominate the Unitywater's decision making to obtain greater benefits from its activities than any other of the participants.

(2) Contractual Agreements

Council provides some contracted services to Unitywater, mainly around the collection of infrastructure charges relating to the construction of water and wastewater assets, which are remitted to Unitywater.

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Notes to the Financial Statements
For the year ended 30 June 2024

(3) Returns to Council

Council provided two loans to Unitywater from 1 July 2010 under Participating Local Government Fixed Rate Loan Agreements (Senior and Subordinated Debt) with monthly interest-only payments for three years to 30 June 2013.

Council agreed to extend the loans with a Participating Local Government (PLG) Loan Agreement between Council and Unitywater duly executed on 21 June 2013. This new loan was subject to an annual reset rate (to be determined by Queensland Treasury Corporation in accordance with the credit rating assigned for Unitywater) with quarterly interest-only payments for twenty years to 30 June 2033. The rate to 30 June 2024 is 4.51% (2023: 4.01%).

Any repayment of principal or refinancing of the loan shall be subject to the prior written approval and on terms agreed by the Treasurer or Under Treasurer of Queensland.

Unitywater operates under a tax equivalent regime, with the equivalent tax being distributed pro-rata to the participating Councils based on their participation rights. Tax is payable monthly based on a percentage of the Unitywater's gross revenue.

(4) Participation Rights

Participation rights in Unitywater are recognised at initial value plus share of undistributed profits.

	Note	Consolidated		Council	
		2024	2023	2024	2023
		\$'000	\$'000	\$'000	\$'000
Movement in carrying amount					
Investment		907,314	880,264	538,213	538,213
Share of profits after tax and before dividends		62,195	51,589	-	-
Participation returns	3(e)	(20,532)	(24,539)	-	-
Carrying amount at the end of the financial year		948,977	907,314	538,213	538,213

Unitywater is not a publicly listed entity and consequently does not have published price quotations.

Summary financial information for Unitywater, not adjusted for the percentage ownership held by Council, as reflected in their 30 June 2024 financial statements is detailed below.

Extract from Unitywater's Statement of Comprehensive Income		2024	2023
		\$'000	\$'000
Total revenues		887,447	759,809
Total ordinary expenses		(651,805)	(570,359)
Profit before income tax equivalent		235,642	189,450
Income tax equivalent expense		(69,832)	(51,917)
Total profit (after tax)		165,810	137,533
Share of profit of equity accounted investment		62,195	51,589
Total assets		4,930,284	4,474,102
Total liabilities		(2,403,970)	(2,058,861)
Net assets		2,526,314	2,415,241

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Notes to the Financial Statements
For the year ended 30 June 2024

15 Other assets

	Consolidated		Council	
	2024 \$'000	2023 \$'000	2024 \$'000	2023 \$'000
Current				
Prepayments	10,063	10,008	9,970	9,986
GST recoverable	5,611	3,262	5,611	3,189
Accrued revenue	36,658	20,280	36,658	20,272
	52,332	33,551	52,239	33,447
Non current				
Shares in controlled entities	-	-	500	500 *
	-	-	500	500

* Shares in controlled entities previously in non-current receivables.

16 Non-current assets held for sale

	Consolidated		Council	
	2024 \$'000	2023 \$'000	2024 \$'000	2023 \$'000
Land held for sale	-	4,078	-	4,078
	-	4,078	-	4,078

Excess land sold in 2024

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Notes to the Financial Statements
For the year ended 30 June 2024

17 (a) Property, plant and equipment

Council	Land	Buildings	Plant and Equipment	Transportation Network	Stormwater Network	Other Infrastructure	Capital Works in Progress	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
For the year ended 30 June 2024								
Gross value / cost	1,169,077	665,076	36,479	4,279,008	1,868,326	1,391,824	573,262	9,983,051
Less accumulated depreciation	-	(214,186)	(19,270)	(1,202,030)	(423,003)	(428,150)	-	(2,286,739)
Book value as at 30 June 2024	1,169,077	450,890	17,208	3,076,979	1,445,223	963,674	573,262	7,696,312
For the year ended 30 June 2023								
Gross value / cost	969,995	615,566	39,839	3,303,091	1,689,650	894,020	419,122	7,931,283
Less accumulated depreciation	-	(191,995)	(23,100)	(976,189)	(357,915)	(306,191)	-	(1,855,390)
Book value as at 30 June 2023	969,995	423,571	16,739	2,326,902	1,331,735	587,829	419,122	6,075,893
Basis of measurement Fair value category	Land Fair Value Level 2 & 3 \$'000	Buildings Fair Value Levels 2 & 3 \$'000	Plant and Equipment Cost n/a \$'000	Transportation Network Fair Value Level 3 \$'000	Stormwater Network Fair Value Level 3 \$'000	Other Infrastructure Fair Value Level 3 \$'000	Capital Works in Progress Cost n/a \$'000	Restated 2023 Total \$'000
Opening net value as at 1 July 2023	969,995	423,571	16,739	2,326,902	1,331,735	587,829	419,122	5,621,134
Redclassification from/(to) operating expense								136
Plus capital expenses								216,373
Transfers from capital works in progress:								-
Renewals	61,884	29,709	3,969	35,215	5,653	16,193	(152,623)	-
Other additions								-
Transfers from inventory								581
Plus contributed assets	6,064	526		39,432	26,891	13,777		86,690
Less disposals	(2,733)	(588)	(10,399)	(4,889)	(84)	(1,084)		(10,417)
Less depreciation expense		(17,638)	(2,484)	(64,091)	(15,607)	(26,954)		(126,773)
Revaluation adjustments to asset revaluation surplus	133,867	14,175		743,865	96,149	376,100		1,364,156
Transfer to held for sale								-
Transfer between classes		1,134	22	545	485	(2,187)		-
Book value as at 30 June 2024	1,169,077	450,890	17,208	3,076,979	1,445,223	963,674	573,262	7,696,312
Range of estimated useful lives in years	unlimited	2-100	2-60	5-unlimited	5-unlimited	5-unlimited	5-200	6,075,893

*Comparative figures have been restated. Refer to Note 34 for details.

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Notes to Financial Statements
For the year ended 30 June 2024

17 Property, plant and equipment

(b) Recognition

The asset capitalisation threshold for Council is:

Land	\$	1
Buildings	\$	10,000
Plant and equipment	\$	10,000
Transportation Network	\$	1
Stormwater Network	\$	1
Other Infrastructure	\$	1

Land under the road network that has been dedicated and opened for public use under the *Land Act 1994* or the *Land Title Act 1994* is controlled by Queensland State Government and not recognised in these financial statements.

(c) Measurement

Property, plant and equipment assets are initially recorded at cost. Subsequently, each class of property, plant and equipment is stated at fair value less, where applicable, any accumulated depreciation and accumulated impairment loss.

(d) Depreciation

Land, work in progress, formation/earthworks associated with roads, constructed waterbodies, and stormwater basins are not depreciated.

Depreciation, where applicable, is calculated on a straight-line basis. Management believe that the straight line basis appropriately reflects the pattern of consumption of all Council assets.

Key judgements and estimates:

Management reviews its estimate of the useful lives of depreciable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical or physical obsolescence that may change the utility of infrastructure assets.

(e) Impairment

There were no impairment losses identified in the 2023-24 reporting period.

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Notes to Financial Statements
For the year ended 30 June 2024

(f) Valuation and fair value measurement

Key judgements and estimates:

Some of Council's assets and liabilities are measured at fair value for financial reporting purposes. In estimating the fair value of an asset or a liability, Council uses market-observable data to the extent it is available and other inputs as necessary.

Data deficiencies for asset attributes required for the application of unit rates are aimed to be minimised, and where not practicable to be populated, the data is statistically augmented.

Assets are componentised to a level that is in line with the capital renewal practices of Council.

Changes to componentisation in 2023-24 were:

- Stormwater open drain earthworks and lining were combined to one valuation rate and asset
- Bus stop shelters and their seats were combined to one valuation rate and asset
- Pump stations were componentised between their civil, mechanical, electrical, and pipework and equipment components
- For kerb and channel, costs for subsoil drainage are now integrated into the unit rates which are now disaggregated based on type of asset, separating kerb only and kerb and channel types
- The unit rate application for earthworks/formation in the Transportation Infrastructure asset class has been updated to include the multiple material elements that may be present in each seal and now includes up to 3 elements to derive the valuation
- The 2023-24 unit rates for constructed waterbodies are significantly more refined, considering other elements of construction which may not have been included in previous unit rates

Changes to modern equivalent assets in 2023-24 were:

- Brick pavers have been replaced with asphalt AC10
- Road safety barriers are now considered to include terminals
- Concrete stormwater pipes < 900mm diameters are replaced with high-density polyethylene (HDPE)

Council assesses the carrying amount of its property plant and equipment on an annual basis compared to fair value and makes adjustments where these materially differ. Council performs full comprehensive revaluations either internally by suitably qualified officers, engaging external professionally qualified valuation firms, or other consultants. The asset classes are comprehensively revalued at regular intervals every three to five years or when material movement in a class has been identified.

In the interim years to a comprehensive valuation, Council engages suitably qualified external consultants to provide cost movement indices for infrastructure assets, relevant for the local region and specific asset types, as well as internal engineers and asset managers' assessment of asset conditions and cost assumptions. For the land and buildings, Council engages external valuers to analyse the local area cost movements and external market forces and determines suitable indices to be applied.

On revaluation, accumulated depreciation is restated proportionately with the change in carrying amount of the asset and any change in the estimated remaining useful life.

Fair value measurements are categorised into three levels as follows:

Level 1 – fair value is based on quoted prices (unadjusted) in active markets for identical assets

Level 2 – fair value is estimated using inputs that are directly or indirectly observable for the asset, such as prices for similar assets

Level 3 – fair value is estimated using unobservable inputs for the asset

There were no transfers between levels during the year.

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Notes to Financial Statements
For the year ended 30 June 2024

17 (g) Fair values derived from valuation

Asset class and fair value hierarchy	Valuation approach	Comprehensive valuation date	Valuer engaged	Key assumptions and estimates as at the comprehensive revaluation date	Index range applied	Interim valuation adjustment
Land (Level 2)	Market approach	30 June 2023	Australis Asset Advisory Group Pty Ltd	Current zoning and sale prices per square metre (database of recent sales) of comparable properties, adjusted for differences in key attributes such as land size. Valuation techniques used in the determination of fair values maximises the use of observable data where available and relies as little as possible on entity specifics.	8.3% - 17.50%	Cost movement analysis Index changes in regional market evidence of land sales, published indices and cost movements as assessed by the valuer
Land (Level 3)	Market approach	30 June 2023	Australis Asset Advisory Group Pty Ltd	Sunshine Coast Planning Scheme 2014, current zoning, use or significant restriction, case law and sales analysis. Sales price per square metre (database of recent sales) adjusted for restrictions and key attributes such as land size.		
Buildings (Level 2)	Market approach	30 June 2020	Australis Asset Advisory Group Pty Ltd	Sale prices per square metre (database of recent sales) of comparable properties, adjusted for differences in key attributes such as condition and gross building area.	3.95% - 4.65%	Cost movement analysis Index changes in regional market evidence and construction costs, published indices and cost movements as assessed by the valuer
Buildings (Level 3)	Current replacement cost	30 June 2020	Australis Asset Advisory Group Pty Ltd	Gross replacement cost: Unit rates per square metre for construction derived from industry standard cost guides, project costs from recently completed buildings and other data available. Accumulated depreciation: Useful life estimates based on construction standards, engineering advice. Remaining useful lives based on planned demolition and renewals, condition assessments, completed valuations and age.		
Transportation network (Level 3)	Current replacement cost	30 June 2024	Stantec Australia Pty Ltd	Gross replacement cost: Unit rates for construction derived from industry standard cost guides, Council supplier arrangement contract rates for materials and services, internal labour rates, recently completed projects and other data available. Accumulated depreciation: Useful life estimates based on construction standards, engineering advice, average lives of disposed assets, road traffic volumes and review of lives applied by neighbouring Council. Remaining useful lives based on age, condition assessments, planned renewals and physical obsolescence.	NA	NA
Stormwater network (Level 3)	Current replacement cost	30 June 2024	Stantec Australia Pty Ltd	Gross replacement cost: Unit rates for construction per linear metre, square metre, cubic metre, or per item, which are derived from available information such as industry standard cost guides, internal labour rates and project management costs, recently completed capital projects and other available data, including development bonding schedules, and depth factors. Accumulated depreciation: Useful life estimates based on engineering and asset management advice, construction standards, installation conditions (e.g. soil factors), average lives of disposed assets, and review of lives applied by neighbouring council. Remaining useful lives based on age, condition assessments, relining and renewal programs, and physical obsolescence.	NA	NA
Other infrastructure (Level 3)	Current replacement cost	30 June 2024	Marsh Pty Ltd Stantec Australia Pty Ltd	Gross replacement cost: Unit rates for construction per item, linear metre, square metre or cubic metre derived from available information such as industry standard cost guides, costs from recently completed capital projects, internal labour rates and project management costs, supplier costs and other available data, including development bonding schedules and asset manager information. Accumulated depreciation: Useful life estimates based on engineering advice and asset management advice, manufacturer and construction standards, average lives of disposed assets, and review of useful lives applied by neighbouring council. Remaining useful lives based on age, park and precinct service levels, condition assessments, planned renewals, physical obsolescence and remaining capacity of landfill cells.	NA	NA

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Notes to the Financial Statements
For the year ended 30 June 2024

18 Payables

Creditors are recognised when goods or services are received, at the amount owed. Amounts owing are unsecured and were generally settled on payment terms between 7 and 30 days.

	Consolidated		Council	
	2024	2023 (Restated)	2024	2023 (Restated)
	\$'000	\$'000	\$'000	\$'000
<u>Current</u>				
Creditors and accruals	92,067	44,084	91,865	43,846
Accrued salaries and wages	4,263	3,514	4,216	3,470
Other employee entitlements	1,005	843	1,005	834
	<u>97,336</u>	<u>48,440</u>	<u>97,086</u>	<u>48,150</u>

19 Leases

Council as a lessee

Council has leases in place over buildings, vehicles and equipment.

Where Council assesses that an agreement contains a lease, a right-of-use asset and lease liability is recognised on inception of the lease.

Council separates non-lease components for buildings.

The right-of-use asset is measured using the cost model and is depreciated over the lease term on a straight-line basis and assessed for impairment in accordance with the impairment of assets accounting policy.

Exceptions to lease accounting

Council has applied the exceptions to lease accounting for both short-term leases (i.e. leases with a term of less than or equal to 12 months) and leases of low-value assets. Council recognises the payments associated with these leases as an expense on a straight-line basis over the lease term.

Leases at significantly below market value / concessionary leases

Council has elected to measure the right-of-use asset arising from the concessionary leases at cost which is based on the associated lease liability at initial recognition.

Terms and conditions of leases

Buildings

Council has two long term leases from the Department of Resources for Sunshine Coast Holiday Parks.

Vehicles

Council leases vehicles and trucks which are used for operational purposes, they generally have a lease term of between 3 and 8 years. The lease payments are generally fixed for the term of the lease.

Equipment

Council leases a number of items of equipment, a number of the assets are considered low value and are therefore not subject to lease accounting.

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Notes to the Financial Statements
For the year ended 30 June 2024

Right-of-use assets

Consolidated and Council

	Vehicles	Buildings	Equipment	Total
	2024	2024	2024	2024
	\$'000	\$'000	\$'000	\$'000
Opening balance 1 July 2023	4,513	387	2,471	7,371
Additions to right-of-use assets	2,100	-	172	2,272
Amortisation	(2,567)	(216)	(624)	(3,406)
Closing balance at 30 June 2024	<u>4,046</u>	<u>171</u>	<u>2,019</u>	<u>6,236</u>
	2023	2023	2023	2023
	\$'000	\$'000	\$'000	\$'000
Opening balance 1 July 2022	5,525	641	-	6,166
Additions to right-of-use assets	1,699	-	2,826	4,525
Amortisation	(2,711)	(254)	(355)	(3,319)
Closing balance at 30 June 2023	<u>4,513</u>	<u>387</u>	<u>2,471</u>	<u>7,371</u>

Lease liabilities

The table below shows the maturity analysis of the lease liabilities based on contractual cash flows and therefore the amounts will not be the same as the recognised lease liability in the statement of financial position.

Consolidated and Council	< 1 year	1-5 years	Total	Total per statement of financial position
	\$'000	\$'000	\$'000	\$'000
2024	2,911	3,889	6,800	6,444
2023	3,272	4,626	7,898	7,595

Liabilities - extension options

For building leases, Council includes extension options which can be exercised at Council's discretion. At each reporting date Council assesses whether it is reasonably certain that the extension options will be exercised based on current operations and Council strategy.

Amounts included in the statement of comprehensive income related to leases

The following amounts have been recognised in the statement of comprehensive income for leases where Council is the lessee.

Consolidated and Council	2024	2023
	\$'000	(Restated) \$'000
Interest on lease liabilities	252	225
Amortisation of right-of-use assets	3,407	3,319
Expenses relating to short-term and low value leases	5,982	6,792
	<u>9,641</u>	<u>10,337</u>
Total cash outflows for leases*	<u>9,607</u>	<u>10,344</u>

*This represents the full cash impact for leases whereas the Statements of Cash Flows contains principal payments only.

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Notes to the Financial Statements
For the year ended 30 June 2024

Leases at significantly below market value - concessionary / peppercorn leases

Council has a number of leases at significantly below market value for land and buildings which are used for community halls and sporting grounds.

The leases are generally between 2 and 50 years and require payments between \$1 and \$10,000 per annum. The use of the right-of-use asset is restricted by the lessors to specified community services which Council must provide. These services are detailed in the leases.

Council does not believe that any of the leases in place are individually material.

Council as a lessor

Leases

Rent from investment and other property is recognised as income on a periodic straight line basis over the lease term. Rent payable as per the terms of the 99 year lease of the airport is based on 5% of gross airport revenue \$1.911 million (2023:\$1.693 million).

	Consolidated and Council 2024 \$'000	2023 \$'000
Rental income (excluding variable lease payments not dependent on an index or rate)	5,910	5,402
Direct operating expenses from property that generated rental income	(8,533)	(6,111)

The minimum lease receipts arising from operating leases are as follows:

	Consolidated and Council 2024 \$'000	2023 \$'000
Not later than one year	4,872	4,330
One to five years	6,494	4,463
Later than five years	5,119	4,898
	16,485	13,691

20 **Contract liabilities**

	Consolidated and Council 2024 \$'000	2023 \$'000
Development assessment fees and infrastructure charges paid in advance	5,235	5,678
Deposits received in advance for performance obligations in grants	9,455	11,800
Deposits received in advance of services provided (e.g. holiday park fees, events)	5,979	4,460
	20,669	21,938

Satisfaction of contract liabilities

The contract liabilities in relation to capital grants relate to funding received prior to the work being performed since revenue is recognised as Council constructs the assets. All Council's contract liabilities are current liabilities and are expected to be recognised as income in the following year.

Revenue recognised that was included in the contract liability balance at the beginning of the year

	Consolidated and Council 2024 \$'000	2023(Restated) \$'000
Deposits received in advance of services provided (e.g. holiday park fees, events, performance obligations in grants)	17,343	11,436

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Notes to the Financial Statements
For the year ended 30 June 2024

21 Borrowings

In accordance with the *Local Government Regulation 2012* Council adopts an annual debt policy that sets out Council's planned borrowings for the next nine years. Council's current policy is to only borrow for capital projects and for a term no longer than the expected life of the asset. Council also aims to comply with the Queensland Treasury Corporation's borrowing guidelines and ensures that sustainability indicators remain within acceptable levels at all times.

	Consolidated		Council	
	2024	2023 (Restated)	2024	2023 (Restated)
	\$'000	\$'000	\$'000	\$'000
<u>Current</u>				
Loans Queensland Treasury Corporation (QTC)	29,101	26,971	29,101	26,971
Loans other	840	840	840	840
	29,941	27,811	29,941	27,811
<u>Non-current</u>				
Loans Queensland Treasury Corporation (QTC)	410,371	407,223	410,371	407,223
Loans other	5,044	5,685	5,044	5,685
	415,414	412,907	415,414	412,907

The market value of QTC borrowings represents the value of the debt if Council repaid the debt as at 30 June 2024. As it is the intention of Council to hold the debt for its term, no provision is required to be made in these accounts. The weighted average borrowing rate for the year was 2.821% (2023: 2.664%).

	Consolidated		Council	
	2024	2023 (Restated)	2024	2023 (Restated)
	\$'000	\$'000	\$'000	\$'000
Balance at the end of the year (Market Value)	373,713	369,079	373,713	369,079

Loans Other

"Loans other" comprises the Economic Development Queensland (EDQ) interest free loan.

In June 2017, Council received a \$12.6 million interest free loan from Economic Development Queensland, a commercialised business unit within the Department of State Development, Infrastructure, Local Government and Planning, as part of the Catalyst Infrastructure Program. The loan is to assist with the cost of infrastructure to promote and progress development in the Maroochydore City Centre Priority Development Area, specifically roadworks and three priority intersections to access Stages 1 and 2 of the city centre. The loan is unsecured and is repayable over time with full repayment to be made by June 2032.

No assets have been pledged as security by the Council for any loans, however all loans are guaranteed by the Queensland State Government. There have been no defaults or breaches of the loan agreement during the 2023-24 or 2022-23 financial years.

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Notes to the Financial Statements
For the year ended 30 June 2024

22 Provisions

Long service leave

The provision for long service leave represents the present value of the estimated future cash outflows to be made in respect of services provided by employees up to the reporting date. The liability is calculated using current pay rates and projected future increases in those rates and includes related employee on-costs. The estimates are adjusted for the probability of the employee remaining in the Council's employment or other associated employment which would result in Council being required to meet the liability. Adjustments are then made to allow for the proportion of the benefit earned to date, and the result is discounted to present value. The provision is discounted using the Commonwealth Bond yield rates as at the calculation date with a term matching as closely as possible to the term of the long service leave liabilities.

Landfill and quarry rehabilitation

Where it is probable that Council has either a legal or constructive obligation, provision is made for the cost of rehabilitation of landfill and quarry sites when the use of the facilities is complete.

The landfill rehabilitation provision represents the present value of the anticipated future costs associated with the closure of the landfill sites, decontamination and monitoring of historical residues and leaching on these sites.

The quarry rehabilitation provision represents the present value of the anticipated future costs associated with the closure of the quarries, refilling the basin, and reclamation and rehabilitation of these sites.

The calculation of these provisions requires assumptions such as application of environmental legislation, site closure dates, available technologies and engineering cost estimates. These uncertainties may result in future actual expenditure differing from amounts currently provided. The provisions recognised are reviewed at least annually and updated based on the facts and circumstances available at the time.

Provisions

	Consolidated		Council	
	2024	2023 (Restated)	2024	2023 (Restated)
	\$'000	\$'000	\$'000	\$'000
<u>Current</u>				
Annual Leave	17,078	16,053	16,804	15,873
Long service leave	24,066	23,120	24,066	23,120
Landfill and quarry rehabilitation	9,242	7,543	9,242	7,543
	50,386	46,716	50,112	46,536
<u>Non-current</u>				
Long service leave	4,361	4,104	4,185	3,852
Landfill and quarry rehabilitation	43,699	45,541	43,699	45,541
	48,060	49,645	47,884	49,393

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Notes to the Financial Statements
For the year ended 30 June 2024

Movements in non-employee benefit provisions:

Landfill and Quarry rehabilitation

Consolidated and Council	Note	2024 \$'000	2023 (Restated) \$'000
Balance at beginning of financial year		53,084	62,116
Increase/(decrease) in provision due to effect of interest rate movement		(2,133)	(2,669)
Increase/(decrease) in provision due to unwinding of discount	8	403	101
Increase/(decrease) in provision due to change in estimate		4,146	(4,912)
Increase/(decrease) in provision as a result of actual expenditure incurred during the year		(2,560)	(1,552)
Balance at end of financial year		52,941	53,084

This is the present value of the estimated cost of restoring the landfill and quarry sites to a useable state at the end of their useful life.

Landfill site	Post closure monitoring cost completion year
Buderim	2040
Coolum	2040
Pierce Avenue, Caloundra	2061
Nambour Landfill	2071

23 Other liabilities

Non policy developer contributions reflect cash contributions for which related service obligations have yet to be fulfilled by Council.

	Consolidated		Council	
	2024	2023 (Restated)	2024	2023 (Restated)
	\$'000	\$'000	\$'000	\$'000
<u>Current</u>				
Unearned revenue *	13,518	12,829	13,291	12,746
Prepaid rates	14,551	13,744	14,551	13,744
	28,069	26,573	27,842	26,490
	Consolidated		Council	
	2024	2023 (Restated)	2024	2023 (Restated)
	\$'000	\$'000	\$'000	\$'000
<u>Non-current</u>				
Unearned revenue *	20,126	32,989	20,126	32,989
	20,126	32,989	20,126	32,989

* Unearned revenue includes an advanced payment of \$31.4 million 2024 (2023: \$44.2 million) for the state governments waste levy. The 4 year payment covering the years 2022-23 to 2025-26, was made in advance to assist Council in making investment decisions to help reduce waste generation and increase resource recovery.

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Notes to the Financial Statements
For the year ended 30 June 2024

24 Commitments for expenditure

Contractual commitments

Contractual commitments at balance date but not recognised in the financial statements are as follows:

	Consolidated		Council	
	2024	2023	2024	2023
	\$'000	\$'000	\$'000	\$'000
Street lighting (expires 2028)	101,153	107,362	101,153	107,362
Parks and gardens maintenance	36,934	30,837	36,934	30,837
Waste collection services (expires July 2030)	182,792	136,464	182,792	136,464
Other materials and services	41,845	35,163	41,845	35,153
Software licences and maintenance agreements	27,319	23,734	27,319	23,734
Cleaning open spaces and buildings	24,630	34,837	24,630	34,837
	414,674	368,397	414,674	368,386

Capital commitments

Commitments for the construction of the following assets contracted for at the reporting date but not recognised as liabilities:

	Consolidated		Council	
	2024	2023	2024	2023
	\$'000	\$'000	\$'000	\$'000
Aerodromes	3	35	3	35
Buildings and Facilities	8,195	9,490	8,195	9,490
Coast and Canals	2,038	677	2,038	677
Corporate Major Projects	24,596	16,695	24,596	16,695
Environmental Assets	819	578	819	578
Fleet	4,488	4,355	4,488	4,355
Holiday Parks	5,231	309	5,231	309
Information Technology	496	992	496	992
Minor Capital Works	905	809	905	809
Parks and Gardens	4,996	1,373	4,996	1,373
Quarries	-	88	-	88
Sports Facilities	20,996	1,309	20,996	1,309
Stormwater	3,799	1,705	3,799	1,705
Strategic Land and Commercial Properties	2,849	224	2,849	224
Sunshine Coast Airport	185	290	185	290
Transportation	29,787	26,727	29,787	26,727
Waste	7,817	17,116	7,817	17,116
Total	117,199	82,771	117,199	82,771

These expenditures are payable as follows:

Within one year	116,119	21,756	116,119	21,756
One to five years	1,080	61,015	1,080	61,015
Total	117,199	82,771	117,199	82,771

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Notes to the Financial Statements
For the year ended 30 June 2024

25 Contingencies

Contingent assets

On 9 February 2017 Council entered into an agreement with Palisade Investment Partners to lease the Sunshine Coast Airport land and building assets to Palisade, and for Council to construct a new runway. Under the 99 year lease, which commenced on 1 December 2017, Council is entitled to 5% of gross airport revenue per annum. It is not possible to reliably estimate the amount of gross revenue from the airport for the 99 year lease period, as it is significantly impacted by the uncertainty of flight schedules and therefore the amount to be received is a contingent asset at 30 June 2024.

Council received \$1.911 million (2023: \$1.693 million) from the Sunshine Coast Airport, being \$0.053 million lower than original forecast. Future revenue payments of \$1.942 million are included in Council's 2024-25 Adopted Original Budget. The future payments may exceed or be less than these estimates, depending on future airport activities.

Contingent liabilities

Details and estimates of maximum amounts of contingent liabilities are as follows:

	Consolidated		Council	
	2024 \$'000	2023 \$'000	2024 \$'000	2023 \$'000
At 30 June 2024 there are 89 insurance claims with Council's public liability insurer, Local Government Mutual (LGM) (2023: 69). The amount required assuming the claims proceed to settlement is:	715	742	715	742
At 30 June 2024 there are 31 compulsory land acquisition claims (2023: 27) pending and are not expected to exceed:	32,926	21,224	32,926	21,224
As at 30 June 2024 Council may be required by the Department of Environment and Science (DES) to undertake regular monitoring of groundwater in the vicinity of three mounds of surplus soil, concrete and asphalt waste which have been treated for per- and poly-fluoroalkyl substances (PFAS). The amount required in the event of a legal requirement is estimated at \$600,000 spread over 10 years.	600	600	600	600
Total Contingent liabilities	34,241	22,566	34,241	22,566

Based on advice from Council's solicitors, there are 8 additional claims totalling \$6.38 million (2023: Nil) that may result in future settlements being made by Council.

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Local Government Workcare

Council is a member of the Queensland local government workers compensation self-insurance scheme, Local Government Workcare. Under this scheme the Council has provided an indemnity towards a bank guarantee to cover bad debts which may remain should the self insurance licence be cancelled and there was insufficient funds available to cover outstanding liabilities.

Only the Queensland Government's workers compensation authority may call on any part of the guarantee should the above circumstances arise. Council's maximum exposure to the bank guarantee is \$4.411 million (2023: \$3.779 million), which includes \$18.689 million from SunCentral (2023: \$15,557) and \$46.691 million for the Sunshine Coast Events Centre (2023: \$38,306). The latest audited financial statements for Local Government Workcare are as at 30 June 2023 and show accumulated member funds (equity) of \$3.295 million (2022: \$14,973 million).

Local Government Mutual

Council is a member of the local government mutual liability self-insurance pool, LGM Queensland. In the event of the pool being wound up or it is unable to meet its debts as they fall due, the trust deed and rules provide that any accumulated deficit will be met by the individual pool members in the same proportion as their contribution is to the total pool contributions in respect to any year that a deficit arises.

The latest audited financial statements for Local Government Mutual Queensland are as at 30 June 2023 and show accumulated member funds (equity) of \$71.860 million (2022: \$69.456 million), and it is not anticipated any liability will arise.

26 Superannuation

Council contributes to the LGA Super Regional Defined Benefits Fund (the scheme), at the rate of 12% for each permanent employee who is a defined benefit member. This rate is set in accordance with the LGA Super trust deed and may be varied on the advice of an actuary. The Regional Defined Benefits Fund is a complying superannuation scheme for the purpose of the Commonwealth Superannuation Industry (Supervision) legislation and is also governed by the Local Government Act 2009. The scheme is managed by the LGA Super trustee as trustee for LGA Super trading as Brighter Super.

The scheme is a pooled defined benefit plan and it is not in accordance with the deed to allocate obligations, plan assets and costs at the Council level.

Any amount by which the scheme is over or under funded may affect future contribution rate obligations, but has not been recognised as an asset or liability of Council.

Technically Council can be liable to the scheme for a portion of another local governments' obligations should that local government be unable to meet them. However the risk of this occurring is extremely low and in accordance with the LGA Super trust deed changes to Council's obligations will only be made on the advice of an actuary.

The last completed actuarial assessment of the scheme as required under Superannuation Prudential Standard 160 was undertaken as at 1 July 2021. The actuary indicated that "At the valuation date of 1 July 2021, the net assets of the scheme exceeded the vested benefits and the scheme was in a satisfactory financial position as at the valuation date." The measure of vested benefits represents the value of benefit entitlements should all participating employees voluntarily exit the scheme. Council is not aware of anything that has happened since that time that indicates the assets of the scheme are not sufficient to meet the vested benefits, as at the reporting date.

No changes have been made to prescribed employer contributions which remain at 12% of employee assets and there are no known requirements to change the rate of contributions.

The next triennial actuarial review is due on 1 July 2024.

The most significant risks that may result in LGA Super increasing the contribution rate, on the advice of the actuary, are:

Investment risk - The risk that the scheme's investment returns will be lower than assumed and additional contributions are needed to fund the shortfall.

Salary growth risk - The risk that wages or salaries will rise more rapidly than assumed, increasing vested benefits to be funded.

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Notes to the Financial Statements
For the year ended 30 June 2024

The amount of superannuation contributions paid by Council to the superannuation scheme in this period for the benefit of employees was

	Note	Consolidated		Council	
		2024	2023 (Restated)	2024	2023 (Restated)
		\$'000	\$'000	\$'000	\$'000
Superannuation contributions made to the Regional Defined Benefits Fund		838	971	838	971
Other superannuation contributions for employees		17,959	16,469	17,867	16,236
Total superannuation contributions paid by Council for employees:	6	18,797	17,440	18,705	17,207

*

*

27 Controlled entities

Consolidated controlled entities

Council has 100% controlling interests in Sunshine Coast Events Centre Pty Ltd and SunCentral Maroochydore Pty Ltd.

The Sunshine Coast Events Centre at Caloundra specialises in staging corporate events and has a range of performance and function spaces available for hire.

SunCentral Maroochydore Pty Ltd is responsible for providing development management services for the Maroochydore City Centre project.

The following table shows revenue and expenses before consolidating eliminations.

Controlled entity	SunCentral Maroochydore Pty Ltd		Sunshine Coast Events Centre Pty Ltd	
	2024	2023(Restated)	2024	2023(Restated)
	\$'000	\$'000	\$'000	\$'000
Revenue	2,760	2,902	5,154	4,573
Expense	(2,754)	(2,993)	(5,127)	(4,530)
Surplus/deficit	6	(91)	26	43

Controlled entities that have not been consolidated

Council has 100% controlling interest in Sunshine Coast Arts Foundation Ltd, however because of its size and nature it is not material to Council's operations and has not been consolidated into Council's accounts.

The principal objects of the foundation are for the public charitable purposes of promoting and advancing arts, craft, design, visual arts, movable cultural heritage, Aboriginal arts, and community arts. The net profit for the foundation in 2023 was \$7,852 (2023: \$2,301).

28 Trust funds

	Consolidated		Council	
	2024	2023 (Restated)	2024	2023 (Restated)
	\$'000	\$'000	\$'000	\$'000
	26,696	22,819	25,225	21,840

In accordance with the *Local Government Act 2009* and *Local Government Regulation 2012*, a separate trust bank account and separate accounting records are maintained for funds held on behalf of outside parties.

Council performs only a custodial role in respect of these monies. As these funds cannot be used by the Council, they are not brought to account in these financial statements.

DRAFT FINANCIAL STATEMENTS 2023-24

Notes to the Financial Statements
For the year ended 30 June 2024

29 Reconciliation of net result for the year to net cash inflow/(outflow) from operating activities

	Note	Consolidated		Council	
		2024	2023 (Restated)	2024	2023 (Restated)
		\$'000	\$'000	\$'000	\$'000
Net result		197,933	200,445	156,237	172,630
Non-cash items					
Depreciation and amortisation	17,19	130,508	119,079	130,452	119,050 *
Share of net profit of equity accounted investment		(41,663)	(27,050)	-	-
Unwinding discount on provisions and below market borrowings		452	443	452	443
Infrastructure from developers at fair value		(86,690)	(100,152)	(86,690)	(100,152) *
		<u>2,606</u>	<u>(7,680)</u>	<u>44,213</u>	<u>19,341</u> *
Investing activities					
Net loss on disposal of property, plant and equipment		7,734	9,534	7,734	9,534
Non-recurrent sale from contracts		-	(17,800)	-	(17,800)
Non-recurrent grants and contributions		(109,051)	(70,908)	(109,051)	(70,908)
Early repayment adjustment	5b	-	(4,630)	-	(4,630)
		<u>(101,318)</u>	<u>(83,803)</u>	<u>(101,318)</u>	<u>(83,803)</u> *
Changes in operating assets and liabilities					
(Increase)/decrease in receivables		4,885	23,816	4,734	23,821
(Increase)/decrease other assets		(18,852)	(11,333)	(18,791)	(11,310)
(Increase)/decrease in inventory		50	5,528	66	5,538
Increase/(decrease) in payables		48,772	(31,305)	48,937	(30,589)
Increase/(decrease) contract liabilities		(1,269)	10,868	(1,269)	10,868 *
Increase/(decrease) other liabilities		(11,353)	42	(11,511)	6
Increase/(decrease) in other provisions		2,090	(8,134)	2,067	(7,944)
		<u>24,323</u>	<u>(10,519)</u>	<u>24,233</u>	<u>(9,609)</u>
Net cash inflow from operating activities		123,545	98,443	123,367	98,559 *

*Comparative figures have been restated. Refer to Note 34 for details.

DRAFT FINANCIAL STATEMENTS 2023-24

Notes to the Financial Statements
For the year ended 30 June 2024

30 Reconciliation of liabilities arising from financing activities

Consolidated and Council		Opening Balance 1 July \$'000	Cash flows \$'000	Non-cash changes \$'000	Non-cash changes (Fair Value) \$'000	Closing Balance 30 June \$'000
	Note					
2024						
Borrowings	21	440,719	4,438	-	199	445,355
Lease Liabilities	19	7,595	(3,660)	2,257	252	6,444
		448,314	777	2,257	451	451,799
2023						
Borrowings	21	483,230	(38,100)	(4,630)	218	440,719
Lease Liabilities	19	6,397	(3,552)	4,524	225	7,595
		489,627	(41,651)	(105)	443	448,314

31 Financial instruments and financial risk management

Council has exposure to the following risks arising from financial instruments:

- credit risk
- liquidity risk
- market risk

Risk management framework

Council is responsible for the establishment and oversight of the risk management framework, together with developing and monitoring risk management policies specifically for managing credit, liquidity and market risk.

Council's risk management policies are established to identify and analyse the risks faced, to set appropriate limits and controls and to monitor these risks and adherence against limits. Council aims to manage volatility to minimise potential adverse effects on the financial performance of Council.

Council's Audit Committee oversees how management monitors compliance with Council's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by Council. Council's audit committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and ad hoc reviews of risk management controls and procedures, the results of which are reported to the audit committee.

Council does not currently enter into derivatives.

Credit risk

Credit risk is the risk of financial loss if a counterparty to a financial instrument fails to meet its contractual obligations. These obligations arise principally from Council's investments and receivables from customers.

Exposure to credit risk is managed through regular analysis of credit counterparty ability to meet payment obligations.

Investments in financial assets are required to be made with Queensland Treasury Corporation (QTC) or similar state/commonwealth bodies or financial institutions in Australia, in line with the requirements of the *Statutory Bodies Financial Arrangements Act 1982*.

No collateral is held as security relating to the financial assets held by the Council.

DRAFT FINANCIAL STATEMENTS 2023-24

Notes to the Financial Statements
For the year ended 30 June 2024

The exposure to credit risk for trade receivables by type of counterparty was as follows:

	Note	Consolidated		Council	
		2024	2023(Restated)	2024	2023(Restated)
		\$'000	\$'000	\$'000	\$'000
Rates, utility and other statutory charges	12	11,711	14,877	11,711	14,877
Trade and other debtors	12	9,601	11,142	9,556	11,124
Loans to associate	12	434,393	434,393	434,393	434,393
Total		455,705	460,412	455,660	460,395

The carrying amounts of financial assets at the end of the reporting period represent the maximum exposure to credit risk for Council. Refer Note 12.

Liquidity risk

Liquidity risk refers to the situation where Council may encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial asset.

Council's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Council's reputation.

Council is exposed to liquidity risk through its normal course of business and through its borrowings from Queensland Treasury Corporation and other institutions.

Council manages its exposure to liquidity risk by maintaining sufficient cash deposits, both short and long term, to cater for unexpected volatility in cash flows.

Council is also exposed to liquidity risk through the Participating Local Government Fixed Rate Loan Agreement (Subordinated Debt) between Council and Northern SEQ Distributor-Retailer Authority (trading as Unitywater). Under the Agreement the borrower may request the lender to capitalise all or part of the interest payable, thereby representing a risk to securing cash flow anticipated by Council.

The following sets out the liquidity risk of financial liabilities (excluding lease liabilities for 2024, refer Note 19) held by Council. The amounts disclosed in the maturity analysis represent the contractual undiscounted cash flows at balance date:

Consolidated and Council		0 to 1 year	1 to 5 years	Over 5 years	Total
	Note	\$'000	\$'000	\$'000	\$'000
2024					
Payables	18	92,067	-	-	92,067
Loans - Queensland Treasury Corporation (QTC)	21	37,065	150,048	351,271	538,384
Loan - Economic Development Queensland (EDQ)	21	840	3,360	2,520	6,720
		129,973	153,408	353,791	637,171
2023					
(Restated)					
Payables	18	44,084	-	-	44,084
Loans - Queensland Treasury Corporation (QTC)	21	34,422	137,284	363,256	534,962
Loan - Economic Development Queensland (EDQ)	21	840	3,360	3,360	7,560
		79,346	140,644	366,616	586,606

The outflows in the above tables are not expected to occur significantly earlier and are not expected to be for significantly different amounts than indicated in the table.

DRAFT FINANCIAL STATEMENTS 2023-24

Notes to the Financial Statements
For the year ended 30 June 2024

Market risk

Market risk is the risk that changes in market indices, such as interest rates, will affect Council's income or the value of its holdings of financial instruments.

Interest rate risk

Council is exposed to interest rate risk through its borrowings from the Queensland Treasury Corporation, investments held with other financial institutions and shareholder loans with the Northern SEQ Distributor Retailer Authority (Unitywater).

Council also has access to a mix of variable and fixed rate funding options through QTC so that interest rate risk exposure can be minimised.

Council's loan from Economic Development Queensland is interest free and therefore not subject to interest rate risk.

Sensitivity

Sensitivity to interest rate movements is shown for variable financial assets and liabilities based on the carrying amount at reporting date.

Council accounts for the interest free loan from Economic Development Queensland at amortised cost.

The following interest rate sensitivity analysis depicts what effect a reasonably possible change in interest rates (assumed to be 1%) would have on the profit and equity, based on the carrying values at the end of the reporting period. The calculation assumes that the change in interest rates would be held constant over the period.

Consolidated and Council	Net carrying amount		Effect on Net Result 1% increase/(decrease)		Effect on Equity 1% increase/(decrease)	
	2024	2023	2024	2023	2024	2023
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Cash and Cash Equivalents	195,695	262,350	1,957	2,623	1,957	2,623
Queensland Treasury Corporation Loans	(439,472)	(434,194)	-	-	-	-
Other Loans	(6,720)	(7,560)	-	-	-	-
Net total	(250,497)	(179,404)	1,957	2,623	1,957	2,623

The risk in borrowing is effectively managed by borrowing from the Queensland Treasury Corporation, with all borrowings at a fixed rate.

In its management of interest rate risk associated with Unitywater shareholder loans, Council has a number of options available to mitigate risk from market interest rate movements including:

- Principal reduction for corresponding external loan liabilities
- Conversion of current external loan liabilities from principal and interest repayments to payment of interest only with terms negotiated to match the review periods with Unitywater shareholder loans; or
- Undertake interest rate hedging through Queensland Treasury Corporation to protect against market fluctuations in interest rates payable by Unitywater.

The fair value of interest bearing loans and borrowings is calculated based on the discounted expected future cash flows. The fair values of the loans and borrowings, together with their carrying amounts, are as follows:

	Carrying Amount		Fair Value	
	2024	2023	2024	2023
	\$'000	\$'000	\$'000	\$'000
Queensland Treasury Corporation (QTC) borrowings	439,472	434,194	373,713	369,079
Economic Development Queensland borrowings	6,720	7,560	5,884	6,525
	446,192	441,754	379,597	375,604

DRAFT FINANCIAL STATEMENTS 2023-24

Notes to the Financial Statements
For the year ended 30 June 2024

Fair value

The fair value of trade and other receivables and payables is assumed to approximate the value of the original transaction, less any allowance for impairment.

The fair value of borrowings is based on the market value of debt outstanding. The market value of a debt obligation is the discounted value of future cash flows based on prevailing market rates and represents the amount required to be repaid if this was to occur at balance date. The market rate is provided by QTC and is disclosed in Note 21.

QTC applies a book rate approach in the management of debt and interest rate risk to limit the impact of market value movements to Council's cost of funding. The book value represents the carrying value based on amortised cost using the effective interest method.

32 National competition policy

The competitive neutrality principle provides that a government entity conducting a business activity in competition with the private sector should not enjoy a net advantage over its competitors only because it is in the public sector.
Competition reforms must be applied to significant business activities and may be applied to prescribed business activities.

(a) Significant business activities

The expenditure threshold for identifying a "significant business activity" for the 2023-24 financial year is \$9.70 million.
Council has resolved to apply full cost pricing to the Waste and Resources Management significant business activity.

This requires charging for goods or services at the full cost of providing the goods or service in accordance with the pricing provisions and identifying the cost of community service obligations (CSO).

Full cost pricing in simple terms means that, on average, prices should fully recover all the relevant costs of supplying a product or service and total revenue received by the business should equal the sum of:

- a) operational costs;
- b) administrative and overhead costs;
- c) cost of resources;
- d) depreciation expense;
- e) equivalents for Commonwealth or State taxes;
- f) equivalents for the cost of funds advantage Council obtains because of State guarantees on borrowings;
- g) return on capital (i.e. cost of debt plus return on equity invested in the business).

The CSO value is determined by Council, and represents an activity's costs(s) which would not be incurred if the primary objective of the activity was to make a profit.

Council provides funding from general revenue to the business activity to cover the cost of providing non-commercial community services or costs deemed to be a CSO.

Full cost pricing is successfully applied if the total expected revenue from providing all of the activity's goods and services, including any CSO, is enough to meet expected total costs as defined above.

DRAFT FINANCIAL STATEMENTS 2023-24

Notes to the Financial Statements

For the year ended 30 June 2024

(b) Activities to which the code of competitive conduct is applied

The expenditure threshold for identifying a "prescribed business activity" for the 2023-24 financial year is \$340,000. Council has resolved to apply the Code of Competitive Conduct to the following business activities:

a) Sunshine Coast Holiday Parks

b) Quarries

This requires the application of the competitive neutrality principle, the pricing provisions and identifying any CSO.

(c) Business activity statements

The following activity statements are for activities subject to the competitive neutrality principle:

	Sunshine Coast Holiday Parks	Quarry Business Activity	Waste and Resource Management
	2024 \$'000	2024 \$'000	2024 \$'000
Revenue for services provided to Council	809	1,386	1,165
Revenue for services provided to external clients	23,500	954	103,552
Community Service Obligations (CSOs)	-	211	1,527
	24,308	2,552	106,245
Less : Expenditure	16,671	4,555	90,560
Surplus / (deficit)	7,638	(2,003)	15,684

Description of CSO's provided to business activities:

	Net cost 2024 \$'000	Net cost 2024 \$'000
Margin applied to internal sales	211	-
Waste collection and disposal charges for charitable organisations	-	1,527

DRAFT FINANCIAL STATEMENTS 2023-24

Notes to the Financial Statements
For the year ended 30 June 2024

33 Related party disclosures

The group consists of Sunshine Coast Regional Council, its wholly owned entities and one associate. Details of subsidiaries and associates are disclosed in Note 1.03.

(a) Transactions with Subsidiaries

<u>SunCentral Maroochydore Pty Ltd (controlled entity)</u>	2024 \$'000	2023 \$'000
Revenue		
Recoupment of operating costs paid on behalf of the subsidiary	-	2
Expenditure		
Purchase of materials and services from subsidiary	(1)	(1)
Payment of operating costs on behalf of the subsidiary	-	(1)
Annual development management fee paid to subsidiary	(2,625)	(2,625)
Maroochydore City Centre development costs paid to the subsidiary in accordance with established Development Service Contracts	(75)	(152)
	<u>(2,701)</u>	<u>(2,778)</u>

SunCentral Maroochydore Pty Ltd is dependant on funding provided by Council. Funding support has been agreed to by Council for the 2024-25 financial year. No SunCentral employees are related parties of Council.

<u>Sunshine Coast Events Centre Pty Ltd (controlled entity)</u>	2024 \$'000	2023 \$'000
Revenue		
Recoupment of operating costs paid on behalf of the subsidiary	89	350
Recoupment of internal service costs from the subsidiary	370	89
Expenditure		
Operational funding paid to subsidiary	(1,962)	(1,789)
Purchase of materials and services from subsidiary	(15)	-
Maintenance and equipment provided to subsidiary	(386)	(224)
Payment of operating costs on behalf of the subsidiary	(397)	(357)
Provision of internal services to the subsidiary	(630)	(624)
Capital expenditure incurred on the property	(514)	(18)
	<u>(3,446)</u>	<u>(2,574)</u>

Sunshine Coast Events Centre Pty Ltd is dependant on funding provided by Council. Funding support has been agreed to by Council for the 2024-25 financial year. No Events Centre employees are related parties of Council.

DRAFT FINANCIAL STATEMENTS 2023-24

Notes to the Financial Statements
For the year ended 30 June 2024

<u>Sunshine Coast Arts Foundation Ltd (controlled entity)</u>	2024 \$'000	2023 \$'000
Revenue		
Grant funding received on behalf of the subsidiary	3	
Expenditure		
Operational funding paid to subsidiary	(70)	(70)
Audit fees paid on behalf of the subsidiary	(6)	
Payment of operating costs on behalf of the subsidiary	(2)	
	<u>(75)</u>	<u>(70)</u>

The Sunshine Coast Arts Foundation Ltd is currently dependent on funding provided by Council as part of a three year funding agreement via the Arts Program of the Arts and Heritage Levy expiring in 2024-25.

Cr Natoli, a member of Council's Key Management Personnel, was appointed as a director of the foundation following adoption of the Councillor Portfolios by a resolution of the Sunshine Coast Council in May 2024, and does not receive any additional remuneration for this purpose.

The Sunshine Coast Arts Foundation Ltd does not have any employees.

(b) Transactions with associates

<u>Unitywater (associate)</u>	2024 \$'000	2023 \$'000
Revenue		
Interest paid to Council	19,592	17,420
Recoupment Unitywater expenses incurred by Council	651	343
Participation returns (dividends) paid to Council	20,532	24,539
Tax equivalent paid to Council	12,347	10,517
Expenditure		
Water and sewerage charges for Council properties	(5,716)	(4,672)
Purchase of materials and services	(1,016)	(143)
	<u>46,390</u>	<u>48,004</u>

Further detail regarding Unitywater is contained in Note 14 Equity accounted investment.

(c) Transactions with Key Management Personnel

Key Management Personnel include the Mayor and Councillors, Chief Executive Officer and members of the Executive Leadership Team. Compensation paid to Key Management Personnel comprises:-

	2024 \$'000	2023 \$'000
Short term employee benefits	(4,458)	(4,421)
Post employment benefits	(427)	(424)
Long term employee benefits	(111)	(95)
Termination benefits	(283)	-
	<u>(5,279)</u>	<u>(4,940)</u>

The increase compared to the prior year is due to staff vacancies in 2022-23 along with terminations in 2023-24.

Detailed remuneration disclosures for Councillors are provided in the annual report.

DRAFT FINANCIAL STATEMENTS 2023-24

Notes to the Financial Statements
For the year ended 30 June 2024

(d) Transactions with other related parties

Other related parties include the close family members of Key Management Personnel and any entities controlled or jointly controlled by Key Management Personnel or their close family members. Close family members include a spouse, child and dependent of a member of Key Management Personnel or their spouse.

Details of transactions between Council and other related parties are disclosed below.

	2024 \$'000	2023 \$'000
(i) Employee expenses for close family members of key management personnel	(228)	(130)
(ii) Development applications submitted by related parties of Council	(1)	-
	<u>(228)</u>	<u>(130)</u>

- (i) All close family members of key management personnel were employed through an arm's length process. They are paid in accordance with Council's Certified Agreement and relevant awards.
- (ii) All development applications are assessed in accordance with relevant legislative requirements and paid for by applicants as per Council's adopted Fees & Charges. Council received 15,877 (2023: 17,952) development applications during the year, 2 (2023: Nil) of which were from related parties.

(e) Outstanding balances

The following balances are outstanding at the end of the reporting period in relation to transactions with other parties.

Receivables	2024 \$'000	2023 \$'000
Past due	<u>1</u>	<u>-</u>
Write-offs	<u>-</u>	<u>9</u>

(f) Loans and guarantees to/from related parties

Details	2024 \$'000	2023 \$'000
Loan to associate (Unitywater) - subordinated debt	434,393	434,393

Refer to Note 31 Financial instruments and financial risk management.

(g) Transactions with related parties that have not been disclosed

Most of the entities and people that are related parties of Council live and operate within the Sunshine Coast region. Therefore, on a regular basis ordinary citizen transactions occur between Council and its related parties. Some examples include:

- Payment of rates
- Use of Council swimming pools
- Payment of animal registration
- Attendance at a Council event

Council has not included these types of transactions in its disclosure, where they are made on the same terms and conditions available to the general public.

DRAFT FINANCIAL STATEMENTS 2023-24

Notes to the Financial Statements
For the year ended 30 June 2024

34 Restated balances
30 June 2023

- (a) During 2023-24, Council identified a prior period error that related to contributed assets that had acquisition dates prior to 1 July 2023. As a result, Council had understated its property, plant and equipment by \$71.388 million, contributed revenue by \$16.179 million (2022: \$56.419 million) and applicable depreciation expense of \$1.210 million (2023). To correct the impact of the prior period error, Council has adjusted the 2022-23 comparative amounts in the Statements of Comprehensive Income, Statements of Financial Position, Statements of Changes in Equity and notes where indicated.
- (b) During 2023-24, Council identified a prior period error that relates to operating expenditure held in works in progress prior to 1 July 2023. As a result, Council had overstated its property, plant and equipment by \$10.338 million (2022: \$7.861 million) and understated the operating expenses by \$2.477 million (2023). To correct the impact of the prior period error, Council has adjusted the 2022-23 comparative amounts in the Statements of Comprehensive Income, Statements of Financial Position, Statements of Changes in Equity and notes where indicated.
- (c) During 2023-24, Council identified a prior period error that relates to assets not previously recognised due to information not being available, incomplete, or inaccurate asset records being maintained. As a result, Council had understated its property, plant and equipment and intangible assets to a combined total of \$3.055 million (2022: \$3.288 million, 2023: \$(0.233) million), and overstated applicable depreciation and amortisation expense by \$1.082 million and adjustments of \$2.667 million which is comprised of:
- \$1.314 million 2022-23 Asset costs that have been capitalised but should have been expensed to materials.
 - \$1.352 million 2022-23 Revaluation movement reversal on assets with correction to physical measurements
 - \$0.001 million 2022-23 Contributed valuation adjustment due to physical measurement corrections.

To correct the impact of the prior period error, Council has adjusted the 2022-23 comparative amounts in the Statements of Comprehensive Income, Statements of Financial Position, Statements of Changes in Equity and notes where indicated.

<u>Consolidated</u>		Note	Actual 2023 \$'000	Adjustments 2023 \$'000	Restated Actual 2023 \$'000
Statement of Comprehensive Income (Extract)					
Non-recurrent revenue					
(a) & (c)	Grants, subsidies, contributions, donations and other	4(b)	154,880	16,180	171,060
Total non-recurrent revenue			166,995	16,180	183,175
Total income			750,493	16,180	766,673
Recurrent expenses					
(b)	Employee benefits	6	170,060	754	170,814
(b) & (c)	Materials and services *	7	259,898	3,037	262,935
(a) & (c)	Depreciation and amortisation - property, plant and equipment	17	115,311	128	115,439
Total recurrent expenses			561,806	3,919	565,726
* Internal costs transferred to third parties now included with all other materials					
Total expenses			562,309	3,919	566,228
Net result (deficiency)			188,184	12,261	200,445
Total comprehensive income for the year			453,430	12,261	465,691

DRAFT FINANCIAL STATEMENTS 2023-24

Notes to the Financial Statements
For the year ended 30 June 2024

Statement of Financial Position (Extract)					
Non current assets					
(a), (b), (c)	Property, plant and equipment	17	6,037,120	38,800	6,075,919
Total non-current assets			7,427,946	38,800	7,466,746
Total assets			7,754,609	38,800	7,793,409
Community equity					
	Asset revaluation surplus		1,476,733	(25,305)	1,451,428
(a), (b), (c)	Retained surplus/(deficiency)		5,603,260	64,105	5,667,366
Total community equity			7,079,993	38,800	7,118,793
Council		Note	Actual	Adjustments	Restated
			2023	2023	Actual
			\$'000	\$'000	2023
			\$'000	\$'000	\$'000
Statement of Comprehensive Income (Extract)					
Non-recurrent revenue					
(a)	Grants, subsidies, contributions, donations and other	4(b)	154,880	16,180	171,060
Total non-recurrent revenue			166,995	16,180	183,175
Total income			720,607	16,180	736,787
Recurrent expenses					
(b)	Employee benefits	6	166,522	754	167,277
(b)	Materials and services *	7	257,042	3,037	260,079
(a) & (b)	Depreciation and amortisation - property, plant and equipment	17	115,306	128	115,435
Total recurrent expenses			559,735	3,919	563,654
* Internal costs transferred to third parties now included with all other materials					
Total expenses			560,237	3,919	564,157
Net result (deficiency)			160,370	12,260	172,630
Total comprehensive income for the year			425,616	12,260	437,876
Statement of Financial Position (Extract)					
Non current assets					
(a), (b), (c)	Property, plant and equipment	17	6,037,093	38,800	6,075,893
Total non-current assets			7,059,183	38,800	7,097,983
Total assets			7,383,462	38,800	7,422,262
Community equity					
	Asset revaluation surplus		1,476,733	(25,305)	1,451,428
(a), (b), (c)	Retained surplus/(deficiency)		5,233,048	64,105	5,297,153
Total community equity			6,709,781	38,800	6,748,581

DRAFT FINANCIAL STATEMENTS 2023-24



Management Certificate
For the year ended 30 June 2024

These general purpose financial statements have been prepared pursuant to sections 176 and 177 of the *Local Government Regulation 2012* (the Regulation) and other prescribed requirements.

In accordance with section 212(5) of the Regulation we certify that:

- (i) the prescribed requirements of the *Local Government Act 2009* and *Local Government Regulation 2012* for the establishment and keeping of accounts have been complied with in all material respects; and
- (ii) the general purpose financial statements present a true and fair view, in accordance with Australian Accounting Standards, of Council's and the consolidated entity's transactions for the financial year and financial position at the end of the year.

.....

Cr Rosanna Natoli
Mayor
Sunshine Coast Regional Council

Dated: 29/10/2024

.....

Debra Robinson
Chief Executive Officer (acting)
Sunshine Coast Regional Council

Dated: 29/10/2024



INDEPENDENT AUDITOR'S REPORT

To the councillors of Sunshine Coast Regional Council

Report on the audit of the financial report

Opinion

I have audited the accompanying financial report of Sunshine Coast Regional Council (the council) and its controlled entities (the group).

The financial report comprises the statements of financial position as at 30 June 2024, the statements of comprehensive income, statements of changes in equity and statements of cash flows for the year then ended, notes to the financial statements including material accounting policy information and the certificate given by the Mayor and Chief Executive Officer (acting).

In my opinion, the financial report:

- a) gives a true and fair view of the council's and group's financial position as at 30 June 2024, and of their financial performance for the year then ended; and
- b) complies with the *Local Government Act 2009*, the Local Government Regulation 2012 and Australian Accounting Standards.

Basis for opinion

I conducted my audit in accordance with the *Auditor-General Auditing Standards*, which incorporate the Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial report* section of my report.

I am independent of the council and the group in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to my audit of the financial report in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code and the *Auditor-General Auditing Standards*.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.



Key audit matter	How my audit addressed the key audit matter
<p>Transportation Network, Stormwater Network and Other Infrastructure classes of PP&E</p> <p>Council's infrastructure assets (Transportation Network, Stormwater Network and Other Infrastructure) are measured at fair value at balance date using the Cost Approach (Current Replacement Cost) method.</p> <p>The current replacement cost method comprises:</p> <ul style="list-style-type: none"> gross replacement cost, less accumulated depreciation. <p>Council estimates the gross replacement cost of its infrastructure assets subject to revaluation with reference to the cost at which it could hypothetically acquire or construct a substitute asset of comparable utility in the normal course of business.</p> <p>Council has engaged independent experts and registered valuers to provide either estimates of current replacement cost, or appropriate estimated unit rates which in their professional judgement are representative of the estimated costs to construct the relevant asset subject to revaluation.</p> <p>Council has assessed the reasonableness of these fair value estimates and or unit rates and then applied them to estimate gross replacement cost amounts of items of property, plant & equipment at the date of revaluation so to restate gross carrying amounts to their estimated fair value as at the end of the reporting period.</p> <p>In measuring accumulated depreciation, valuers, council's engineers and asset managers adopt and apply significant assumptions and judgement to set expectations regarding the longevity of asset components in their provision of utility and service to the Council.</p> <p>Asset useful lives are dependent on a range of factors including construction materials and construction methods, obsolescence, environmental factors, degradation through use, management intentions, and fiscal availability.</p> <p>The significant assumptions and judgements applied in estimating gross replacement cost and useful lives will also be significant in determining prospective annual depreciation expense.</p>	<p>My procedures included, but were not limited to:</p> <ul style="list-style-type: none"> assessing the adequacy of management's review of the valuation process obtaining an understanding of the valuation techniques and methodology used and assessing its design, integrity, and appropriateness with reference to common industry practice assessing the competence, capability and objectivity of the experts used by council evaluating the relevance and reliability of unit rates or indices provided by the engaged independent expert/valuer by comparing to other relevant observable external unit rates and indices where available reviewing the appropriate application of unit rates or indices to the relevant items of Property, Plant & Equipment. reviewing management's annual assessment of useful lives



Key audit matter	How my audit addressed the key audit matter
<p>Buildings & Land</p> <p>For the Property, Plant & Equipment classes of Buildings and Land, council has engaged registered valuers to provide appropriate indices which in their professional judgement would be representative of the movements in the estimated costs of acquiring or constructing the relevant assets since the date of the last revaluation. Council have assessed the reasonableness of these indices and then applied them as applicable to the gross carrying amounts, accumulated depreciation and carrying amounts of items of property, plant and equipment within these classes of Property, Plant & Equipment so as to restate carrying amounts to their estimated fair value as at the end of the reporting period.</p>	

Other information

The councillors are responsible for the other information.

The other information comprises the information included in the entity's annual report for the year ended 30 June 2024 but does not include the financial report and our auditor's report thereon.

At the date of this auditor's report, the available other information in Sunshine Coast Regional Council's annual report for the year ended 30 June 2024 was the current year financial sustainability statement, current year financial sustainability statement - contextual ratios and long-term financial sustainability statement.

My opinion on the financial report does not cover the other information and accordingly I do not express any form of assurance conclusion thereon. However, as required by the Local Government Regulation 2012, I have formed a separate opinion on the current year financial sustainability statement.

In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report and my knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude that there is a material misstatement of this information, I am required to report that fact. I have nothing to report in this regard.



Responsibilities of the councillors for the financial report

The councillors are responsible for the preparation of the financial report that gives a true and fair view in accordance with *Local Government Act 2009*, the Local Government Regulation 2012 and Australian Accounting Standards, and for such internal control as the councillors determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

The councillors are also responsible for assessing the group's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless it is intended to abolish the council or to otherwise cease operations of the group.

Auditor's responsibilities for the audit of the financial report

My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

A further description of my responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website at:
https://www.auasb.gov.au/auditors_responsibilities/ar5.pdf

This description forms part of my auditor's report.

Report on other legal and regulatory requirements

In accordance with s. 40 of the *Auditor-General Act 2009*, for the year ended 30 June 2024:

- a) I received all the information and explanations I required
- b) I consider that, the prescribed requirements in relation to the establishment and keeping of accounts were complied with in all material respects.

Prescribed requirements scope

The prescribed requirements for the establishment and keeping of accounts are contained in the *Local Government Act 2009*, any other Act and the Local Government Regulation 2012. The applicable requirements include those for keeping financial records that correctly record and explain the council or group's transactions and account balances to enable the preparation of a true and fair financial report.

31 October 2024

David Adams
as delegate of the Auditor-General

Queensland Audit Office
Brisbane

DRAFT FINANCIAL STATEMENTS 2023-24



Current-Year Financial Sustainability Statement
For the year ended 30 June 2024

Audited Ratios

Type	Measure	Target Tier 2	Consolidated Actual Current Year	5-Year Average	Council Actual Current Year	5-Year Average	Council Narrative
Liquidity	Unrestricted Cash Expense Cover Ratio	> 2 months	2.6	NA	2.5	NA	
Operating Performance	Operating Surplus Ratio	> 0%	2.2%	4.8%	-4.9%	-2.2%	The current year has been impacted by anticipated grant funding that did not eventuate when expected coupled with increases in Employee Costs, Materials and Services and Depreciation.
	Operating Cash Ratio	> 0%	24.4%	25.7%	19.0%	20.3%	
Asset Management	Asset Sustainability Ratio	> 60%	72.3%	72.0%	72.3%	72.0%	
	Asset Consumption Ratio	> 60%	67.3%	68.3%	67.3%	68.3%	
Debt Servicing Capacity	Leverage Ratio	0 - 4 times	3.0	3.8	4.1	5.3	In 2021 Council's borrowings peaked at \$679 million due to borrowings for the Sunshine Coast Airport Expansion Project. The airport borrowings of \$265 million were repaid in 2022 however new borrowings in 2022 for Sunshine Coast City Hall and the Nambour Waste Material Recovery Facility kept the metric above target. Council's long term forecast indicates this measure will be back within target in 2025.

The current year financial sustainability statement is prepared in accordance with the requirements of the *Local Government Regulation 2012* and the Financial Management (Sustainability) Guideline 2024. The amounts used to calculate the 6 reported measures are prepared on an accrual basis and are drawn from Council's audited general purpose financial statements for the year ended 30 June 2024.

Certificate of Accuracy

For the year ended 30 June 2024

This current-year financial sustainability statement has been prepared pursuant to Section 178 of the *Local Government Regulation 2012* (the regulation).

In accordance with Section 212(5) of the Regulation we certify that this current-year financial sustainability statement has been accurately calculated.

Mayor

Name: Cr Rosanna Natoli

Date: 29/10/2024

Chief Executive Officer (acting)

Name: Debra Robinson

Date: 29/10/2024



INDEPENDENT AUDITOR'S REPORT

To the Councillors of Sunshine Coast Regional Council

Report on the Current-Year Financial Sustainability Statement

Opinion

I have audited the accompanying current year financial sustainability statement of Sunshine Coast Regional Council for the year ended 30 June 2024, comprising the statement, explanatory notes, and the certificate of accuracy given by the Mayor and the Chief Executive Officer (acting).

In accordance with s.212 of the Local Government Regulation 2012, in my opinion, in all material respects, the current year financial sustainability statement of Sunshine Coast Regional Council's for the year ended 30 June 2024 has been accurately calculated.

Basis of opinion

I conducted my audit in accordance with the *Auditor-General Auditing Standards*, which incorporate the Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the current year financial sustainability statement* section of my report.

I am independent of the council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to my audit of the statement in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code and the *Auditor-General Auditing Standards*.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Emphasis of matter – basis of accounting

I draw attention to Note 1 which describes the basis of accounting. The current year financial sustainability statement has been prepared in accordance with the Financial Management (Sustainability) Guideline 2024 for the purpose of fulfilling the council's reporting responsibilities under the Local Government Regulation 2012. As a result, the statement may not be suitable for another purpose. My opinion is not modified in respect of this matter.

Other Information

The councillors are responsible for the other information.

The other information comprises the information included in the entity's annual report for the year ended 30 June 2024 but does not include the financial sustainability statement and our auditor's report thereon.

At the date of this auditor's report, the available other information in Sunshine Coast Regional Council's annual report for the year ended 30 June 2024 was the general-purpose financial statements, current-year financial sustainability statement - contextual ratios (unaudited), and the unaudited long-term financial sustainability statement.



My opinion on the current year financial sustainability statement does not cover the other information and accordingly I do not express any form of assurance conclusion thereon. However, as required by the Local Government Regulation 2012, I have formed a separate opinion on the general-purpose financial report.

In connection with my audit of the financial sustainability statement, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial sustainability statement and my knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude that there is a material misstatement of this information, I am required to report that fact. I have nothing to report in this regard.

Responsibilities of the councillors for the current year financial sustainability statement

The councillors are responsible for the preparation and fair presentation of the current year financial sustainability statement in accordance with the Local Government Regulation 2012. The councillor's responsibility also includes such internal control as the councillors determine is necessary to enable the preparation and fair presentation of the statement that is accurately calculated and is free from material misstatement, whether due to fraud or error.

Auditor's responsibilities for the audit of the current year financial sustainability statement

My objectives are to obtain reasonable assurance about whether the current year financial sustainability statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this statement.

My responsibility does not extend to forming an opinion on the appropriateness or relevance of the reported ratios, nor on the council's future sustainability.

As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the council's internal control.
- Evaluate the appropriateness of material accounting policy information used and the reasonableness of accounting estimates and related disclosures made by the council.



I communicate with the council regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

A handwritten signature in black ink, appearing to read "D. Adams", followed by a horizontal line.

David Adams
as delegate of the Auditor-General

31 October 2024
Queensland Audit Office
Brisbane

DRAFT FINANCIAL STATEMENTS 2023-24



Current-year Financial Sustainability Statement - Contextual Ratios (unaudited)
For the year ended 30 June 2024

Contextual Ratios (unaudited)

Type	Measure	Target Tier 2	Consolidated		Council		Council Narrative
			Actual Current Year	5-Year Average	Actual Current Year	5-Year Average	
Financial Capacity	Council-Controlled Revenue	N/A	78.1%	75.6%	83.7%	81.3%	
	Population Growth	N/A	2.7%	2.7%	2.7%	2.7%	
Asset Management	Asset Renewal Funding Ratio	N/A	104.9%	NA	104.9%	NA	This measure is calculated based on actual renewals for the year compared to the renewal requirement for the year. The renewal requirement is drawn from Council's predictive modelling software/process which is in its infancy.

The current year financial sustainability statement - Contextual Ratios is prepared in accordance with the requirements of the *Local Government Regulation 2012* and the Financial Management (Sustainability) Guideline 2024. The amounts used to calculate the 3 reported measures are prepared on an accrual basis and are drawn from Council's audited general purpose financial statements for the year ended 30 June 2024.

Certificate of Accuracy

For the year ended 30 June 2024

This current-year financial sustainability statement has been prepared pursuant to Section 178 of the *Local Government Regulation 2012* (the regulation).

In accordance with Section 212(5) of the Regulation we certify that this current-year financial sustainability statement has been accurately calculated.

Mayor

Name: Cr Rosanna Natoli

Date: 29/10/2024

Chief Executive Officer (Acting)

Name: Debra Robinson

Date: 29/10/2024

DRAFT FINANCIAL STATEMENTS 2023-24



Unaudited Long-Term Financial Sustainability Statement
Prepared as at 30 June 2024

Council			Actuals		Forecast							
Type	Measure	Target Tier 2	30 June 2024	30 June 2025	30 June 2026	30 June 2027	30 June 2028	30 June 2029	30 June 2030	30 June 2031	30 June 2032	30 June 2033
Financial Capacity	Council-Controlled Revenue	N/A	83.7%	82.7%	83.0%	84.2%	84.6%	83.7%	84.4%	85.2%	86.0%	86.0%
	Population Growth*	N/A	2.7%	2.1%	2.1%	2.1%	2.1%	2.1%	2.1%	2.1%	2.1%	2.1%
Operating Performance	Operating Surplus Ratio	> 0%	-4.9%	3.8%	5.4%	6.1%	6.5%	8.4%	8.2%	8.1%	7.9%	9.4%
	Operating Cash Ratio	> 0%	19.0%	24.9%	26.1%	26.9%	27.5%	29.0%	29.4%	29.6%	29.6%	31.0%
Liquidity	Unrestricted Cash Expense Cover Ratio	> 2 months	2.6	2.0	2.0	1.7	1.4	1.5	1.8	2.0	1.9	2.3
Asset Management	Asset Sustainability Ratio	> 60%	72.3%	79.6%	78.4%	72.2%	69.5%	70.3%	68.7%	88.5%	106.9%	95.2%
	Asset Consumption Ratio	> 60%	67.3%	98.0%	94.1%	85.8%	74.0%	75.8%	77.2%	75.7%	71.0%	69.7%
Debt Servicing Capacity	Leverage Ratio	0 - 4 times	4.1	3.2	2.8	2.6	2.4	2.1	1.9	1.7	1.5	1.2

*Population growth forecast has been calculated using the Local Data method based on Council's Local Government Infrastructure Plan vs 27 as at 23 January 2024. Council's long term financial management strategy is to ensure long term financial sustainability for the Sunshine Coast region, and this is consistent with Council's long term forecast.

Certificate of Accuracy

For the long-term financial sustainability statement prepared as at 30 June 2024

This long-term financial sustainability statement has been prepared pursuant to Section 178 of the *Local Government Regulation 2012* (the regulation).

In accordance with Section 212(5) of the Regulation we certify that this long-term financial sustainability statement has been accurately calculated.

Mayor

Name: Cr Rosanna Natoli

Date: 29/10/2024

Chief Executive Officer (acting)

Name: Debra Robinson

Date: 29/10/2024



Final Management Report

7 November 2024

SENSITIVE



Ms R Natoli
Mayor
Sunshine Coast Regional Council

Dear Ms Natoli

Final management report for Sunshine Coast Regional Council

We have completed our 2024 financial audit for Sunshine Coast Regional Council. QAO has issued an unmodified audit opinion on your financial statements.

The purpose of this report is to update you on any matters that have arisen since we presented our closing report to the audit committee on 28 October 2024.

Reporting on issues identified after the closing report

I can confirm that we have not identified significant issues since the presentation of our closing report to the audit committee. The issues and other matters we have formally reported to management and an update on management's actions taken to resolve these issues is included as Appendix A.

Please note that under section 213 of the Local Government Regulation 2012, you must present a copy of this report at your council's next ordinary meeting.

Report to parliament

Each year, we report the results of all financial audits and significant issues to parliament.

We intend to include the results of our audit of Sunshine Coast Regional Council in our report to parliament *Local Government 2024*. We will comment on the results of our audit, any significant internal control issues, and the overall results for the sector, including major transactions and events. We will discuss the proposed report content with your entity contact and continue to consult as we draft it. Formally, entities have an opportunity to comment on our report, and for these comments to be included in the final version tabled in parliament.

Audit fee

The final audit fee for this year is \$376,312, exclusive of GST. This fee is higher than the \$317,900 estimated in our external audit plan. We have discussed the key factors contributing to the fee variation with your chief financial officer. In summary, these matters were largely due to complexities and delays experienced in relation to the three comprehensive revaluations that were undertaken in the financial year.

We would like to thank you and your staff for your engagement in the audit this year and look forward to working with your team again next year.

If you have any questions about this report or would like to discuss any matters regarding our services and engagement, please do not hesitate to contact me on 3149 6211.

Yours sincerely

David Adams
Senior Director

Queensland Audit Office
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PO Box 15396, City East Qld 4002

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Web www.gao.qld.gov.au
 Queensland Audit Office (QAO)

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Appendix A – Matters previously reported

The following table summarises all control deficiencies, financial reporting issues and other matters that have previously been raised but are not yet resolved. The listing includes issues from our reports this year and those issues raised in prior years.

Our risk ratings are as follows. For more information and detail on our rating definitions, please see the webpage here: www.qao.qld.gov.au/information-internal-controls or scan the QR code.



Internal control issues

S

Significant deficiency

D

Deficiency

O

Other matter

Financial reporting issues

H

High

M

Medium

L

Low

Ref.	Rating	Issue	Status and comment
24CR-1	<div>D</div>	<div>Comprehensive PP&E revaluations and techniques adopted to estimate fair value</div> <div>We noted that Council has adopted a range of measurement techniques to revalue Property, Plant & Equipment (PP&E) that were planned to be comprehensively revalued as at 30 June 2024. Our understanding is that varying techniques are required to align asset data in the Corporate Asset Management System (CONFIRM) and the FAR before proceeding to apply a comprehensive revaluation technique in the FAR. Complexities, data completeness and accuracy, resource allocation and time constraints impeded Council from achieving its original objective. While a material proportion of assets in the FAR were comprehensively revalued there remains assets in each class where indexation has been applied because of an absence of sufficient appropriate data to validate the completeness and accuracy of the attributes of these assets as recorded in the FAR.</div>	<div>Work in progress</div> <div>a) Management agrees with the recommendation to continue to align its asset data and information between the CONFIRM and FAR systems, The ongoing issues regarding alignment of data between the CONFIRM and FAR systems is the symptom requiring rectification. Additional resources have been expended over this and previous audits to rectify long standing data and system issues. Council currently has 9 systems supporting asset recognition processes with minimal to no automated integrations between them. A solution is required to implement a comprehensive, integrated asset system which provides end to end asset solutions for not only the revaluation process but also all components of the asset recognition process.</div> <div>b) In terms of the recommendation to comprehensively revalue only one asset class in any given year, this is Council's normal practice. 2023–24 was an unusual year in that Council was required to catch up on asset classes that were not previously able to be comprehensively revalued, and in response to Significant Deficiency 23CR-1 – Comprehensive valuation process. Management will also revisit the comprehensive asset revaluation schedule given that 3 revaluations were completed this year.</div> <div>Responsible officer: Chief Financial Officer Action date: 30/06/2025</div>

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Ref.	Rating	Issue	Status and comment
24CR-2	D	<p>Adoption of unit rates provided by engaged external expert</p> <p>An external expert and registered valuer was engaged to provide fair value estimates for swimming pools, parks and sports field, shelters and other assets in the other infrastructure asset class. Management was unable to thoroughly analyse and assess all the fair value estimates provided by the valuer and as a result, has elected not to adopt the fair value estimates and instead indexed 31% of assets within the asset class.</p> <p>There has also been delays extended into October in obtaining finalised valuation reports from the valuer and scheduling discussions about the outcomes of the valuation results.</p>	<p>Work in progress</p> <p>Management agrees with this recommendation noting the requirement to direct Asset Accounting resources to work on data alignment/reconciliation between Council's corporate asset register (Confirm) and the financial asset register (FAR), coupled with the requirement to complete 3 comprehensive revaluations in the year, prevented some fair value estimates for the Other Infrastructure asset class from being processed due to time constraints, requiring indexation to be applied.</p> <p>This risk was always present and therefore a risk-based, top down approach was adopted to ensure that the highest value assets requiring comprehensive revaluation were attended to first (i.e. Transportation and Stormwater), resulting in 57% of the Other Infrastructure asset class being valued using unit rate estimates or values as appropriate.</p> <p>For 2024–25, a comprehensive revaluation of the Buildings asset class will be completed, noting that this is has already commenced.</p> <p>Responsible officer: Chief Financial Officer Action date: 30/06/2025</p>
24IR-1	D	<p>Unknown reason for parking revenue reconciliation revenue reconciliation discrepancies between parking meter management system and TechOne general ledger</p> <p>Our review of the reconciliations between parking revenue (per the TechOne general ledger) and the parking meter management system identified unreconciled amounts. While management are aware of the reconciliation variances, the cause of the discrepancy is unknown.</p>	<p>Work in progress</p> <p>Council is in the final stages of compiling a Request for Quote (RFQ) document for the review.</p> <p>The RFQ has been tranchised to ensure a progressive review, and then termination of suitable changes to business practices/processes to ensure the discrepancies are reduced and/or removed. This includes ensuring future reporting has more transparency in terms of reconciliation between the parking revenue and the parking meter management system.</p> <p>The RFQ is requiring the review to be completed and outcomes reportable by the action date of 31 December 2024. Any adjustments to this date will be provided in due course as the project progresses.</p> <p>Responsible officer: Manager Transport Network Management Action date: 31 December 2024</p>


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Ref.	Rating	Issue	Status and comment
24IR-2	S	<p>Vendor Masterfile changes for new, existing and grant creditor vendors are not appropriately reviewed and documented</p> <p>Exceptions identified in terms of the operating effectiveness of this control including:</p> <ul style="list-style-type: none"> lack of evidence that changes had been appropriately authorised via the completion and certification of required forms lack of evidence that required processes had been followed to independently validate changes to vendors bank account details including recording that such processes have been conducted, in the relevant Council system. 	<p>Resolved pending verification</p> <p>Council agrees with and has implemented the recommendations.</p> <p>In response to the exceptions identified:</p> <ul style="list-style-type: none"> All Creditor/Supplier Creation / Maintenance forms will not be accepted by the Accounts Payable team unless signed by the requesting Council officer and authorised by the Branch Manager. <p>Previously, on occasion, the team would accept the email request from the business area as the approved source document.</p> <ul style="list-style-type: none"> It is already standard practice for file notes to be added to the Creditor in the system when bank changes are made and confirmed by phone by the Accounts Payable team. The exception flagged in this audit was the result of a contingent worker not following the process. The Accounts Payable and Grants teams implemented a process change whereby all bank changes to Grants Creditors will be confirmed and managed by the Grants team. <p>Responsible officer: Accounts Payable Team Leader Action date: 30 June 2024</p> <p>Audit assessment:</p> <p>QAO will test the design and implementation of the revised controls and procedures in the planning stages of the FY25 audit.</p>
24IR-3	D	<p>Controls and processes to mitigate risks arising from incomplete/inaccurate data in Corporate Asset Management Systems</p> <p>Observed absences or errors in key data fields in CONFIRM which resultantly impacts on the estimation of Current Replacement Cost of items of PP&E measured under the Cost Approach. Recommendation made that controls and processes be implemented to improve data quality in this system.</p>	<p>Work in progress</p> <p>The need for improved data quality controls and reporting has been recognised as part of a project reviewing the implementation of CONFIRM and the business processes that supports.</p> <p>Council is also developing an Asset Information Framework, including specific components regarding Asset Information Requirements and Monitoring and Assurance. The Asset Information Framework is due for completion as part of the Asset Management Transformation Program by 30 June 2025.</p> <p>An outcome of these two projects will be an agreed and prioritised program of Data QA improvements to be implemented over the next 3 years and aligned with a documented asset revaluation approach.</p> <p>Responsible officer: Manager Asset Management Action date: 30 June 2025</p>

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2024 Final management report

Ref.	Rating	Issue	Status and comment
23CR-1		<p>Comprehensive valuation process</p> <p>Planned Comprehensive revaluation of Stormwater and Other Infrastructure classes of Property, Plant & Equipment was not achieved in FY 2023. The duration between comprehensive revaluations for Stormwater and Other Infrastructure assets classes is now 5 and 8 years respectively. By not periodically completing comprehensive valuations in accordance with Council's stated asset accounting policies (every 3 to 5 years or when material movement has been identified in a class) there is a risk that the carrying values of assets may be materially misstated and not conform with the principles of AASB 116 <i>Property, Plant & Equipment</i>.</p>	<p>Work in progress</p> <p>Council has implemented a project to identify and correct a) Assets in the Financial Asset Register not matched in Confirm, and b) Assets in Confirm not currently able to be recognised in the FAR (due to insufficient data), which encompasses FAR assets that cannot be revalued using unit rates due to insufficient attribute information.</p> <p>This project is being carried out internally using a risk-based approach and focussing on the asset classes being comprehensively revalued this year. Due to the significant workload required on the data quality issues between the 2 asset registers Confirm and FAR, Council is outsourcing the provision of unit rates for revaluation purposes.</p> <p>Stormwater and Transportation will be delivered together for the 2nd Interim Audit in June 2024. Other Infrastructure will be segmented by appropriate asset group and delivered in stages with all completed for the Final Audit in September 2024. Responsible officer: Chief Financial Officer Action date: 30 June 2024</p> <p>Management update:</p> <p>The Stormwater asset class revaluation based on gross replacement cost was outsourced to Stantec Australia Pty Ltd and audited during the 2nd Interim Audit in June 2024.</p> <p>Other Infrastructure revaluations have been segmented and outsourced to Stantec Australia Pty Ltd for electrical, waste and marine assets, and to Marsh Pty Ltd for swimming pools, park and sports-field assets, shelters and other structures.</p> <p>Audit update 28/10/2024:</p> <p>Managements intent was to apply unit rates supplied by external valuers to most assets within Stormwater, Transportation and other infrastructure. Unit rates were applied using a risk-based approach ensuring the most material assets were revalued first. Due to time constraints only 57% of other infrastructure assets were revalued using unit rates.</p>

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2024 Final management report

Ref.	Rating	Issue	Status and comment
23CR-2	D	Delays in recognising contributed assets Delays in the timely recognition of contributed assets has been a recurring issue for Council. Such delays increase the risk that revenue, assets, and depreciation expense will be materially mis-stated in the financial report and or result in the reporting of material prior period errors and retrospective restatements.	Work in progress The Asset Management Transformation Program has reviewed the current Contributed Asset Process flow through consultation with all internal stakeholders and process maps are complete. Solutions workshops have occurred noting that notifications received in relation to the on maintenance of State controlled and administered developments are outside of Council's control. In an effort to address this issue, Council stakeholders involved in the Asset management Transformation program met with the State Government with the aim of achieving an agreed process to mitigate the risk of delays in notifications. For 2024, approximately \$30 million worth of contributed assets are relating to prior year(s) due to delays in notifications. A position paper, including a root cause analysis, will be prepared for the final audit. Responsible officer: Chief Financial Officer Action date: 30 June 2025 Management update: Council recognised \$71.4 million prior period adjustment due to delays in recognising contributed assets. Of that amount, \$38.2 million related to electrical assets with the balance relating to constructed water bodies (\$20.2 million), State controlled developments (\$10.8 million) and other.
23CR-3	D	Assets not previously recognised Management have identified prior period errors relating to asset records which have not been previously recognised in the primary financial system as well as erroneous records which have required removal from the financial asset register. These errors are primarily attributable to an absence of key system information on these assets preceding the transition to the Confirm asset management system and spatial data capture inconsistencies	Work in progress Through the work carried out by the Asset Accounting Team for the revaluation deliverables, the attributes and units of measure required for valuation purposes have been clearly documented to inform what is required to be captured against each asset group and asset type to enable financial recognition. A significant amount of work has been completed by the Asset Accounting Team to reconcile Financial Asset Register (FAR) assets which currently are not aligned to Confirm. This enabled the assets in Confirm that aren't represented in the FAR to be able to be recognised where those records in Confirm have the required attributes populated. Capitalisation occurs throughout the year and has limited impact on assets discovered in the field. The source is further upstream where assets are not captured into Council's corporate asset register (Confirm) in a timely fashion which results in field officers "finding" assets and entering those discoveries into Confirm. The AMTP (Asset Management Transformation Program) is underway and is looking at this specific issue. Ongoing validation of asset data occurs as part of condition audits, State of the Assets Reporting and business as usual. Responsible officer: Chief Financial Officer Action date: 30 June 2025

SENSITIVE

2024 Final management report

Ref.	Rating	Issue	Status and comment
23CR-4	D	<p>Delays in classifying project costs to operating expense</p> <p>Council performs its capitalisation analysis processes monthly to determine whether the classification of capital costs to a project is appropriate and or whether costs failing to satisfy recognition criteria should be classified as operating expenditure.</p> <p>There are issues with the timeliness of these processes and as a result the recognition of re-classified expenses in their correct reporting period.</p>	<p>Work in progress</p> <p>Costs charged to natural accounts in capital projects that are operational in nature e.g. tree pruning, conference attendance etc. are reviewed monthly and transferred to the X (operational project) ledger. A Management Accountant was seconded to the Asset Accounting team for 6 months, and in which time older projects that had not been finalised by Project Managers were reviewed and costs moved to X ledger where appropriate.</p> <p>For 2024, approximately \$10 million worth of project costs were transferred to operating relating to prior year(s). As this amount exceeds the QAO overall materiality for 2024 of \$8.4 million, a position paper has been prepared, including a root cause analysis, for QAO review. The \$10 million is currently included in Council's 2024 operating expenses, however following review by QAO, the amount is likely to be recognised as a prior period adjustment.</p> <p>The monthly review to identify obvious operating costs in capital work in progress will continue, and this will reduce future prior period adjustments relating to project costs transferred to operating.</p> <p>However, some operating costs are only discovered during the capitalisation process when invoices are reviewed, and costs allocated.</p> <p>In the long term, through the Asset Management Transformation Program, clear guidelines will be established to assist at a project's inception in determining at what point in time project costs are capital in nature, along with types of costs, that are to be charged to the Capital Project Ledger, and other project costs outside of these guidelines to be expensed, when incurred, to the Operating Ledger.</p> <p>Responsible officer: Chief Financial Officer Action date: 30 June 2025</p> <p>Management update:</p> <p>The \$10 million has now been recognised as a prior period adjustment.</p>


SENSITIVE

2024 Final management report

Ref.	Rating	Issue	Status and comment
22IR-8	D	Other infrastructure asset class – comprehensive The comprehensive revaluation of the 'Other Infrastructure class of Property, Plant & Equipment was not performed at the 5 years interval in accord with Council's asset accounting policies.	Partially resolved The comprehensive revaluation for this asset class has been unable to be completed in previous audits due to reconciliation issues of the asset registers (Financial Asset Register and Confirm) and data completeness as well as the availability of unit rate data. For this year, the asset register completeness has been addressed via reconciliation between the 2 asset registers, Confirm and the Financial Asset Register (FAR) as well as asset recognition as required. Data completeness is to be resolved through data augmentation. As all of the above has been carried out in house, the Other Infrastructure asset class revaluation has been segmented and outsourced to Stantec Australia Pty for electrical, waste and marine assets, and to Marsh Pty Ltd for swimming pools, park and sports field assets, shelters and other structures. Application of the comprehensive revaluation, incorporating the impacts of the useful life review, is on track for completion by the final audit in September 2024. Responsible officer: Chief Financial Officer Original action date: 30 June 2022 Revised action date No.1: 30 June 2023 Revised action date No.2: 30 June 2024 Revised action date No. 3: September 2024 Management update: Approximately 57% of the Other Infrastructure asset class has been comprehensively revalued using external valuers Stantec and Marsh, with the balance having an applicable index applied. Audit assessment: Approximately 57% of Other Infrastructure asset class has been comprehensively revalued in FY24. We have changed the status of this issue to 'Partially resolved' as unit's rates were not applied as originally planned to most of the class. We have estimated as reasonably possible with the information provided, a range for a judgemental uncorrected misstatement for not applying unit rates to the rest of the class.

SENSITIVE

2024 Final management report

Ref.	Rating	Issue	Status and comment
22FR-1		Formal review of remaining useful lives for assets is required No formal review of assets' remaining useful lives and, no formal assessments of assets for indicators of impairment	Resolved pending audit clearance Council has implemented a formal review of assets' remaining useful lives and formal assessment of assets' impairment indicators in accordance with the provisions of AASB 116. Responsible officer: Chief Financial Officer Action date: 30 June 2024 Management update: The results of the 2024 UL review have been incorporated into application of the 2024 asset revaluations. Audit update: Per inquiry with management the results of the 2024 Useful Life review have been incorporated into the application of the 2024 asset revaluations. Due to the complexity of the newly implemented formal useful life review we are unable to comment whether the review has been appropriately implemented into management financial statement preparation procedures.

SENSITIVE

2024 Final management report

Appendix A3 – Climate-related financial disclosures

Next year audit planning considerations	Potential effect on your reporting obligations	Potential effect on your audit
<p>On 9 September 2024, the Australian Parliament passed legislation to enact Australia's mandatory climate-related financial disclosure regime.</p> <p>Entities that report under the Corporations Act 2001 and meet specific criteria are required to comply with the legislation and the reporting requirements in the standards</p>	<p>Queensland Treasury will determine the application to Queensland public sector entities that aren't reporting under the Corporations Act, such as departments and statutory bodies.</p> <p>Councils are not included in the scope of the Commonwealth legislation. Therefore, you are not a mandatory reporting entity. However once Queensland Treasury issues advice on this reporting, the Department of Housing, Local Government, Planning and Public Works may issue their own guidance for councils to follow.</p>	<p>We will work with management to assess Queensland Treasury and Department of Housing, Local Government, Planning and Public Works requirements and guidance, as applicable.</p>



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Community Financial Report 2023-24

This report provides a representation of Sunshine Coast Council's recent financial performance.

Financial Statements

The financial statements consist of four reports, with accompanying notes. The notes disclose Council's accounting policies and provide additional information and greater detail on the values contained in the statements. When read in conjunction with each other, the documents provide an overall understanding of Council's financial position.

Statement of Comprehensive Income

The statement of comprehensive income provides information about revenues and expenses and shows if a surplus or deficit has been achieved in delivering Council services.

Statement of Financial Position

The statement of financial position provides information about assets and liabilities. Together they provide the net worth of Council, which has been built up over many years. This net worth is also called the Community Equity.

Statement of Changes in Equity

The statement of changes in equity summarises the increase (or decrease) in Council's net worth for the year.

Statement of Cash Flows

The statement of cash flows shows changes to cash balances and how they occurred. It differs from the statement of comprehensive income in that it excludes non-cash expenses such as depreciation, accruals and revaluation of assets such as land and buildings.

Measures of Financial Sustainability (Ratios)

Financial sustainability ratios examine the relationships between different financial categories. These ratios are also used for comparison purposes when benchmarking with other organisations.

There are various financial sustainability measures available however Council is required to calculate its ratios in accordance with the Financial Management (Sustainability) Guideline 2024 issued by the Department of Housing, Local Government, Planning and Public Works. The Current Year Financial Sustainability ratios are also audited by the Auditor-General of Queensland.

Business Activities – Full Cost Recovery Performance

Council conducts a number of business activities. The full cost recovery performance reports on the value of Council's investment in these activities.

Statement of Comprehensive Income

The following figures relate to Council only for the year ended 30 June 2024, and the numbers have been rounded.

The figures do not include Council's controlled entities as per the Consolidated columns in the financial statements.

Revenue

Where did the money come from?

Council received \$573 million in recurrent operating revenue during the 2023-24 year with the major source of this revenue generated from the rates and utility charges. Total recurrent revenue increased by \$20 million (4%) on the previous year.

Revenue	%	\$'000
Rates & utilities charges	70.8	406,043
Fees & charges	12.8	73,519
Interest received	6.1	34,687
Grants & other	4.5	26,018
Unitywater	5.7	32,879
Total		573,146

Expenses

Where was the money spent?

Council returns the majority of revenues to the community in the form of services and community projects. Total recurrent expenses during the 2023-24 year were \$601 million which was an increase of \$38 million (7%) on the previous year.

Expenses	%	\$'000
Employee benefits	30.1	182,161
Materials & services	45.5	275,524
Finance costs	2.0	12,336
Depreciation & amortisation	21.6	130,452
Contributions to controlled entities	0.8	4,586
Subtotal		605,059
Less Right of Use asset expenses as per the Financial Management (Sustainability) Guideline 2024		(3,611)
Total		601,448

Operating Result

The Operating Result is derived from the Statement of Comprehensive Income by deducting Total Recurrent Expenses from Total Recurrent Revenue, with Council's result for 2023-24 being a deficit of \$28 million which includes a Work in progress depreciation expense accrual of \$8 million.

Statement of Financial Position

$$\text{Assets} - \text{Liabilities} = \text{Community Equity}$$

Assets

What do we own?

The value of all assets we controlled as at 30 June 2024 totalled \$9.0 billion. This figure is further broken down into current assets \$267 million (3%) and non-current assets \$8.7 billion (97%). Current assets are those that are readily available to meet expenses and mainly include cash and amounts owed by customers. Non-current assets include property plant and equipment and investment in associate (Unitywater).

Assets	%	\$'000
Cash & cash equivalents	2.1	193,347
Receivables	5.1	455,660
Inventories & other	1.1	99,406
Property, plant & equipment and intangibles	85.7	7,697,785
Investment in associates	6.0	538,213
Total		8,984,411

Liabilities

What do we owe?

The value of all liabilities as at 30 June 2024 was \$715 million. This figure consists of current liabilities \$228 million (32%) and non-current liabilities of \$487 million (68%). The largest single debt owed by Council is to the Queensland Treasury Corporation (QTC) which is the state government-owned lending agency. This money is borrowed for infrastructure and large-scale region shaping projects.

Liabilities	%	\$'000
Payables	13.6	97,086
Borrowings	62.2	445,355
Provisions	13.7	97,996
Other liabilities	10.5	75,000
Total		715,438

Community Equity Result

The community equity result for 2023-24 as at 30 June 2024, is \$8.3 billion.

Capital Expenditure (Property, plant & equipment assets)

Additions to assets for the financial year

Category	\$'000
Aerodromes	1,132
Buildings and Facilities	17,771
Coast and Canals	3,821
Environmental Assets	3,110
Fleet	3,421
Holiday Parks	1,259
Information Technology	258
Minor capital works	3,618
Parks and Gardens	13,519
Quarries	41
Sports Facilities	10,065
Stormwater	15,938
Transportation	105,641
Waste	48,324
Total Core Capital Program	227,917
Corporate Major Projects	25,878
Strategic Land and Commercial Properties	53,041
Total Other Capital Program	78,919
Total	306,836

Capital Expenditure sits outside the normal operating costs of Council and is included in the **Property, plant and equipment** balance on the **Statement of Financial Position**.

Capital expenditure includes infrastructure costs such as construction of the new Caloundra Library, the Caloundra Centre Indoor Sports Stadium, Kawana Waters Regional Aquatic Centre and Nambour Waste Landfill expansion. It also includes work on core Council assets such as buildings, roads, landfill and waste facilities, stormwater etc. Capital costs appear in the operating statement as a **depreciation expense** over the life of the asset.

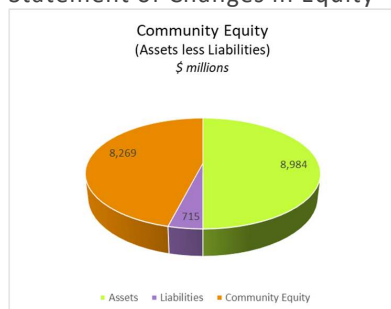
The amounts in the table include capital expenditure only and exclude project costs of an operating nature.

Community Equity

What is our net worth?

Assets (what we own) less liabilities (what we owe) equal Council's net worth (Community Equity). As at 30 June 2024, the Community Equity for Council was \$8.3 billion, an increase of \$1.5 billion compared to the prior year.

Statement of Changes in Equity



The increase in Community Equity is due to an increase to Council's Retained Surplus of \$156 million, along with an increase in the value of Council's assets of \$1.4 billion.

Council's total Community Equity (\$8.3 billion) is made up of:

Retained Surplus being the initial and ongoing investment in the Community along with the profit or loss results of all financial years (\$5.5 billion).

Asset Revaluation Surplus which is the accumulated value of the assets in excess of what we have paid for them (\$2.8 billion).

Statement of Cash Flows

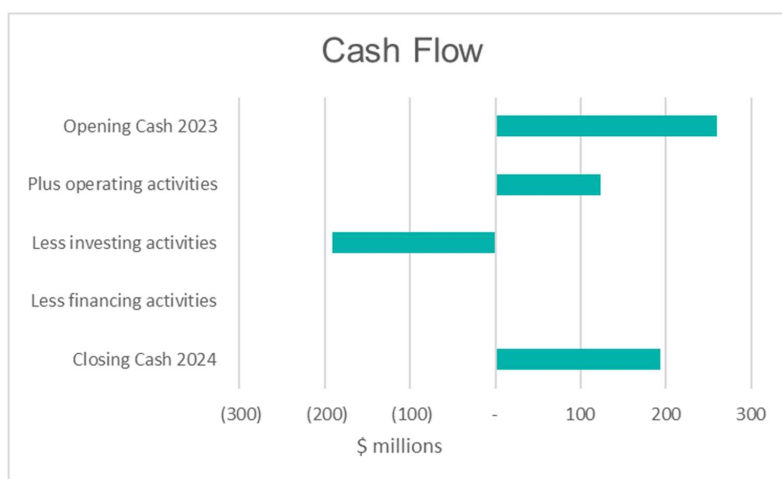
Cash Flow

Cash in, cash out.

Council's total cash as at 30 June 2024 was \$193 million.

There are three types of activities that have an impact on cash balances.

1. **Operating activities** including receipts from customers and payments to suppliers, interest and dividends, grants, and the cost of borrowings.
2. **Investing activities** include investments made in property, plant and equipment, proceeds from sale of assets, and contributions.
3. **Financing activities** include the cash movement from borrowings proceeds received, less repayment commitments.



Overall cash balances for Council decreased by \$67 million (26%) for the financial year.

Business Activities – Full Cost Recovery Performance

Council's Financial Sustainability Plan requires the performance of Council's business activities be published annually in the Community Financial Report.

2023-24 Financial Data	Waste and Resource Management	Sunshine Coast Holiday Parks	Quarries Business Unit
	\$'000	\$'000	\$'000
Operating revenue	104,717	24,309	2,341
Community service obligations	1,527	-	211
Total operating revenue	106,244	24,309	2,552
Operating expenditure excluding interest	74,198	11,720	4,905
Depreciation	6,816	1,250	254
Competitive neutrality costs excluding income tax equivalent	529	680	46
Total operating expenditure	81,543	13,650	5,206
Earnings before interest and tax (EBIT)	24,700	10,658	(2,654)
Return (pre-tax nominal)%	15.6%	14.4%	(53.3%)
Target return	11,464	5,205	427
Weighted average cost of capital %	9.1%	12.0%	10.9%
Income tax expense	6,722	2,580	-
Surplus/(Shortfall) EBIT to target return	6,514	2,873	(2,659)
Value of Council's investment in the Business Activity	118,429	74,490	4,883

Note: Weighted average cost of capital and return on capital are calculated on a pre-tax nominal basis.

Value of Council's investment in the Business Activity is made up of property, plant and equipment assets excluding strategic land holdings.

Measures of Financial Sustainability (Ratios)

Ratios – Long-Term Sustainability Statement (Council)

Type	Measure	Target	Actuals	Forward Estimates								
			30 June 2024	30 June 2025	30 June 2026	30 June 2027	30 June 2028	30 June 2029	30 June 2030	30 June 2031	30 June 2032	30 June 2033
Financial Capacity	Council-controlled revenue	NA	83.7	82.7	83.0	84.2	84.6	83.7	84.4	85.2	86.0	86.0
	Population growth	NA	2.7	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1
Operating Performance	Operating surplus ratio	> 0%	-4.9	3.8	5.4	6.1	6.5	8.4	8.2	8.1	7.9	9.4
	Operating cash ratio	> 0%	19.0	24.9	26.1	26.9	27.5	29.0	29.4	29.6	29.6	31.0
Liquidity	Unrestricted cash expense cover ratio	> 2 months	2.6	2.0	2.0	1.7	1.4	1.5	1.8	2.0	1.9	2.3
Asset Management	Asset Sustainability Ratio	> 60%	72.3	79.6	78.4	72.2	69.5	70.3	68.7	88.5	106.9	95.2
	Asset Consumption Ratio	> 60%	67.3	98.0	94.1	85.8	74.0	75.8	77.2	75.7	71.0	69.7
Debt Servicing Capacity	Leverage Ratio	0 – 4 times	4.1	3.2	2.8	2.6	2.4	2.1	1.9	1.7	1.5	1.2

Council-controlled revenue indicates Council's financial flexibility, ability to influence its operating income and capacity to respond to unexpected financial shocks.

Population growth is a key driver of a council's operating income, service needs and infrastructure requirements into the future.

Operating surplus ratio is an indicator of the extent to which operating revenue generated cover operational expenses.

An operating surplus ratio below 0% is an indication that Council's operating expenses exceed its revenue. An operating deficit in any one year is not a cause for concern if, over the long term, Council achieves a balanced operating result or small surplus.

Council's current year result has been impacted by anticipated grant funding that did not eventuate when expected as well as increases in employee costs and materials and services.

Operating cash ratio measures Council's ability to cover its core operational expenses and generate a cash surplus excluding depreciation, amortisation and finance costs.

Unrestricted cash expense cover ratio indicates the unconstrained liquidity available to a council to meet ongoing and emergent financial demands, which is a key component of solvency. It represents the number of months a council can continue operating based on current monthly expenses.

Note that this statutory measure considers externally restricted cash only. Council also has internally imposed expenditure allocations for items such as Local Government Infrastructure Plan (LGIP) projects and other internal allocations which are included when calculating this measure for budget purposes.

Asset sustainability ratio approximates the extent to which the infrastructure assets managed by a council are being replaced as they reach the end of their useful lives.

An asset sustainability ratio close to 100% suggests that a council is spending enough on the renewal of its assets to compensate for the deterioration in its asset base as loosely proxied by its reported depreciation, with outcomes too far below this level being potentially indicative of underspending against capital replacement requirements.

However, as this measure uses depreciation in lieu of more rigorous asset planning data, it does not account for councils with large investments in new capital assets such as those with strongly growing population bases. In these instances, a lower asset sustainability ratio is not of concern provided a council is meeting the capital needs of its current and future community.

Under the new Financial Management (Sustainability) Guideline 2024, Council's asset sustainability ratio target has been reduced from >90% to >60%.

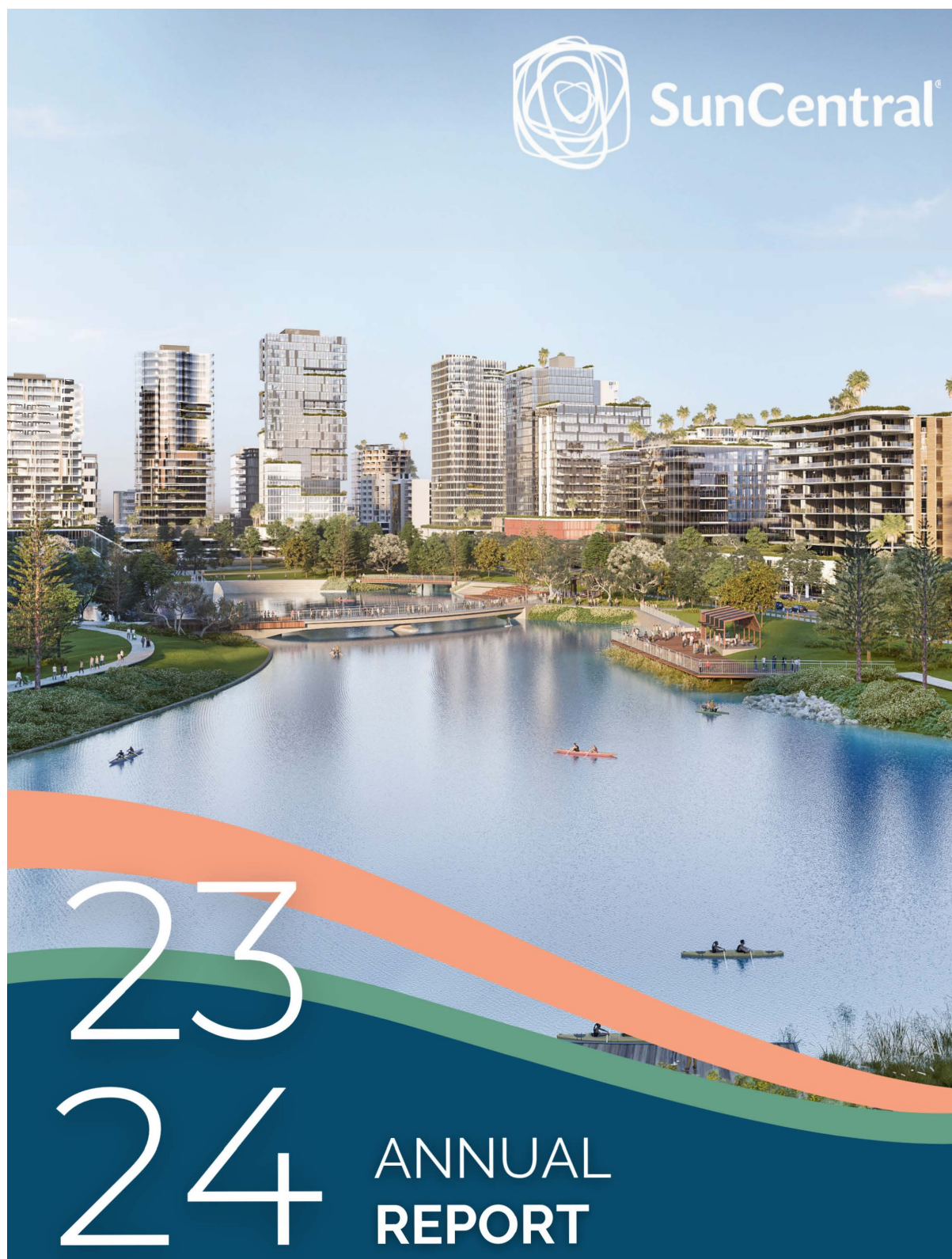
Asset consumption ratio approximates the extent to which Council's infrastructure assets have been consumed compared to what it would cost to build a new asset with the same benefit to the community.

Leverage ratio indicates Council's ability to repay its existing debt, measures the relative size of Council's debt to its operating performance.

Financial Management Strategy

Council measures revenue and expenditure trends over time as a guide to future requirements and to make decisions about efficient allocation of resources to ensure the most effective provision of services. Council ensures that its financial management strategy is prudent and that its long-term financial forecast shows a sound financial position whilst also being able to meet the community's current and future needs.

The above forward estimates are aligned with Council's Long-Term Financial Forecast, Financial Plan, Corporate Plan, Operational Plan and the Department of Housing, Local Government, Planning and Public Works Financial Management (Sustainability) Guideline 2024.





Acknowledgement

SunCentral acknowledges the Sunshine Coast Country, home of the Kabi Kabi peoples, the Traditional Custodians, whose lands and waters we all now share.

We recognise that these have always been places of cultural, spiritual, social and economic significance.

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Morgan Parker OAM
SunCentral Board Chair

Chair's Foreword

The past year has been one of continued momentum for Maroochydhore City Centre with growth, new opportunities and the celebration of multiple milestones.

Faced with the stiff headwinds of challenging market conditions across the country, our city centre continues to thrive with significant construction activity bucking the general trend.

In partnership with Sunshine Coast Council and Walker Corporation we're proudly delivering the country's largest greenfield CBD development, creating a vibrant, sustainable, and innovative urban hub that sets a benchmark for future city shaping.

This year we've seen the approval of the new masterplan which is both contemporary and responsive to the community it serves. The plan includes a consolidated 6.5 hectare waterway surrounded by more than 10 hectares of open space featuring walking tracks, parks and community space.

The Sunshine Coast's population is forecast to grow to more than half a million in the next twenty years (Shaping SEQ, 2023). Our new masterplan will assist in accommodating this growth with 4,000 new residential apartments and 240,000m2 of commercial and retail space.

This year following local government elections we welcomed Mayor Rosanna Natoli and a team of new and returning Councillors. Our productive relationship with Council continues to be invaluable as we work together with Walker Corporation to create an identifiable city heart for our region. I'd also like to acknowledge former Mayor Mark Jamieson for his contributions in laying a strong foundation for the city centre's success.

We pay our respects to Lang Walker AO, whose passing this year was felt deeply by many. Lang's belief in the Sunshine Coast's bright future and the importance of the Maroochydhore City Centre project will be long remembered.

On the construction front we have two significant commercial developments underway, each exceeding 11,000m2. These are the first commercial buildings of this scale on the Sunshine Coast since 2017 and demonstrate the region's robust economic growth and increasing investment appeal.

The new Maroochy Private Hospital represents a \$100 million investment, delivering state-of-the-art medical and teaching facilities with key tenants including the Sunshine Coast Orthopaedic Group, global orthopaedic leaders Medacta International and University of the Sunshine Coast which will be establishing a new 24-bed clinical trial facility, bringing world-class research and cutting-edge treatments to Maroochydhore City Centre.

Walker's first commercial offering in the city centre is also taking shape. 50 First Avenue will deliver an impressive 11,500 m2 of premium A-Grade office space, making it one of the largest-ever investments in the Sunshine Coast office market.

Maroochydhore City Centre continues to drive the growth of our region. Australian Bureau of Statistics figures show since 2019 the Sunshine Coast has seen a 35% increase in companies employing more than 20 workers, outpacing areas like the Gold Coast, Geelong, Newcastle, and the Hunter. Local businesses with annual turnovers exceeding \$10 million have grown by 38%. These numbers continue to give us confidence about the region's future.

We've recently celebrated the opening of a second residential building in the city centre.

The Corso residences comprise 158 apartments over two towers, adding more than 300 new residents and taking the city's residential population above 600.

Looking ahead to 2025 we anticipate the development momentum to continue with the commencement of the next commercial and residential developments which, on completion, will increase the number of residents to more than 1,400 and workers beyond 2,500.

I would like to acknowledge the contributions of my fellow SunCentral board members Paul McLean and Alison Quinn. This will be my last report as Chair as I step down from the role but continue as a non-executive director. I would like to thank Alison who has served on the board since 2019 and has helped steer the significant progress Maroochydhore City Centre has achieved to date. Alison is stepping down from the board and we wish her all the very best.

With the backdrop of the Sunshine Coast being one of Australia's fastest growing economies, SunCentral remains committed to engaging with community, business and government bodies to create continued progress in the city centre and advocate for critical infrastructure to deliver exceptional economic, community, and social benefits for the region.

Morgan Parker OAM
Chair
SunCentral Maroochydhore





SunCentral Maroochydore Pty Ltd was established by the Sunshine Coast Council in 2015 to oversee the design and delivery of the new city centre.

SunCentral

SunCentral Maroochydore is dedicated to the success of Maroochydore City Centre.

Operating independently of the Sunshine Coast Council, SunCentral provides strategic and commercial advice to deliver exceptional economic, community, and social benefits.

The strength of SunCentral lies principally in its independent board. Our board members have a wealth of experience across a range of industries and professional skill sets including governance, corporate management, property and infrastructure development.

Decisions of Sunshine Coast Council concerning Maroochydore City Centre are supported by the commercial advice of the SunCentral independent board.

SunCentral's objectives

- Promote and facilitate investment in the Maroochydore City Centre Priority Development Area;
- Ensure that the new CBD becomes a high density city centre and the identifiable city heart for the wider Sunshine Coast;
- Achieve an appropriate balance between commercial and non-commercial functions and outcomes;
- Accommodate public facilities and entertainment that benefit the general community.
- Provide Sunshine Coast Council with independent, commercial strategic advice to support decision-making for the Maroochydore City Centre.





Our partnership

The Maroochydore City Centre Development Agreement between Sunshine Coast Council, SunCentral Maroochydore and Walker Corporation is creating an identifiable city heart for the region.

What we do

Oversight

We facilitate an effective partnership with Council and our development partner, Walker to realise the vision for Maroochydore City Centre.



Advice

We provide Council with independent, strategic and commercial advice.



Connection

We connect people, industries, and businesses to elevate Maroochydore City Centre and unlock its potential.





Our core values



Excellence



Integrity



Sustainability





Inclusivity

New masterplan unveiled

Maroochydore City Centre will be the economic and employment heart of the Sunshine Coast.


10,000
residents
over the next
15-20 years


4000
new
residential
apartments

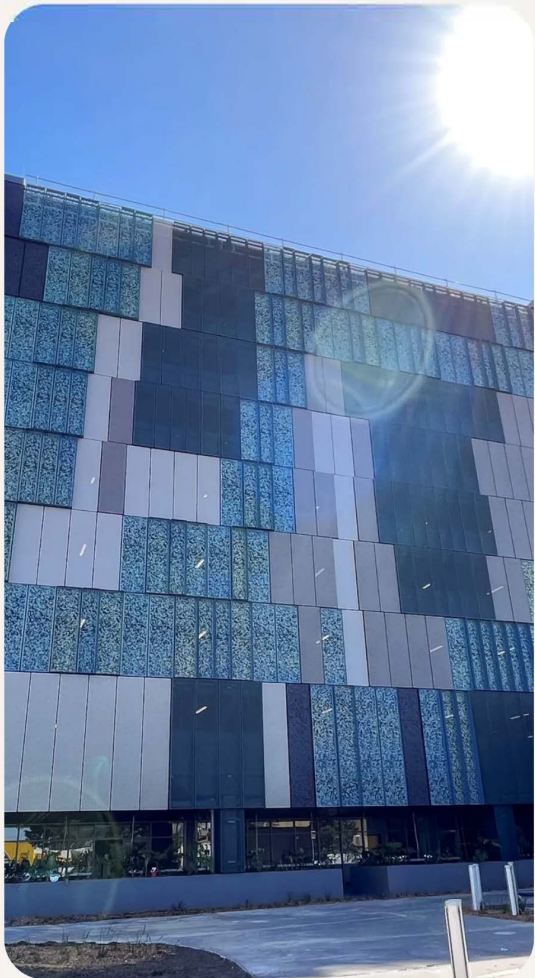

240,000m²
of commercial
& retail space


>10 ha
of open
space &
parkland


6.5 ha
centralised
waterway

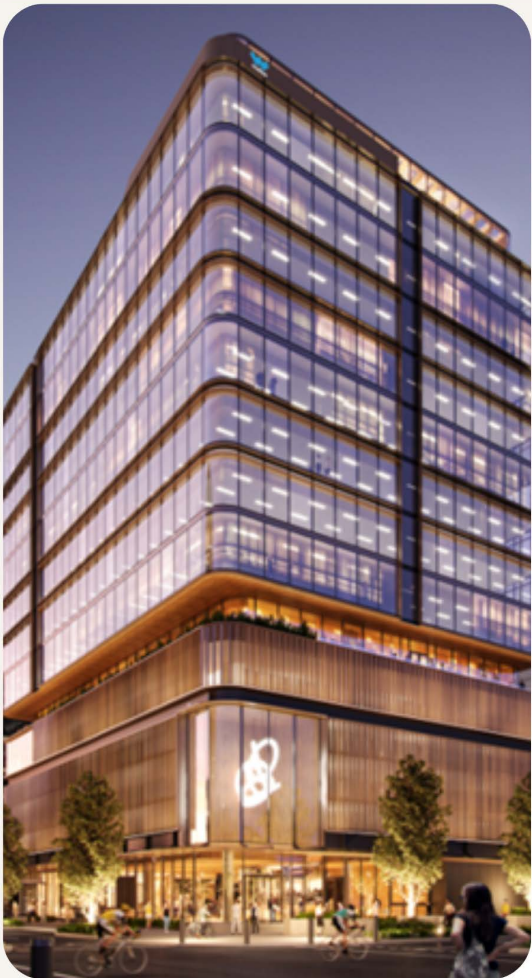
A year of growth

Celebrating our construction milestones



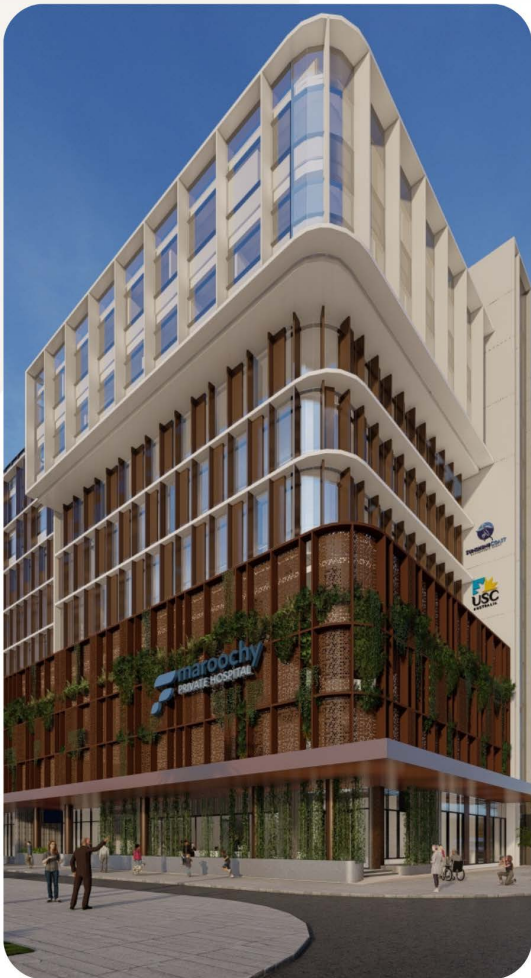
New Multi-Deck Car Park

ParknGo Lightning Lane opened, providing 295 more parking spaces.



50 First Avenue

Construction underway on Walker's 15-storey Premium Commercial Tower.



Maroochy Private Hospital

A \$100 million state-of-the-art medical and teaching hub is underway.



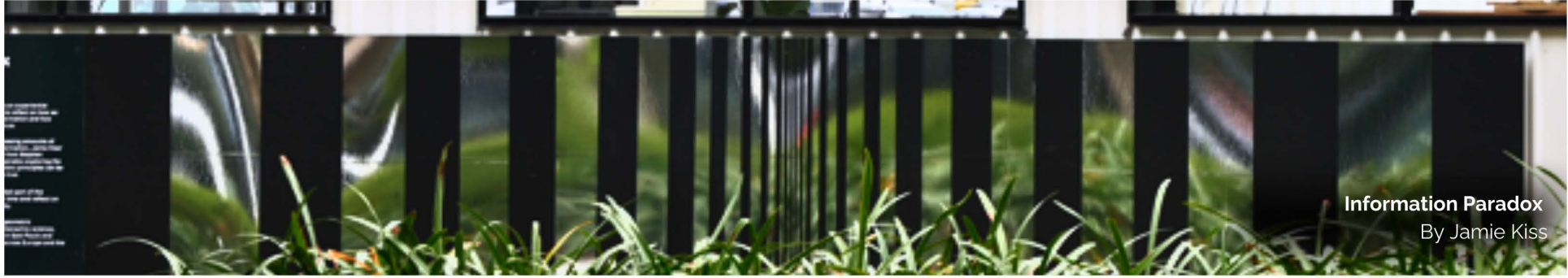
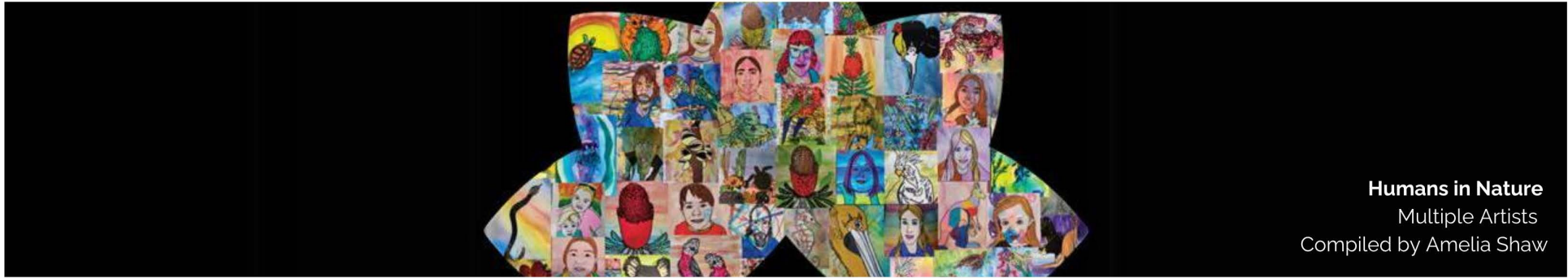
'The Corso' Residential Towers

A new two-tower, 15-level residential building has opened, adding 158 apartments.





Urban art:
Creative
hoarding
projects



Financial Statements

2023/24

General Purpose Statements for the
year ended 30 June 2024



SunCentral Maroochydhore Pty Ltd
Directors' report
30 June 2024

The directors present their report, together with the financial report of SunCentral Maroochydhore Pty Ltd (the Company) for the year ended 30 June 2024.

Directors
The directors of the Company at any time during, or since the end of, the reporting period are:

Name, qualifications and independence status	Experience and other directorships
Mr Morgan Parker OAM LLB Chair Independent Non-Executive Director	Morgan has 30 years' experience as a global real estate investor, developer and banker, completing 60 projects in nine countries worth \$20 billion. He is currently a non-executive director of Newcastle Airport, Riyadh School of Tourism & Hospitality, Saudi Entertainment Ventures and Qiddiya Coast. Morgan has served on numerous listed, private and industry boards during his two-decade governance career. A former Chief Executive Officer, he previously worked for Morgan Stanley, Lendlease, Macquarie Group and Dubai Holding. Morgan was awarded an Order of Australia in 2024. Appointed as a Director on the SunCentral Maroochydhore Board in March 2015 and appointed as Chair in May 2021.
Ms Alison Quinn B.Com Independent Non-Executive Director	Alison has extensive experience as a senior executive in a range of industries across the corporate and public sectors including banking, finance, real estate and infrastructure. Current directorships include Uniting-Care Queensland, BWP Trust (ASX:BWP), Ability First Australia, Oak Tree Group and Economic Development Queensland. Alison is also an Advisory Board member for ADCO Constructions. Previous roles include Chief Executive Officer of Retire Australia and past board roles include the Property Council of Australia, Retirement Living Council and Urban Development Institute of Australia. Appointed Director in April 2019.
Mr Paul McLean Independent Non-Executive Director	Paul has extensive experience in the property and real estate industry through the past 30 years, and formerly, the long-term Chief Executive Officer of Savills Australia. Currently, member of the Strategic Development and Sustainable Infrastructure Committee for Mater Misericordiae, Advisory Board member for CJQ Private, member of the Brisbane Archdiocese Building and Property Committee, and Chair of Youngcare. Appointed Director in April 2019.

Directors have been in office since the start of the reporting period to the date of this report unless otherwise stated.

Chief Executive Officer

Ms Amanda Yeates was appointed Chief Executive Officer on 25 July 2022. Amanda is an experienced executive leader and was previously the Deputy Director-General of the Queensland Government's Department of Transport and Main Roads.

Company Secretary

Ms Kristine Posthumus was appointed to the position of Company Secretary on 13 January 2023.

SunCentral Maroochydhore Pty Ltd
Directors' report
30 June 2024

Directors' Meetings

The number of meetings attended by each of the directors of the Company during the reporting period are:

Director	No of full meetings of Directors		No of Committee Meetings	
	A	B	A	B
Mr M B Parker	8	8	4	4
Ms A J Quinn	8	8	4	4
Mr P E McLean	8	8	4	4
A = Number of meetings attended B = Number of meetings eligible to attend				

Audit, Risk & Remuneration Committee Meetings

The Audit, Risk & Remuneration Committee comprises Ms Quinn (as Chair), Mr Parker and Mr McLean. The meeting is attended by the Company's Chief Executive Officer and Company Secretary. The purpose of the committee is to provide advice and assistance to the Board in relation to efficient governance and risk management. The committee achieves its objective by reviewing, advising and making recommendations to the Board on:

- a) the integrity of internal financial management, control and reporting systems;
- b) annual operating budget reporting;
- c) annual remuneration of the Chair, Directors and Chief Executive Officer;
- d) compliance with statutory reporting obligations;
- e) the appointment and performance of the external auditor;
- f) the adequacy of internal control systems; and
- g) the quality of internal and external reporting of financial and non-financial information.

Corporate Governance Statement Responsibilities

The directors are responsible to the Member for the performance of the Company in both the short and the long term and seek to act in the best interests of the Company as a whole. The directors draw on relevant corporate governance best practice principles to assist them to contribute to the performance of the Company.

The functions of the Board include:

- a) To deliver on the aspirations of the Company's sole Member, Sunshine Coast Regional Council (SCRC) in establishing an identifiable city heart for the wider Sunshine Coast – a contemporary central business district characterised as a high density, transit orientated city centre with a high-quality public realm and embedded smart city technology;
- b) Review and approval of corporate strategies, the annual budget and financial plans;
- c) Monitoring organisational performance and the achievement of the Company's strategic goals and objectives, as outlined in the Company's Statement of Corporate Intent;
- d) Monitoring financial performance including approval of the annual financial report and liaison with the Company's auditors;
- e) Appointment, and assessment of the performance, of the Chief Executive Officer;
- f) Ensuring there are effective management processes in place and approving major development initiatives;
- g) Enhancing and protecting the reputation of the Company and the Member (SCRC);
- h) Ensuring the significant risks facing the Company have been identified and appropriate and adequate control, monitoring and reporting mechanisms are in place; and
- i) Reporting to the Member (SCRC).

Board Members

Details of the members of the Board, their qualifications and independent status are set out in the Directors' report under the heading "Directors". The Board operates in accordance with the principles set out in the Company's constitution, including:

- a) The Board can be a minimum of one (1) and a maximum of ten (10) and currently comprises three (3) members.
- b) The Member may elect a Chair and may determine the period for which the Chair will hold office.

SunCentral Maroochydhore Pty Ltd
Directors' report
30 June 2024

Objectives

The Company's objectives are to:

- a) Facilitate delivery of a world class city centre;
- b) Advocate for Maroochydhore City Centre's Vision and the region's future;
- c) Collaborate to strengthen relationships and outcomes; and
- d) Connect locally, nationally and globally to share the Maroochydhore City Centre story.

Review of Operations

During the reporting period the company generated income of \$2,759,926 of which \$2,700,566 was provided by the parent entity, Sunshine Coast Regional Council. Development costs incurred in the pursuit of the company's objectives totalled \$15,649. The Company realised a profit of \$5,707 in the reporting period (2023: \$90,863 loss). The retained profits of the company at 30 June 2024 were \$394,626.

Significant Changes in the State of Affairs

No significant changes in the Company's state of affairs occurred during the reporting period.

Principal activities

The Company is a special purpose entity established by the Sunshine Coast Regional Council (SCRC) to be responsible for facilitating establishment of the Maroochydhore City Centre (MCC) Priority Development Area (PDA) as part of a 'beneficial enterprise' as defined under the *Local Government Act 2009 (Qld)*. No significant change to the nature of these activities occurred during the year.

Events Subsequent to the End of the Reporting Period

There are no significant events subsequent to the end of the reporting period.

Events After the Reporting Period

The directors are not aware of any significant events after the reporting period.

Likely developments and expected results of operations

Likely developments in the operations of the Company and the expected results of those operations in future reporting periods have not been included in this report as the inclusion of such information is likely to result in unreasonable prejudice to the Company.

Environmental regulation

The company is not subject to any significant environmental regulation under Australian Commonwealth or State law.

Dividends

The Company is an Australian Proprietary Company that is limited by shares. No dividends were paid or declared by the Company during the reporting period.

Options

No options over issued shares or interests in the Company were granted during or since the end of the reporting period and there were no options outstanding at the date of this report. No shares were issued during or since the end of the year as a result of the exercise of an option over unissued shares or interests.

Indemnification of Officers

No indemnities have been given or insurance premiums paid, during or since the end of the reporting period, for any person who is or has been an officer or auditor of the Company.

Proceedings on behalf of the Company

No person has applied for leave of court to bring proceedings on behalf of the Company or intervene in any proceedings to which the Company is a party for the purpose of taking responsibility on behalf of the company for all or any part of those proceedings. The Company was not a party to any such proceedings during the year.

Auditor's Independence Declaration

A copy of the auditor's independence declaration as required under s307C of the *Corporations Act 2001 (Cth)* is set out on page 36.

SunCentral Maroochydhore Pty Ltd
Directors' report
30 June 2024

This report is made in accordance with a resolution of directors:



Mr Morgan Parker
Chair

Dated at Maroochydhore this day 23 September 2024

AUDITOR'S INDEPENDENCE DECLARATION

To the Directors of SunCentral Maroochydore Pty Ltd

This auditor's independence declaration has been provided pursuant to s.307C of the *Corporations Act 2001*.

Independence declaration

As lead auditor for the audit of SunCentral Maroochydore Pty Ltd for the financial year ended 30 June 2024, I declare that, to the best of my knowledge and belief, there have been:

- (a) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit
- (b) no contraventions of any applicable code of professional conduct in relation to the audit.



David Adams
as delegate of the Auditor-General

23 September 2024

Queensland Audit Office
Brisbane

SunCentral Maroochydore Pty Ltd
Directors' report
30 June 2024

Auditor's Independent Declaration

SunCentral Maroochydore Pty Ltd
Statement of profit or loss and other comprehensive income
For the year ended 30 June 2024

	Note	2024 \$	2023 \$
Income			
Revenue	4	2,650,711	2,817,520
Investment revenue		109,215	84,890
Total revenue		<u>2,759,926</u>	<u>2,902,410</u>
Expenses			
Development costs	5	(15,649)	(118,225)
Operating expenses	6	(2,682,339)	(2,845,742)
Depreciation and amortisation expense		(56,231)	(29,306)
Total expenses		<u>(2,754,219)</u>	<u>(2,993,273)</u>
Profit/(loss) for the year attributable to the parent entity of SunCentral Maroochydore Pty Ltd		5,707	(90,863)
Other comprehensive income for the year		-	-
Total comprehensive income for the year attributable to the parent entity of SunCentral Maroochydore Pty Ltd		<u>5,707</u>	<u>(90,863)</u>

The above statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes

SunCentral Maroochydore Pty Ltd
Statement of financial position
 For the year ended 30 June 2024

	Note	2024 \$	2023 \$
Assets			
Current assets			
Cash and cash equivalents	7	1,028,518	1,023,605
Trade and other receivables	8	32,545	116,658
Other assets		58,780	14,126
Total current assets		1,119,843	1,154,389
Non-current assets			
Property, plant and equipment	9	29,422	26,837
Right-of-use assets	10	76,577	122,928
Security deposits		12,466	12,466
Total non-current assets		118,465	162,231
Total assets		1,238,308	1,316,620
Liabilities			
Current liabilities			
Trade and other payables	11	216,427	278,815
Borrowings		4,897	3,688
Lease liabilities	12	51,254	47,992
Employee benefit provisions	13	35,419	2,152
Total current liabilities		307,997	332,647
Non-current liabilities			
Lease liabilities	14	30,300	79,850
Employee benefits provisions	13	5,385	15,204
Total non-current liabilities		35,685	95,054
Total liabilities		343,682	427,701
Net assets		894,626	888,919
Equity			
Equity attributable to parent entity:			
Share capital	17	500,000	500,000
Retained profits		394,626	388,919
Total equity		894,626	888,919

The above statement of financial position should be read in conjunction with the accompanying notes

SunCentral Maroochydore Pty Ltd
Statement of changes in equity
 For the year ended 30 June 2024

	Share capital (Ordinary) \$	Retained profits \$	Total equity \$
Balance at 1 July 2022	500,000	479,782	979,782
Loss for the year	-	(90,863)	(90,863)
Other comprehensive income for the year	-	-	-
Total comprehensive income for the year	-	(90,863)	(90,863)
Transactions with parent entity in their capacity as owners, and other transfers			
Shares issued during the year	-	-	-
Dividends paid or provided for	-	-	-
Balance at 30 June 2023	500,000	388,919	888,919
	Share capital (Ordinary) \$	Retained profits \$	Total equity \$
Balance at 1 July 2023	500,000	388,919	888,919
Profit for the year	-	5,707	5,707
Other comprehensive income for the year	-	-	-
Total comprehensive income for the year	-	5,707	5,707
Transactions with parent entity in their capacity as owners, and other transfers			
Shares issued during the year	-	-	-
Dividends paid or provided for	-	-	-
Balance at 30 June 2024	500,000	394,626	894,626

The above statement of changes in equity should be read in conjunction with the accompanying notes

SunCentral Maroochydore Pty Ltd
Statement of cash flows
For the year ended 30 June 2024

	Note	2024 \$	2023 \$
Cash flows from operating activities			
Receipts from customers (inclusive of GST)		3,025,860	3,096,709
Payments to suppliers and employees (inclusive of GST)		(3,069,789)	(3,467,098)
		(43,929)	(370,389)
Interest received		109,215	84,890
Net cash from/(used in) operating activities	19	65,286	(285,499)
Cash flows from investing activities			
Payments for property, plant and equipment		(13,280)	(24,512)
Payments for security deposits		-	(12,466)
Net cash used in investing activities		(13,280)	(36,978)
Cash flows from financing activities			
Repayment of borrowings		1,209	3,688
Repayment of lease liabilities		(48,302)	(19,671)
Net cash used in financing activities		(47,093)	(15,983)
Net increase/(decrease) in cash and cash equivalents		4,913	(338,460)
Cash and cash equivalents at the beginning of the financial year		1,023,605	1,362,065
Cash and cash equivalents at the end of the financial year	7	<u>1,028,518</u>	<u>1,023,605</u>

SunCentral Maroochydore Pty Ltd
Notes to the financial statements
30 June 2024

Note 1. Reporting entity concept

SunCentral Maroochydore Pty Ltd (the Company) is a private company limited by shares, incorporated and domiciled in Australia. The address of the Company's registered office and principal place of business is Level 1, 5 Plaza Parade, Maroochydore Queensland 4558. The Company's prime purpose is the promotion and development management of the Maroochydore City Centre project on the Sunshine Coast in Queensland. The Company's parent entity is the Sunshine Coast Regional Council. SunCentral Maroochydore Pty Ltd is a for-profit entity for financial reporting purposes under Australian Accounting Standards.

Note 2. New and revised accounting standards effective in the current and future reporting periods

There are no new or revised accounting standards effective in the reporting period ending on 30 June 2024 that have a material effect on the financial statements. The company has not early adopted any changes to the Australian Accounting Standards.

The accounting policies that are material to the company are set out below. The accounting policies adopted are consistent with those of the previous financial year, unless otherwise stated.

Note 3. Basis of preparation

a) General Information and statement of compliance

These general-purpose financial statements have been prepared in accordance with Australian Accounting Standards (AASBs) and Interpretations of the Australian Accounting Standards Board and the *Corporations Act 2001*. The financial statements were approved by the Board of Directors on the date shown on the Directors' declaration.

b) Reporting period and comparatives

The financial statements as presented are for the reporting period from 1 July 2023 through to 30 June 2024. The comparative period represents the reporting period from 1 July 2022 to 30 June 2023.

c) Basis of measurement

The financial statements have been prepared under the historical cost convention, except where otherwise stated. The amounts presented in the financial statements have been rounded to the nearest dollar.

d) Functional and presentation currency

These financial statements are presented in Australian dollars, which is the Company's functional currency.

e) Use of estimates and judgements

The preparation of financial statements in conformity with AASBs requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

f) Cash and cash equivalents

Cash and cash equivalents include cash on hand and deposits held at call with the banks.

g) Trade and Other Receivables

Trade and other receivables include amounts due from customers for services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets. Trade receivables are recognised initially at the amount of consideration that is unconditional unless they contain significant financing components when recognised at fair value. Trade receivables are held to collect the contractual cash flows and subsequently measured at amortised cost using the effective interest method.

Impairment of trade receivables

The simplified approach is used to measure the lifetime expected credit losses for trade receivables. For 1 July 2023 to 30 June 2024, no impairment has been recognised as the expected credit losses are immaterial.

The above statement of cash flows should be read in conjunction with the accompanying notes

SunCentral Maroochydore Pty Ltd
Notes to the financial statements
30 June 2024

Note 3. Basis of preparation (continued)

h) Trade and Other Payables

Trade payables are amounts due to suppliers for goods purchased or services received in the ordinary course of business. They are generally due for settlement within 30 days from the invoice date and are all classified as current.

i) Financial instruments

(i) Non-derivative financial assets

The Company initially recognises receivables and deposits on the date that they are originated. The Company ceases to recognise a financial asset when the contractual rights to the cash flows from the asset expire, or it transfers the rights to receive the contractual cash flows on the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred. Any interest in transferred financial assets that is created or retained by the Company is recognised as a separate asset or liability. The Company has the following non-derivative financial assets: cash and cash equivalents (refer to note 7) and receivables (refer to note 8).

(ii) Non-derivative financial liabilities

All other financial liabilities are recognised initially on the trade date at which the Company becomes a party to the contractual provisions of the instrument. The Company ceases to recognise a financial liability when its contractual obligations are discharged, cancelled or expired. Financial assets and liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Company has a legal right to offset the amounts and intends either to settle on a net basis or to realise the asset and settle the liability simultaneously. The Company has the following non-derivative financial liabilities: trade and other payables (refer to note 11). Such financial liabilities are recognised at fair value plus any directly attributable transaction costs.

j) Property, plant and equipment

(i) Recognition and measurement

Items of property, plant and equipment are measured at historic cost less accumulated depreciation and accumulated impairment losses. Cost includes expenditures that are directly attributable to the acquisition of the asset. When parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items (major components) of property, plant and equipment. Gains or losses on disposal of an item of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment and are recognised as “other income” in the statement of comprehensive income. Plant and equipment that have been contributed at no cost or for nominal cost are recognised at the fair value of the asset at the date it is acquired.

(ii) Depreciation

Depreciation is recognised in expenses on a straight-line basis over the estimated useful life of each item of property, plant and equipment. The estimated useful lives for the current and comparative periods are as follows:

Classification of Asset

- Office equipment 2 - 7 years
- Office furniture 7 - 20 years

Depreciation methods, useful lives and residual values are reviewed at each reporting date.

iii) Impairment

The carrying amounts of the Company's non-financial assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated. An impairment loss is recognised if the carrying amount of an asset or cash-generating unit exceeds its recoverable amount. Impairment losses are recognised in expenses.

Note 3. Basis of preparation (continued)

k) Leases

At inception of a contract, the entity assesses if the contract contains or is a lease. If there is a lease present, a right-of-use asset and a corresponding lease liability is recognised by the entity where the entity is a lessee. However, all contracts that are classified as short-term leases (lease with a remaining lease term of 12 months or less) and leases of low value assets are recognised as an expense on a straight-line basis over the term of the lease. Initially, the lease liability is measured at the present value of the lease payments still to be paid at commencement date. The lease payments are discounted at the interest rate implicit in the lease. If this rate cannot be readily determined, the entity uses the incremental borrowing rate.

SunCentral Maroochydore Pty Ltd
Notes to the financial statements
30 June 2024

Lease payments included in the measurement of the lease liability are as follows:

- (i) fixed lease payments less any lease incentives;
- (ii) variable lease payments that depend on an index or rate, initially measured using the index or rate at the commencement date;
- (iii) the amount expected to be payable by the lessee under residual value guarantees
- (iv) the exercise price of purchase options, if the lessee is reasonably certain to exercise the options;
- (v) lease payments under extension options, if lessee is reasonably certain to exercise the options; and
- (vi) payments of penalties for terminating the lease, if the lease term reflects the exercise of an option to terminate the lease.

The right-of-use assets comprise the initial measurement of the corresponding lease liability as mentioned above, any lease payments made at or before the commencement date as well as any initial direct costs. The subsequent measurement of the right-of-use assets is at cost less accumulated depreciation and impairment losses. Right-of-use assets are depreciated over the lease term or useful life of the underlying asset whichever is the shortest. The carrying amounts of right-of-use assets and lease liabilities are remeasured if there is a change in the following: future lease payments arising from a change in an index or a rate used; residual guarantee; lease term; certainty of a purchase option and termination penalties. When a lease liability is remeasured, an adjustment is made to the corresponding right-of use asset, or to profit or loss if the carrying amount of the right-of-use asset is fully written down.

l) Employee benefits

Short-term employee benefits

Liabilities for wages and salaries, including non-monetary benefits, annual leave and long service leave expected to be settled wholly within 12 months of the reporting date are measured at the amounts expected to be paid when the liabilities are settled. Employee benefits are presented as current liabilities where the entity does not have any unconditional right to defer settlement beyond 12 months, regardless of when the actual settlement is expected to occur.

Long-term employee benefits

The liability for annual leave and long service leave not expected to be settled within 12 months of the reporting date are measured at the present value of expected future payments to be made. Expected future payments are discounted using market yields at the reporting date on corporate bonds with terms to maturity that match, as closely as possible, the estimated future cash outflows.

m) Revenue recognition

Development Management Fee is income derived from the parent entity, corresponding to the expected costs to be incurred by the company in managing the delivery of the Maroochydore City Centre. This revenue is received annually and recognised on a monthly basis over the period to which the fee relates.

All other revenue is recognised at an amount that reflects the consideration to which the entity is expected to be entitled in exchange for transferring goods or services to a customer. For each contract with a customer, the entity: identifies the contract with a customer; identifies the performance obligations in the contract; determines the transaction price which takes into account estimates of variable consideration and the time value of money; allocates the transaction price to the separate performance obligations on the basis of the relative stand-alone selling price of each distinct good or service to be delivered; and recognises revenue when or as each performance obligation is satisfied in a manner that depicts the transfer to the customer of the goods or services promised.

n) Interest Received

Interest revenue is recognised as interest accrues using the effective interest method. This is a method of calculating the amortised cost of a financial asset and allocating the interest income over the relevant period using the effective interest rate, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the net carrying amount of the financial asset.

o) Income tax

The Company is exempt from income tax under section 24AM of the *Income Tax Assessment Act 1936* (ITAA 1936) on the basis that the Company is a State/Territory Body (STB), by virtue of the fact that the Company's sole shareholder is the Sunshine Coast Regional Council.

p) Goods and services tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). In these circumstances, the GST is recognised as part of the cost of acquisition of the asset or part of the expense. Receivables and payables are stated with the amount of GST included. The net amount of GST recoverable from, or payable to, the ATO is included as a current asset or liability in the statement of financial position. Cash flows are included in the statement of cash flows on a gross basis. The GST components of cash flows arising from investing and financing activities which are recoverable from, or payable to, the ATO are classified as operating cash flows.

SunCentral Maroochydhore Pty Ltd
 Notes to the financial statements
 30 June 2024

Note 4. Revenue

	2024 \$	2023 \$
Development revenue	8,105	118,225
Development management fee	2,624,706	2,624,705
	<u>2,632,811</u>	<u>2,742,930</u>
Other Income		
Partnership & programming revenue	-	61,314
Sundry income	17,900	13,276
	<u>17,900</u>	<u>74,590</u>
	<u><u>2,650,711</u></u>	<u><u>2,817,520</u></u>

The majority of revenue is provided by the parent entity as reported at note 20.

SunCentral's revenue decreased in the 2024 financial year following the ongoing transition to operating conditions under the MCC Development Agreement. Once fully realised in the 2025 financial year, these changes will see development revenue cease entirely and partnership and program revenue continue to decrease as a result of the city activation function transitioning to Walker Corporation.

Note 5. Development costs

	2024 \$	2023 \$
Construction	-	96,578
Marketing, engagement & investment attraction	-	180
Site & project expenses	15,649	21,467
	<u>15,649</u>	<u>118,225</u>

Note 6. Operating expenses

	2024 \$	2023 \$
Board governance costs	354,482	368,181
Finance costs	4,933	3,052
General costs	32,211	35,330
Information technology & communication costs	32,445	29,921
Marketing & engagement	245,302	319,803
Premises costs	34,878	86,294
Professional services & advisory	692,704	1,146,188
Site monitoring & maintenance	137,895	135,424
Staff costs	1,147,489	721,549
	<u>2,682,339</u>	<u>2,845,742</u>

SunCentral Maroochydhore Pty Ltd
 Notes to the financial statements
 30 June 2024

Note 7. Current assets - cash and cash equivalents

	2024 \$	2023 \$
Cash at bank - unrestricted	<u>1,028,518</u>	<u>1,023,605</u>

The Company's exposure to interest rate risk and a sensitivity analysis for financial assets and liabilities is disclosed in note 15. An indemnity amount over cash and cash equivalents has been provided in relation to the Local Government Workcare Bank Guarantee. Refer to note 22 for further details.

Note 8. Current assets - trade and other receivables

	2024 \$	2023 \$
Trade debtors	681	36,138
Interest receivable	4,963	4,909
GST receivable	26,901	75,611
	<u>32,545</u>	<u>116,658</u>

The Company's exposure to credit and currency risk and impairment losses related to trade and other receivables are disclosed in note 15. No collateral is held over trade and other receivables.

Note 9. Non-current assets - property, plant and equipment

Details of the Company's property, plant and equipment and their carrying amount are as follows:

Measurement at cost

	2024 \$	2023 \$
Office furniture	10,035	15,366
Less: Accumulated depreciation on office furniture	(1,480)	(2,762)
	<u>8,555</u>	<u>12,604</u>
Office equipment	32,991	20,210
Less: Accumulated depreciation on office equipment	(12,124)	(5,977)
	<u>20,867</u>	<u>14,233</u>
Total book value	<u>29,422</u>	<u>26,837</u>

Note 10. Non-current assets - right-of-use assets

	2024 \$	2023 \$
Buildings - right-of-use	149,528	147,514
Less: Accumulated depreciation on right-of-use assets	(72,951)	(24,586)
	<u>76,577</u>	<u>122,928</u>

There were no additions to the right-of-use assets during the year.
 Adjustments to the right-of-use assets due to re-measurement of the lease liability were \$2,013.

SunCentral Maroochydore Pty Ltd
 Notes to the financial statements
 30 June 2024

Note 11. Current liabilities - trade and other payables

Unsecured liabilities:

	2024 \$	2023 \$
Deferred revenue	66,895	-
Trade creditors	58,815	244,440
Accrued expenditure	52,680	25,725
Payroll liabilities	38,037	8,650
	<u>216,427</u>	<u>278,815</u>

Financial liabilities at amortised cost classified as trade and other payables:

Trade and other payables:

	2024 \$	2023 \$
Current trade and other payables	216,427	278,815
Financial liabilities as trade and other payables:	<u>216,427</u>	<u>278,815</u>

The average credit period on trade and other payables (excluding GST payable) is 30 days. No interest is payable on outstanding payables during this period. The Company's exposure to currency and liquidity risk related to trade and other payables is disclosed in note 15.

Note 12. Current liabilities - lease liabilities

	2024 \$	2023 \$
Lease liability	<u>51,254</u>	<u>47,992</u>

Refer to note 15 for further information on financial instruments.

Note 13. Current and Non-current liabilities - Employee benefit provisions

	2024 \$	2023 \$
Provision for annual leave	<u>35,419</u>	<u>2,152</u>

The following amounts reflect leave that is not expected to be taken within the next 12 months:

	2024 \$	2023 \$
Provision for long service leave	<u>5,385</u>	<u>15,204</u>

Note 14. Non-current liabilities - lease liabilities

	2024 \$	2023 \$
Lease liability	<u>30,300</u>	<u>79,850</u>

Refer to note 15 for further information on financial instruments.

SunCentral Maroochydore Pty Ltd
 Notes to the financial statements
 30 June 2024

Note 15. Financial instruments

Financial risk management

a) Overview

The Company has exposure to the following risks from its use of financial instruments:

- (i) Credit risk
- (ii) Liquidity risk
- (iii) Market risk
- (iv) Currency risk

Risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities.

b) Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial asset fails to meet its contractual obligations and arises principally from the Company's receivables from customers.

Trade and other receivables

At the reporting date, there were no significant concerns of credit risk because the primary trade receivable is with the Sunshine Coast Regional Council. The Company does not require collateral in respect of trade and other receivables.

Exposure to credit risk

The carrying amount of the Company's financial assets represents the maximum credit exposure.

	2024 \$	2023 \$
Cash and cash equivalents	1,028,518	1,023,605
Trade and other receivables	<u>32,545</u>	<u>116,658</u>
	<u>1,061,063</u>	<u>1,140,263</u>

The Company's maximum exposure to credit risk for trade receivables at the reporting date by geographic region was:
 Australia

	<u>32,545</u>	<u>116,658</u>
	<u>32,545</u>	<u>116,658</u>

The Company's maximum exposure to credit risk for trade receivables at the reporting date by type of customer was:
 Parent entity
 Other

	-	36,138
	<u>32,545</u>	<u>80,520</u>
	<u>32,545</u>	<u>116,658</u>

Credit risk related to balances with banks and other financial institutions is managed by the Board of Directors. Surplus funds are only invested with counterparties with a Standard and Poor's rating of at least AA-.

Impairment losses

The ageing of the Company's trade receivables at the reporting date was:

	Gross 2024 \$	Impairment 2024 \$	Gross 2023 \$	Impairment 2023 \$
Not past due	32,545	-	116,658	-
Past due 31 days	-	-	-	-

SunCentral Maroochydhore Pty Ltd
Notes to the financial statements
 30 June 2024

Note 15. Financial Instruments (continued)

c) Liquidity risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they fall due. The Company's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient readily available funds to meet its liabilities when due, under both normal and stressed conditions.

The following table summarises the contractual maturities of financial liabilities, including estimated interest payments.

Trade and other payables

	2024 \$	2023 \$
- less than 12 months	216,427	278,815

Lease Liabilities

The table below shows the maturity analysis of the lease liabilities based on contractual cash flows and therefore the amounts will not be the same as the recognised lease liability in the statement of financial position.

	0 - 12 months \$	1-5 years \$	> 5 years \$	Total \$	Total per statement of financial position \$
2024	53,808	30,737	-	84,545	81,554
2023	51,620	81,039	-	132,659	127,842

Refer to note 12 and note 14 for further information

d) Market risk

The entity is not exposed to any significant price, interest rate or foreign currency risk since the entity does not trade in foreign currencies or have any borrowings. Market risk is considered immaterial due to the entities the Company deals with.

e) Currency risk

The company has no exposure to foreign currency risk.

Note 16. Fair value measurement

The Company does not subsequently measure any liabilities at fair value on a recurring basis, or any assets or liabilities at fair value on a non-recurring basis. The fair value of trade and other receivables is assumed to approximate the value of the original transaction, less any allowance for impairment.

Note 17. Equity - share capital

	2024	2023
Ordinary shares in issue at commencement of reporting period	500,000	500,000
On issue at 30 June 2024 - fully paid	500,000	500,000

a) Ordinary shares

The sole holder of these shares is entitled to dividends as declared from time to time and are entitled to one vote at general meetings of the Company.

b) Issue of ordinary shares

In April 2015, the Company approved the issue of 500,000 \$1 ordinary shares to the Sunshine Coast Regional Council.

SunCentral Maroochydhore Pty Ltd
Directors' Declaration
 30 June 2024

Note 18. Construction contract commitments

Commitments for construction contracts at the reporting date but not recognised in the financial statements.

	2024 \$	2023 \$
Payable - minimum payments: Not later than 12 months	-	10,728

Note 19. Reconciliation of cash flow from operating activities

Cash flows from operating activities

	2024 \$	2023 \$
Profit/(loss) for the year	5,707	(90,863)
Adjustments for:		
Depreciation and amortisation - fixed assets	7,866	4,720
Depreciation and amortisation - leases	48,365	24,586
Change in operating assets and liabilities:		
Decrease/(increase) in trade and other receivables	151,589	(50,986)
Increase in prepayments	(44,654)	(973)
Increase/(decrease) in trade and other payables	(127,036)	121,511
Increase/(decrease) in employee provisions	23,449	(293,494)
Net cash from/(used in) operating activities	65,286	(285,499)

Note 20. Key management personnel and Related party transactions

Related Parties

The Company's main related parties are as follows:

a) Parent entity

The Company is 100% owned by the Sunshine Coast Regional Council (Council) which is the ultimate Parent entity. The Council and its controlled entities, including UnityWater, are related parties.

b) Key management personnel

The Directors and Chief Executive Officer are key management personnel and have the authority and responsibility for planning, directing and controlling the activities of the Company. Details of key management personnel for the period have been detailed in the Directors' Report. *Key management personnel remuneration includes all non-executive directors and the Chief Executive Officer, as follows:*

Key management personnel remuneration

	2024 \$	2023 \$
Short-term employee benefits	629,533	578,671
Post-employment benefits	68,347	64,144
Other long-term employee benefits	2,888	1,171
	700,768	643,986

Total remuneration for all non-executive directors was agreed by the Company's Member in March 2015. The base fee for the Chair is \$109,589 per annum. Base fees for other directors are \$63,927 per annum. Directors' base fee cover all Board activities. Directors are entitled to superannuation contributions at the statutory rate.

SunCentral Maroochydore Pty Ltd
 Notes to the financial statements
 30 June 2024

c) Other related parties

Other related parties include close family members of key management personnel and entities controlled or jointly controlled by those key management personnel, individually or collectively with their close family members. No transactions with other related parties have occurred in the period.

d) Transactions with related parties

Transactions between related parties are on normal commercial terms and conditions no more favourable than those available to other parties unless otherwise stated.

The following transactions occurred with related parties:

	2024 \$	2023 \$
Revenue		
Parent entity - Development revenue, management fee and rent	2,700,566	2,755,171

Accounts Receivable

Parent entity - Amount outstanding

-	36,138
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Note 21. Auditor remuneration

	2024 \$	2023 \$
Audit of the financial statements by the Auditor-General of Queensland	25,250	23,100

Note 22. Contingent liabilities

Details and estimate of maximum amounts of contingent liabilities are as follows:

	2024 \$	2023 \$
Indemnity amount provided to the Local Government Workcare Bank Guarantee	18,689	15,557

The Company is a member of the Queensland local government workers compensation self-insurance scheme, Local Government Workcare. Under this scheme the Company has provided an indemnity towards a bank guarantee to cover bad debts which may remain should the self-insurance licence be cancelled and there were insufficient funds available to cover outstanding liabilities. Only the Queensland Government's workers compensation authority may call on any part of the guarantee should the above circumstances arise.

Note 23. Economic dependency and going concern

The financial statements have been prepared on a going concern basis which contemplates continuity of normal business activities and the realisation of assets and settlement of liabilities in the ordinary course of business. The ability of the Company to continue its operations at current levels is dependent upon future receipt of the Development Management Fee paid by the parent entity, the Sunshine Coast Regional Council. The Directors believe that future development fees will be forthcoming, and that there are no current indications that the current arrangement will change.

Note 24. Events after the reporting period

No other matters or circumstances have arisen since the end of the reporting period which significantly affected or may significantly affect the operations of the Company, the results of those operations, or the state of affairs of the Company in the future reporting periods.

SunCentral Maroochydore Pty Ltd
 Directors' Declaration
 30 June 2024

In the opinion of the Directors of SunCentral Maroochydore Pty Ltd (the Company).

- the financial statements and notes, set out on pages 31 to 50 are in accordance with the *Corporations Act 2001*, including:
 - complying with Australian Accounting Standards, Australian Accounting Interpretations and the *Corporations Regulation 2001*;
 - giving a true and fair view of the Company's financial position as at 30 June 2024 and of its performance for the year ended on that date; and
- There are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of directors:

On behalf of the directors

Mr Morgan Parker
 Chair

Dated at Maroochydore this day 23 September 2024



INDEPENDENT AUDITOR'S REPORT

To the Members of SunCentral Maroochydore Pty Ltd

Report on the audit of the financial report

Opinion

I have audited the accompanying financial report of SunCentral Maroochydore Pty Ltd

The financial report comprises the statement of financial position as at 30 June 2024, the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, notes to the financial statements including material accounting policy information, and the Directors' declaration.

In my opinion, the financial report:

- a) gives a true and fair view of the company's financial position as at 30 June 2024, and its financial performance for the year then ended; and
- b) complies with Australian Accounting Standards.

Basis for opinion

I conducted my audit in accordance with the *Auditor-General Auditing Standards*, which incorporate the Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial report* section of my report.

I am independent of the entity in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to my audit of the financial report in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code and the *Auditor-General Auditing Standards*.

I am also independent of the company in accordance with the auditor independence requirements of the *Corporations Act 2001*, and confirm that the independence declaration required by the *Corporations Act 2001*, which has been given to the directors of the company, would be in the same terms if given to the directors as at the time of this auditor's report.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Other information

Other information comprises financial and non-financial information (other than the audited financial report) included in SunCentral Maroochydore Pty Ltd's annual report.

Those charged with governance are responsible for the other information.

My opinion on the financial report does not cover the other information and accordingly I do not express any form of assurance conclusion thereon.

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In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or my knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact.

I have nothing to report in this regard.

Responsibilities of the Directors for the financial report

The company's directors are responsible for the preparation of the financial report that gives a true and fair view in accordance with the *Corporations Act 2001* and Australian Accounting Standards, and for such internal control as the company's directors determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

The company's directors are also responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the company or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial report

My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

A further description of my responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website at:

https://www.auasb.gov.au/auditors_responsibilities/ar4.pdf

This description forms part of my auditor's report.

A handwritten signature in black ink, appearing to read 'D Adams'.

David Adams
as delegate of the Auditor-General

30 September 2024

Queensland Audit Office
Brisbane



Sunshine Coast Events Centre Pty Ltd

Annual financial statements for the reporting period ended

30 June 2024

ABN: 38 127 655 510

SUNSHINE COAST EVENTS CENTRE PTY LTD
Statement of profit or loss and other comprehensive income
For the year ended 30 June 2024

	Note	2024 \$	2023 \$
Income			
Revenue	2	3,040,509	2,742,182
Grant revenue	3	1,967,137	1,793,165
Other revenue		145,999	37,666
Total income		5,153,645	4,573,013
Expenses			
Material and services	4	2,056,219	1,654,380
Employee expenses	5	3,016,120	2,815,932
Financial expenses		55,135	59,285
Total expenses		5,127,474	4,529,597
Net profit/(loss) for the period		26,171	43,416
Other comprehensive income		-	-
Total comprehensive income for the period		26,171	43,416

The financial statements should be read in conjunction with the accompanying notes.

SUNSHINE COAST EVENTS CENTRE PTY LTD

**Statement of financial position
As at 30 June 2024**

	Note	2024 \$	2023 \$
Current assets			
Cash and cash equivalents	6	2,790,732	2,185,575
Trade and other receivables		1,348	420
Inventories		60,375	44,441
Other assets		32,808	16,581
Total current assets		2,885,263	2,247,017
Total assets		2,885,263	2,247,017
Current liabilities			
Trade and other payables	7	28,237	3,214
Employee benefits	8	238,624	222,085
Client deposits held	9	1,471,464	979,177
Other liabilities		227,062	83,189
Total current liabilities		1,965,387	1,287,665
Non-current liabilities			
Employee benefits	8	170,819	236,466
Total non-current liabilities		170,819	236,466
Total liabilities		2,136,206	1,524,131
Net assets		749,057	722,886
Equity			
Contributed equity	10	10	10
Retained profits		749,047	722,876
Total equity		749,057	722,886

The financial statements should be read in conjunction with the accompanying notes.

SUNSHINE COAST EVENTS CENTRE PTY LTD**Statement of cash flows
For the year ended 30 June 2024**

	Note	2024	2023
		\$	\$
Cash flows from operating activities			
Receipts from customers		3,531,867	2,649,719
Receipts from council / grants / government		1,967,137	1,793,165
Interest received		143,241	29,386
Payments to suppliers		(1,982,758)	(1,698,913)
Payments to employees		(3,065,227)	(2,696,476)
Net GST and payroll tax liabilities		10,897	9,230
Net cash from/(used in) operating activities	12	605,157	86,111
Net increase (decrease) in cash and cash equivalents		605,157	86,111
Cash and cash equivalents at the beginning of financial year		2,185,575	2,099,464
Cash and cash equivalents at the end of financial year	6	2,790,732	2,185,575

The financial statements should be read in conjunction with the accompanying notes.

SUNSHINE COAST EVENTS CENTRE PTY LTD**Statement of changes in equity
For the year ended 30 June 2024**

	Contributed Equity \$	Retained Earnings \$	Total \$
Balance at 1 July 2022	10	679,460	679,470
Net profit for the year	-	43,416	43,416
Balance at 30 June 2023	10	722,876	722,886
Balance at 1 July 2023	10	722,876	722,886
Net profit for the year	-	26,171	26,171
Balance at 30 June 2024	10	749,047	749,057

The financial statements should be read in conjunction with the accompanying notes.

SUNSHINE COAST EVENTS CENTRE PTY LTD
Notes to the Financial Statements
For the year ended 30 June 2024

NOTE 1: STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

REPORTING ENTITY

Sunshine Coast Events Centre Pty Ltd (the 'Company') is a proprietary limited company domiciled in Australia. The Company's registered address is 20 Minchinton Street, Caloundra, Queensland, 4551. The Company's primary purpose is to facilitate community participation in and enjoyment of performing arts; and to provide a world-class venue for performances, conferences, and exhibitions on the Sunshine Coast in Queensland. The Company's parent entity is the Sunshine Coast Regional Council.

Sunshine Coast Events Centre Pty Ltd is a for-profit entity for financial reporting purposes under Australian Accounting Standards.

BASIS OF PREPARATION

These financial statements are special purpose financial statements prepared for use by directors and members of the company. The directors have determined that the company is not a reporting entity because there are no users dependent on general purpose financial statements.

The directors have determined that the accounting policies adopted are appropriate to meet the needs of the members. The special purpose financial statements have been prepared in accordance with the measurement and recognition criteria of all Australian Accounting Standards (including Australian Accounting Interpretations) but have adopted only the following disclosure requirements of Australian Accounting Standards:

- AASB 101 - Presentation of Financial Statements
- AASB 107 – Statement of Cash Flows
- AASB 108 - Accounting Policies, Changes in Accounting Estimates and Errors
- AASB 1048 - Interpretation of Standards
- AASB 1053 - Application of Tiers of Australian Accounting Standards
- AASB 1054 - Australian Additional Disclosures.

The financial statements have been prepared on an accrual basis and is based on historical costs and do not take into account changing money values. Cost is based on the fair value of the consideration given in exchange for assets.

The comparatives provided in these statements relate to the period 1 July 2022 to 30 June 2023.

Interpretations that have a material impact have been applied. The following is a summary of material accounting policies adopted by the Company in the preparation of the financial report. The accounting policies have been consistently applied unless otherwise stated.

a) Revenue recognition

Sale of goods

Revenue from the sale of goods (such as merchandise and food and drinks) is recognised upon delivery of goods to customers.

Rendering of a service

Revenue is recognised upon the delivery of the service to customers.

Major production – show sales

Revenue is recognised upon the delivery of the service to customers.

Operational grant

The annual operational grant from Sunshine Coast Regional Council is recognised in the financial year to which it applies.

SUNSHINE COAST EVENTS CENTRE PTY LTD
Notes to the Financial Statements
For the year ended 30 June 2024

b) Income Tax

The Company has been advised by the Australian Taxation Office that it is exempt from income tax pursuant to section 24AM of the ITAA 1936 on the basis that the Company is a State/Territory Body (STB), by virtue of the fact that the Company's sole shareholder is the Sunshine Coast Regional Council.

c) Current and non-current classification

Assets and liabilities are presented in the statement of financial position based on current and non-current classification.

An asset is classified as current when: it is either expected to be realised or intended to be sold or consumed in the company's normal operating cycle; it is held primarily for the purpose of trading; it is expected to be realised within 12 months after the reporting period; or the asset is cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least 12 months after the reporting period. All other assets are classified as non-current.

A liability is classified as current when: it is either expected to be settled in the company's normal operating cycle; it is held primarily for the purpose of trading; it is due to be settled within 12 months after the reporting period; or there is no unconditional right to defer the settlement of the liability for at least 12 months after the reporting period. All other liabilities are classified as non-current.

d) Cash and cash equivalents

For the purpose of the statement of cash flows, cash includes cash on hand, and at call deposits with banks or financial institutions.

e) Plant and Equipment

In accordance with the Operating Agreement between the Company and the Sunshine Coast Regional Council (dated 15th December 2004), all items of property, plant and equipment valued in excess of \$5,000 vest in the Sunshine Coast Regional Council.

Items of property, plant and equipment with a value less than \$5,000 are treated as an expense in the year of acquisition.

f) Going Concern

The company is dependent upon the continued funding of the Shareholder, Sunshine Coast Regional Council, to continue as a going concern. The financial statements have been prepared on a going concern basis. The directors believe that with the continued support of the Shareholder, there are reasonable grounds to believe that the company will be able to pay its debts as and when they fall due.

Sunshine Coast Regional Council, as Shareholder for Sunshine Coast Events Centre Pty Ltd, has approved operational funding of \$2,070,682 for the 2025 financial year. The upcoming 2025 operational plan is to operate within the confine of the 2025 approved operational funding.

As a result, the directors believe that the company will realise its assets and discharge its liabilities in the normal course of business.

g) Employee Benefits

Provision is made for the Company's liability for employee benefits arising from services rendered by employees to the end of the reporting period. Employee benefits are presented as current liabilities where the entity does not have any unconditional right to defer settlement beyond 12 months, regardless of when the actual settlement is expected to occur. Employee

SUNSHINE COAST EVENTS CENTRE PTY LTD
Notes to the Financial Statements
For the year ended 30 June 2024

benefits that are expected to be settled within one year have been measured at the amounts expected to be paid when the liability is settled.

In determining the liability, consideration is given to employee wage increases and the probability that the employee may not satisfy vesting requirements.

1) Salaries and wages

A liability for salaries and wages is reported in Note 7 within payroll liabilities.

2) Annual leave

A liability for annual leave is reported in Note 7.

3) Long service leave

A liability for long service leave is reported in Note 7.

4) Superannuation

Contributions are made by the entity to each employee's designated superannuation fund and are charged as expenses when incurred.

h) Client Deposits Held

A separate bank account is maintained to hold the cash from ticket sales until the completion of the performance or event when funds are released to the promoter. As the Company is only a custodian of this cash, a liability is recognised in the Statement of Financial Position.

i) Judgements and Assumptions

The entity has made no significant judgements or assumptions which may cause a material adjustment to the carrying amount of assets and liabilities in the next reporting period.

j) Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST is not recoverable from the Australian Tax Office. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables are stated with the amount of GST included. The net amount of GST recoverable from, or payable to, the ATO is included as a current asset or liability in the Statement of Financial Position.

The GST components of cash flows arising from investing and financing activities which are recoverable from, or payable to, the ATO are classified as operating cash flows.

	2024 \$	2023 \$
NOTE 2: REVENUE		
Sale of Goods	1,121,975	944,498
Rendering of Services	1,611,779	1,681,423
Sunshine Coast Events Centre Pty Ltd – Ticket Sales	306,755	116,261
Total Revenue	3,040,509	2,742,182
NOTE 3: GRANT REVENUE		
Operational Grant - Sunshine Coast Regional Council	1,961,726	1,788,922
Government Grant - Queensland State Government	-	-
Government Funding - Federal Government	5,411	4,243
Total Grants Revenue	1,967,137	1,793,165

SUNSHINE COAST EVENTS CENTRE PTY LTD
Notes to the Financial Statements
For the year ended 30 June 2024

	2024 \$	2023 \$
NOTE 4: MATERIALS AND SERVICES		
Contractors	285,424	167,541
Food expenses	224,106	179,015
Electricity	274,708	284,519
Council Services Cost	88,566	88,566
Beverage expenses	150,077	143,908
Other	1,033,338	790,831
Total Materials and Services	2,056,219	1,654,380
NOTE 5: EMPLOYEE EXPENSES		
Salary and wages	2,680,981	2,277,398
Superannuation	92,207	233,021
Other employee benefits	51,304	146,090
Other employee related expenses	191,628	159,423
Total Employee Costs	3,016,120	2,815,932
NOTE 6: CASH & CASH EQUIVALENTS		
Cash on Hand - Floats	2,100	2,300
Operating Bank Account	215,946	204,098
Corporate Investment Bank Account	1,100,000	1,000,000
	1,318,046	1,206,398
Client Holding Bank Account	1,472,686	979,177
	2,790,732	2,185,575
NOTE 7: TRADE & OTHER PAYABLES		
Payroll Tax Payable	14,110	3,214
Credit Card	14,127	-
Total Trade & Other Payables	28,237	3,214

SUNSHINE COAST EVENTS CENTRE PTY LTD
Notes to the Financial Statements
For the year ended 30 June 2024

	2024 \$	2023 \$
NOTE 8: EMPLOYEE BENEFITS		
CURRENT		
Annual leave provisions	191,495	177,869
Accrued wages and salaries	47,129	44,216
	238,624	222,085
NON-CURRENT		
Accrued long service leave provisions	170,819	236,466
	409,443	458,551
NOTE 9: CLIENT DEPOSITS HELD		
Scholarship - Fundraising	5,267	5,267
Future Event Ticket Sales - Refundable	1,249,626	881,656
Future Event Deposits - Refundable	143,129	57,683
Net Promotor Proceeds – Refundable	73,219	34,349
Cancelled Event Ticket Sales - Refundable	223	222
	1,471,464	979,177
NOTE 10: CONTRIBUTED EQUITY		
10 Fully Paid Ordinary Shares	10	10

There are no rights attached to these shares and no dividends are paid.

NOTE 11: RELATED PARTY TRANSACTIONS

Related Parties

The Company's main related parties are as follows:

a) Parent Entity

The company is 100% owned by the Sunshine Coast Regional Council (Council) which is the ultimate Parent Entity. The Council and its controlled entities including Unity Water are related parties.

b) Transactions with related parties

Transactions between related parties are on normal commercial terms and conditions no more favorable than those available to other parties unless otherwise stated. Directors are appointed in an honorary capacity and have not received any remuneration or other measurable benefits during the year.

The following transactions occurred with related parties:

SUNSHINE COAST EVENTS CENTRE PTY LTD
Notes to the Financial Statements
For the year ended 30 June 2024

	2024	2023
	\$	\$
<i>Revenue</i>		
Parent entity - Sales of goods and services	1,970,812	1,795,814
<i>Expenditure</i>		
Parent entity - Purchase of goods and services	(484,774)	(458,554)

NOTE 12: RECONCILIATION OF NET CASH USED IN OPERATING ACTIVITIES TO NET PROFIT/ (LOSS) FOR THE PERIOD

Net profit/(loss) for the period	26,171	43,416
Decrease/(increase) in trade debtors	(929)	9
Decrease/(increase) in inventory	(15,934)	(10,935)
Decrease/(increase) in other assets	(16,227)	(8,826)
Increase/(decrease) in trade creditors	-	(9,350)
Increase/(decrease) in wages and salaries payable	2,913	16,199
Increase/(decrease) in employee entitlements	(52,020)	103,258
Increase/(decrease) in client deposits held	492,287	(92,472)
Increase/(decrease) in other liabilities	158,000	35,582
Increase/(decrease) in tax liabilities	10,896	9,230
Net cash used in operating result	605,157	86,111

NOTE 13: AUDITOR REMUNERATION

Total quoted audit fees by the Queensland Audit Office relating to the 2024 financial statements are \$11,050. The actual fee for the 2023 audit was \$ 7,000.

NOTE 14: CONTINGENT LIABILITIES

Sunshine Coast Events Centre Pty Ltd is a member of the Queensland local government workers compensation self-insurance scheme, Local Government Workcare. Under this scheme, the company has provided an indemnity towards a bank guarantee to cover bad debts, which may remain should the self-insurance license be cancelled and insufficient funds available to cover outstanding liabilities. Only the Queensland Government's workers compensation authority may call on any part of the guarantee should the above circumstances arise. Sunshine Coast Events Centre Pty Ltd.'s maximum exposure to the bank guarantee is \$46,691.31

NOTE 15: EVENTS SUBSEQUENT TO BALANCE DATE

There are no events subsequent to balance date which will have a material effect on this financial report.

SUNSHINE COAST EVENTS CENTRE PTY LTD

ABN: 38 127 655 510

DIRECTORS' DECLARATION

The Directors of the Company declare that:

The Special Purpose Financial Statements present fairly the Company's financial position as at 30th June 2024 and its performance for the year ended on that date; and

In the Directors' opinion, subject to ongoing funding from its shareholder, Sunshine Coast Council, as per the budget submitted and approved at the Council meeting on 20th June 2024, there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

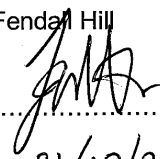
This declaration is made in accordance with a resolution of the Board of Directors.

Director Name: Jeanette Burrows

Signature: 

Date: 21/10/24

Director Name: Fenda Hill

Signature: 

Date: 21/10/24

AUDITOR'S INDEPENDENCE DECLARATION

To the Directors of Sunshine Coast Events Centre Pty Ltd

This auditor's independence declaration has been provided pursuant to s.307C of the *Corporations Act 2001*.

Independence declaration

As lead auditor for the audit of Sunshine Coast Events Centre Pty Ltd for the financial year ended 30 June 2024, I declare that, to the best of my knowledge and belief, there have been:

- (a) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit
- (b) no contraventions of any applicable code of professional conduct in relation to the audit.



21 October 2024

David Adams
as delegate of the Auditor-General

Queensland Audit Office
Brisbane



INDEPENDENT AUDITOR'S REPORT

To the Members of Sunshine Coast Events Centre Pty Ltd

Report on the audit of the financial report

Opinion

I have audited the accompanying financial report of Sunshine Coast Events Centre Pty Ltd.

The financial report comprises the statement of financial position as at 30 June 2024, the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, notes to the financial statements including material accounting policy information, and the directors' declaration.

In my opinion, the financial report:

- a) gives a true and fair view of the company's financial position as at 30 June 2024, and its financial performance for the year then ended; and
- b) complies with Australian Accounting Standards.

Basis for opinion

I conducted my audit in accordance with the *Auditor-General Auditing Standards*, which incorporate the Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial report* section of my report.

I am independent of the company in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to my audit of the financial report in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code and the *Auditor-General Auditing Standards*.

I am also independent of the company in accordance with the auditor independence requirements of the *Corporations Act 2001*, and confirm that the independence declaration required by the *Corporations Act 2001*, which has been given to the directors of the company, would be in the same terms if given to the directors as at the time of this auditor's report.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Emphasis of matter

I draw attention to Note 1 of the financial report, which sets that the financial statements are special purpose financial statements prepared for use by directors and members of the company. The special purpose financial statements have been prepared in accordance with the measurement and recognition criteria of all Australian Accounting Standards (including Australian Accounting Interpretations) but have adopted only the following disclosure requirements of Australian Accounting Standards:

- AASB 101 – Presentation of Financial Statements



- AASB 107 – Statement of Cash Flows
- AASB 108 – Accounting Policies, Changes in Accounting Estimates and Errors
- AASB 1048 – Interpretation of Standards
- AASB 1053 – Application of Tiers of Australian Accounting Standards
- AASB 1054 – Australian Additional Disclosures

My opinion is not modified in respect of this matter.

Other information

Other information comprises financial and non-financial information (other than the audited financial report) included in Sunshine Coast Events Centre Pty Ltd's annual report.

Those charged with governance are responsible for the other information.

My opinion on the financial report does not cover the other information and accordingly I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial report, my responsibility is to read the other information when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial report or my knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact.

I have nothing to report in this regard.

Responsibilities of the Directors for the financial report

The company's directors are responsible for the preparation of the financial report that gives a true and fair view in accordance with the *Corporations Act 2001*, the Corporations Regulations 2001 and Australian Accounting Standards, and for such internal control as the company's directors determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

The company's directors are also responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the company or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial report

My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.



A further description of my responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website at:

https://www.auasb.gov.au/auditors_responsibilities/ar4.pdf

This description forms part of my auditor's report.

A handwritten signature in black ink, appearing to read "DA", followed by a stylized flourish.

22 October 2024

David Adams
as delegate of the Auditor-General

Queensland Audit Office
Brisbane



CONTACT US

Sunshine Coast Arts Foundation Ltd

PO Box 253
Caloundra QLD 4551

✉ info@scartsfoundation.com

🌐 scartsfoundation.com

📱 [@sunshinecoastartsfoundation](https://www.facebook.com/sunshinecoastartsfoundation)

Mission

To promote the development and prosperity of the arts on the Sunshine Coast through fundraising and philanthropic investment that facilitates artistic vibrancy and engages the public imagination.

Vision

An enlightened and enriched Sunshine Coast region transformed by philanthropic investment in arts and culture.

Values

COMMUNITY – We exist for the Sunshine Coast community – a community that is enriched and connected by art and creativity.

PROSPERITY – We will work to ensure the future growth and prosperity of the Foundation, the arts and artists of the Sunshine Coast.

TRUST – We are stewards of the gifts we receive, promising sound judgement, integrity and transparency in all activities.

INDEPENDENCE – We operate independently but collaboratively and know that success comes from partnerships and relationships.

QUALITY – We aim for the highest possible standards in our work, and the artistic achievements of our region.

Indigenous acknowledgment

The Sunshine Coast Arts Foundation acknowledges the traditional Country of the Kabi Kabi and the Jinibara Peoples of this region. We recognise that this place has inspired and celebrated practising artists for a very long time. We pay respect to the Elders - past, present and emerging - and the important role Aboriginal and Torres Strait Islander people continue to play within the Sunshine Coast community.

Sunshine Coast Arts Foundation Ltd
PO Box 253 Caloundra QLD 4551
ABN 38 634 410 950

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Front cover – *Embodied Labour*. Artwork & photography by Mieke van den Berg.

Image right – *Eugenie Costello performing at the Gifted Campaign event*. Photography by Barry Alsop.



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- 11 Financial Statements

Chair's report 2023/24

What is success. How is it measured. In dollars, in artworks by artists who create, in donors who love art and can, in giving and knowing the dream. This year, 2023 to 2024, has been SCAF's most successful since we began the journey to our vision of "An enlightened and enriched Sunshine Coast region transformed by philanthropic investment in art and culture".

SCAF Donor Herb Fenn
at Cool Art Gallery.
Photography by Barry Alsop.



We have new **Partners** and ongoing Partners, ten of whom are active, and with these comes increased awareness of the role philanthropic investment in the arts can play in this region. We invited Partners to attend our Annual Campaign Launch on 30 May 2024, bringing their own donors or prospects to the event to learn more about SCAF and its place in the Sunshine Coast. Importantly some Partner arts organisations are creating their own cultivation events, inviting donors to witness their art in the making, performing and showing. One Partner, 'Musical Theatre Australia' described SCAF's support as "broadening the company's income streams and showcasing the talent of our region on a wider stage". Partnerships not only provide tax deductibility to donors for their gift, but we promote the company in our communication channels and assist with professional development in fundraising and philanthropy.

In this 12 month period we presented two **workshops** to groups of artists in Project 24 at Second Space in Nambour and in Creative Alliance's Refinery 6.0 program where, according to feedback, 'the crew were provoked and inspired'.

In an environment where philanthropy is a real challenge, SCAF is working hard to build and achieve its vision. To this end we appointed 18 Ambassadors whose role is to use their networks to meet and talk to prospective donors, knowing and promoting

SCAF's vision and mission. Following their February launch, **Ambassadors** have provided support and brought guests to our events, using their knowledge and passion to increase awareness in both philanthropy and the arts in this region.

SCAF's **Annual Campaign** raises funds for gifts to artists, enabling those artists to develop their talent, their audience and customers and pursue new ideas. In this year we extended our Patrons to eleven \$1000 gifts. One of our Gifted recipients, Priscilla De Cunha, Co-founder and Creative Producer D.I.V.E. Theatre Collective, wrote on her project report:

"We are immensely grateful for SCAF's generous donation that made the development of our show "Amor" possible. Your funds enabled us to ensure our artists were compensated fairly, aligning with award rates....Thankyou for your support, kindness and generosity. We are thrilled to have you as part of this creative journey with us".

The Patron/Artist concept changed with our new Development Team under Tobias Merz, bringing forward the Campaign Launch from August in 2023 to 30 May 2024. In preparation we presented a Mayday intimate soiree for prospects in Fay Mansell's apartment at Maroochydhore. Then, the hard work, an exciting new venue of Altitude 9 in City Hall, increased attendees, strong and ongoing communication, several performing artists, a welcome speech from our new Mayor

Rosanna Natoli, all contributed to an immensely successful event, raising \$25, 825. When added to, by our Creative Champion donor, Jocelyn Walker's investment in SCAF, we have chosen to offer five \$5000 Gifts and one \$5000 Scholarship. This increased Gift size and new Gift for education, ensures we are investing in the developing quality of artists and the arts in the Sunshine Coast region. SCAF owes much to our new staff in this achievement.

And yet another venture has entered SCAF's planning and action. Our Constitution and Strategic Plan include the support of the Caloundra Regional Gallery. Council has committed to a new gallery, **The Sunshine Coast Gallery of Art**, to commence a building campaign when the renovations and new Library are complete. SCAF will manage the Campaign in partnership with Council, and we have set up a Gallery Campaign Committee to lead this. The Committee includes the key stakeholders of the Caloundra Chamber of Commerce, the Friends of the Gallery, SCAF, and community leaders.

This summary of SCAF's activities across the year demonstrates significantly increased awareness of the value of the arts in this region, and the need for private investment. Indeed, the region is shifting in its thinking and ambition, and we have subsequently renamed SCAF's donor categories as follows, which you can align with our donors later in this Annual Report.



Emeritus Professor
Jennifer Radbourne
Chair.

Giving levels

Donor \$2 - \$999 – Growing the arts in our community – Donations are accumulated to 'match fund' gifts for individual artists.

Patron \$1000 - \$4999 – Sustaining the vibrancy of Sunshine Coast artists – Donations are invested in the ongoing professional development of individual artist or arts organisations.

Arts Leader \$5000 - \$14,999 – Promoting the prosperity of the arts on the Sunshine Coast – Donations create the richness and identity of the arts on the Sunshine Coast.

Creative Champion \$15,000 - \$99,999 – Showcasing Sunshine Coast arts to the world – Donations take the region's arts and culture to another level, beyond our own community and region..

Benefactor \$100,000 and greater – Invest , believe, see and know – The ultimate investment in the arts in the Sunshine Coast region.

Donors play a very different role in a region, compared to a city. The size of the gift relates to the sense of community, the engagement of audiences, the 'place' where artists work and present, the new quest for innovation and entrepreneurship, the investment decisions by the local government, the changing demographics of families and relocators, and the wealth of the population.

I see SCAF as a 'Pioneer' in regional philanthropy in the arts. We have a small board working as a team with a strong cultural value to serve and strive. Our financial support from Council through the Arts Levy is unique in Australia. Our mission to support a 'region' as different from a 'company' gives us a broad set of strategic goals, but a united purpose. This year is our most successful and foreshadows a new role, a new understanding and a new ambition.

I thank the Board, Ambassadors, staff and Council for their commitment to the values and mission of SCAF. Most importantly I thank our donors who make sure our vision is achieved.

Emeritus Professor
Jennifer Radbourne
Chair

Finance committee report

During the 2023/24 financial year the Foundation continued to increase the scope and depth of its activities with close engagement of the Sunshine Coast community. These various activities have been highlighted in the report of the Board Chair and consist of functions and events amongst other matters.

Regarding finance for the year just ended, the Foundation generated a small surplus which will be used to support working capital and provide a sound economic basis for the future. The Foundation is highly appreciative of the financial and related support provided by the Sunshine Coast Regional Council.

A major long-term project of the Foundation will be to assist in the development of the Sunshine Coast Gallery of Art with the Gallery to be located in the central business area of Caloundra. Overlaying much of local activity is the 2032 Olympics where the Sunshine Coast will have the once in a lifetime opportunity to showcase itself to the world.

As an investment in the future, the Foundation has now retained the services of a part-time Development Officer who can assist in achieving the philanthropic and fundraising goals set by the Foundation. In the next 12 months there will be increased focus on making people aware of the work of the Foundation and how the latter can assist in transforming the region through the arts. As indicated in prior year reports, the Foundation has been granted Deductible Gift Recipient status where donors can be offered tax deductibility, subject to conditions, for donations made.

From a governance perspective the Foundation holds Board meetings each two months at which there are tabled agendas, meeting discussion papers, financial statements and comparisons of actual balances to a financial budget. Minutes and action sheets arise from these meetings. Appropriate business insurance is maintained. As a Company Limited by Guarantee, the Foundation is subject to an annual audit where the auditors are the Queensland Audit Office. Later in this Annual Report are the financial statements which have been prepared in accordance with the Corporations Act and Australian Accounting Standards. Accounting records are maintained on Xero software.

I thank very much fellow directors and Executive Officers for their assistance and support.

Robert Forbes
Finance and Governance Committee



Image left – Karina Seljak drawing at the Old Lock Up.
Photography by Rose Selby.

Image below – *Being*, artwork by Karina Seljak.
Photography by Christine Hall.



Gifted recipients

Sunshine Coast Arts Foundation's *Gifted* program supported eleven diverse artist projects in 2024. 6 of the projects were supported by Gifted Program Patrons, who nominated the arts medium or practice that inspires them as an investment into the recipient's creative journey. The event took place on 17 November 2023 at Cool-Art Picture Framing Gallery in Coolum. Our special thanks to Joe and Erin McFeeters for the generous use of their space.

Fiona Japp and Bernhard Knauer.
Photography by Barry Alsop.



Recipients (from top left) Jack MacRae, Paul Nevison, Marina De Jager, Cessar Genario, Karina Seljak, Mieke Van Den Berg, (from bottom left) Ruby Donohoe, Amanda Brierley, Isabella Hood, Denise Lamby (Absent: Riley Cope, Priscila da Cunha & Teddy McRitchie).

Jack MacRae
Supported by Patron Ferre De Deyne, Jack MacRae, an emerging Sunshine Coast artist, created a series of murals for public enjoyment in the Sunshine Coast region.

Paul Nevison
Supported by Patrons Annie & Don Boyd, Paul Nevison an award winning film director based on the Sunshine Coast used his *Gifted* funds for the post production of his heartfelt short film "In Absence" (formerly "The Family", which explores a father and son relationship in the aftermath of the death of the family matriarch.

Riley Cope and Marina de Jager
Supported by Patron Judi Ross-Smith OAM, Riley Cope and Marina de Jager of Cope Creative and De Jager Productions presented Heathers, a community driven musical on the Sunshine Coast.

D.I.V.E. Theatre Collective
Under the creative leadership of Priscila Da Cunha & Cesar Genaro, D.I.V.E. Theatre Collective developed, produced and presented the contemporary physical theatre production Amor in the Black Box Theatre at the Old Ambulance Station, in Nambour, in May 2024.

Karina Seljak
Karina Seljak presented her first solo exhibition of a new body of work through an Artist Residency at IN Artist Run Initiative at The Old Lock-Up in Maroochydore and another at Cool Art Gallery. Karina's exhibition of pastel drawings and textiles pieces explored the temporal impossibility of making the immaterial material.

Mieke van den Berg
Mieke van den Berg developed and created her work- One Thread Many Loops: The encoded materiality of home Round and Round in Circles making invisible labour visible.

Ruby Donohoe
Supported by Patron Herb Fenn, Ruby Donohoe's project YAK combined interactive arduino technology, participatory practices, and furniture design. The development drew on an interdisciplinary approach to process- cross-fertilising methodologies from theatre, installation, design, sound work, and interactive art.

Amanda Brierley
Visual artist Amanda Brierley, supported by Jan and Jeff Cornfoot, offered children free art lessons at her art studio-Raven Heart Art Creative Space.

Isabella Hood
Supported by Patron Jocelyn Walker, performer Isabella Hood's The Harmony Project was a multidisciplinary work that examined the process of making and performing live art.

Denise Lamby
Denise Lamby repurposed obsolete surf patrol uniforms into wearable art for beach display and community engagement.

Teddy McRitchie
Supported by Patron, Ferre de Deyne, Teddy McRitchie entered the The World of Wearable Art Show creating two wearable art garments one titled 'The Most Beautiful Angel' created from fabrics and feathers. The second titled 'Koi Pond' was inspired by the peace and tranquillity of koi ponds, created from plastics, fabric and foam.

Our supporters

Sunshine Coast Arts Foundation gratefully acknowledges Sunshine Coast Council's support. We have also been extremely grateful for the support of the Caloundra Regional Gallery and University of the Sunshine Coast for hosting SCAF Board meetings. We thank all donors who are acknowledged on the Foundation's website [scartsfoundation/supporters].



Supported by Sunshine Coast Council

BENEFACTORS

Ralph Devlin QC AM
Roy and Nola Thompson

ARTS LEADERS

Ferre de Deyne
Herb Fenn
Lorraine Martin AO
Jocelyn Walker AM

PATRONS

Susan & Colin Billett
Edith Blanck
Donald & Annie Boyd
Jan and Jeff Cornfoot
Sally Dunn
Hon Justice Hugh Fraser & Margie Fraser
Gail Hunter
Hollindale Mainwaring Architecture Pty Ltd
Fay Mansell
Jan Manton
Keith & Karen Neundorf
Ron Scott
Eva-Marie Seeto
Judith Ross-Smith OAM
Helen Walker
Ben & Rita Wallis

DONORS

Jenny Allen
Val Anderson & Geoff Bridger
Andy Arthurs
Kim Blanco
Claire Booth
Alan Boyle
Karyn Brinkley
Andrea Briody
Belinda Choong
Leigh Cleave
Geraldine Dent
Taksil & Corrienne Dias
Celestine Doyle
Louise Finnigan
Karen & Robert Forbes
John Gallagher
Rafaela Giebler
Wendy Harper
Susan M Hawes
Marilyn Holiness
Fiona & Steve Hunter
Marina de Jager
Barbara Jones
Paul & Chloe Keightley
Ernie & Sandy Kruck
Vicky Landmark
Jacqueline & Peter Lavery
Birgit Lohmann
Tayla Long

Patricia Manley
Walter Marek
Daniel Jose Marie
Lisa Mitcherson
Sara Moore
Musical Theatre Australia
Ellie Neuendorf
Imogen Outridge
Kevin & Jennifer Radbourne
Barb Ryan
Helen Sethna
Liddie Shaw
Mel Shieldhouse
Ken & Elizabeth Smith
Patrick Smith
Diane Southwell
Tony Sowden
Heather Spring
George Thomas
Neil & Ros Thompson
Selina Tomasich
Gemma Tonkin
Kenneth Watkins
Peter Willadsen
Toni Wills

Image from film by producer and *Gifted* recipient Paul Nevison.

Sunshine Coast Arts
Foundation Ltd ACN 634 410 950

Financial statements 2023/24 financial report

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Report of the Directors

The directors of Sunshine Coast Arts Foundation Ltd (‘the Foundation’ or ‘SCAF’) present their report together with the financial report of the Foundation for the year from 1 July 2023 to 30 June 2024.

In accordance with section 300B of the Corporations Act 2001, the directors set out below certain information in respect of the objectives, strategies, principal activities and performance of the Foundation.

Short and long term objectives

The short and long term objectives of the Foundation are encapsulated in the Mission and Vision of the entity. The Mission is to promote the development and prosperity of the arts on the Sunshine Coast through fundraising and philanthropic investment. The Vision is to achieve an enlightened and enriched local community transformed by philanthropic investment in the arts.

The strategy for achieving these objectives

1. Build the profile of the Foundation as the regional organisation supporting creative expression through philanthropic investment.
2. Develop, diversify and consolidate income streams.
3. Establish collaborative partnerships with key stakeholders.
4. Establish effective governance processes and procedures and recruit and develop a succession plan.

Principal Activities during the year

Principal activities in four strategic priority areas noted above were as follows -

1. PROFILE OF THE FOUNDATION

- Profile was enhanced by numerous marketing and communication activities including e-News, invitations, announcements, social media posts, website and media materials.

- Directors met with prospective donors and attended SCAF and other arts events.
- Chair, Board Directors, Development Officer and Executive Assistant held meetings with prospective donors, supporters and arts sector representatives.

2. INCOME STREAMS

- An increase in donations received on previous financial years through Annual Campaign.

- Income received through partnerships with arts organisations to accept and manage donations for a fee.

3. PARTNERSHIPS WITH STAKEHOLDERS

- Council approved further three-year funding for SCAF from the new Arts and Heritage Levy.
- Eleven artists and organisations were recipients of Gifted contributions for projects in 2023- 24.
- New partnerships were established with Cope Creative & de Jager Productions, Red Chair (The Keeper Project), Musical Theatre Australia (A Girl's Guide to World War) and Amanda Brierley-Raven Heart Creative Space.

- Events were held in collaboration with the Event Centre Caloundra (Annual Campaign), at Cool Art and Picture Framing Gallery (Gifted Announcement), at the residence of Board member Karen Neuendorf (Ambassador Soiree), at the residence of SCAF Patron Fay Mansell (May Day Soiree) and at Altitude Nine (Annual Campaign).

- Partners who provided in-kind support were: Caloundra Regional Gallery and Library, University of the Sunshine Coast (‘USC’) and Sunshine Coast Council.

4. GOVERNANCE

- Bi-monthly Board meetings and AGM held.
- CRM developed and completed for operational use.
- Board conducts an annual self-assessment.

How those activities achieved the objectives of the Foundation

The activities raised awareness of the Foundation and of the benefits of philanthropy, identifying and cultivating donors, facilitating and attracting donations, consolidating and creating new partnerships and distributing funds to support artists to make new work.

Means by which performance is measured

The measures of success 2020-24 have been developed in line with the four Strategic Priorities in the SCAF Strategic Plan for the initial three-year establishment phase and being as follows:

- Increase in awareness of the Foundation, its objectives, projects and ways to donate
- Increase in revenue and cash reserves.
- Increase in partner delivery of Foundation objectives.
- Increase in donors to giving programs and projects.
- Satisfaction levels of donors and partners.
- Foundation registered as a charity with tax deductible status.
- Succession Plan and working subcommittees/ task forces in place.

Information on Directors

Section 300B of the Corporations Act also requires certain information on each of the Foundation's Directors. The Directors during or since the end of the reporting period are:

Emeritus Professor Jennifer Radbourne, Chair

A retired academic with extensive experience in arts management, governance and philanthropy. Published author on philanthropic activities in Australia today. Member of the Sunshine Coast Arts Advisory Board and the Sunshine Coast Grammar School Council. Graduate of the Australian Institute of Company Directors.

Karyn Brinkley, Deputy Chair

Experienced chair and board member for more than 20 years, an experienced executive working closely with and reporting to boards in public sector, community and not-for-profit environments. Fellow of Australian Institute of Management, the Governance Institute of Australia and Member of the Australian Institute of Company Directors.

Cr Rick Baberowski – Retired 16/03/2024

Since 2012 had been the Division 1 Councillor in Sunshine Coast Regional Council. Former Deputy Mayor, joint holder of the Arts and Heritage portfolios within Council and a member of the Sunshine Coast Arts Advisory Board. Retired as a Councillor and Foundation director following the March 2024 local government elections.

Ferre de Deyne

Owner and operator of the Big Kart Track tourism attraction on the Sunshine Coast. Active philanthropist for many years providing gifts and prizes for local community arts events and organisations. Experience as a board director of Sunshine Coast charities and foundations.

Tony Sowden, Company Secretary

A registered legal practitioner in Queensland with an extensive commercial legal practice. Provides legal services and advice to the Foundation as required.

Robert Forbes

Retired chartered accountant with responsibility for financial services to the Foundation. Many years of experience with not-for-profit organisations both as a director and external auditor.

Karen Neuendorf OAM

Has worked in design and development throughout Australia. Represented the Sunshine Coast community on school, medical and women's business boards.

John Mainwaring – Retired 12/12/2023

Award winning architect for over 40 years. Chair of the USC Art Advisory Committee and is a member of the Sunshine Coast Council's Urban Design Advisory Panel.

Alana Sargent – Appointed 31/12/2023

A seasoned arts professional with a strong performance and design background including global touring with Sydney Dance Company & Australasian Dance Collective (formerly Expressions Dance Company). Alana has been a costume designer for major dance companies and worked in arts marketing.

Cr Joe Natoli – Appointed 20/06/2024

Represents Division 4 in the Sunshine Coast Regional Council since 2020. Formerly Mayor of Maroochy Shire Council. Current Council portfolio covers economic and industry development, investment attraction, innovation, tourism and major events.

Directors have been in office since the start of the reporting period and to the date of this report unless otherwise stated.

Meetings of Directors

The number of meetings of the Directors during the reporting period and each Director's attendance at those meetings are as follows.

	No. attended	No. eligible to attend
Professor Jennifer Radbourn	6	6
Karyn Brinkley	5	6
Cr Rick Baberowski	4	5
Ferre De Deyne	5	6
Tony Sowden	5	6
Robert Forbes	4	6
Karen Neuendorf	5	6
John Mainwaring	2	2
Alana Sargent	2	3
Cr Joe Natoli	0	0

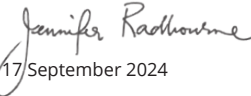
Other Information

If the Foundation is wound up while a person is a Member, or within one year after that person ceases to be a member, the person must contribute the guarantee amount of \$10 to the assets of the Foundation. The total amount that Members of the Foundation are liable to contribute if the Foundation is wound up is \$10.

Auditor's independence declaration

A copy of the Auditor's Independence Declaration, as required under section 307C of the Corporations Act, follows the Report of the Directors. This report is made and signed in accordance with a resolution of the Directors:

Jennifer Radbourne


17 September 2024

Robert Forbes


17 September 2024

AUDITOR’S INDEPENDENCE DECLARATION

To the Directors of Sunshine Coast Arts Foundation Ltd

This auditor’s independence declaration has been provided pursuant to s.307C of the Corporations Act 2001.

Independence declaration

As lead auditor for the audit of Sunshine Coast Arts Foundation Ltd for the financial year ended 30 June 2024, I declare that, to the best of my knowledge and belief, there have been:

- (a) no contraventions of the auditor independence requirements of the Corporations Act 2001 in relation to the audit
- (b) no contraventions of any applicable code of professional conduct in relation to the audit.



David Adams
 as delegate of the Auditor-General

16 September 2024
 Queensland Audit Office
 Brisbane

Sunshine Coast Arts Foundation Ltd ACN 634 410 950

Statement of profit or loss and other comprehensive income for the year ended 30 June 2024

	2024	2023
NOTE	\$	\$
OPERATING INCOME		
Annual operational funding from Sunshine Coast Council	70,000	70,000
Total operating income	70,000	70,000
OTHER INCOME		
Donations – specified purpose	44,588	46,322
Donations – general	-	-
Donations – administration fees	-	1,885
Bank interest	2,987	16
Total other income	47,575	48,223
Total income	117,575	118,223
OPERATING EXPENSES		
Advertising and website	10,222	7,296
Amortisation of intangible assets 3	3,200	2,400
Auditor’s remuneration 4	-	5,000
Bookkeeping expenses	3,973	2,654
Donations specified purpose and grants paid	26,755	44,818
Executive officers’ remuneration 5	48,220	42,202
Fundraising expenses	11,900	5,296
Insurance	2,222	2,615
Other expenses	3,137	3,641
Total Operating Expenses	109,629	115,922
Profit for the Year	\$7,946	\$2,301

The accompanying notes form part of these financial statements.

Sunshine Coast Arts Foundation Ltd ACN 634 410 950

Statement of financial position as at 30 June 2024

		2024	2023
	NOTE	\$	\$
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	2	155,901	143,340
GST receivable		554	425
Total current assets		156,455	143,765
NON-CURRENT ASSETS			
Intangible assets	3	10,400	13,600
Total non-current assets		10,400	13,600
Total assets		166,855	157,365
LIABILITIES			
CURRENT LIABILITIES			
Trade and other payables		1,875	331
Total current liabilities		1,875	331
Total liabilities		1,875	331
Net assets		\$164,980	\$157,034
EQUITY			
Retained earnings		164,980	157,034
Total equity		\$164,980	\$157,034

The accompanying notes form part of these financial statements.

Sunshine Coast Arts Foundation Ltd ACN 634 410 950

Statement of changes in equity for the year ended 30 June 2024

	RETAINED EARNINGS	TOTAL
	\$	\$
Balance at 1 July 2023	157,034	157,034
Profit for the year	7,946	7,946
Balance at 30 June 2024	\$164,980	\$164,980
Balance at 1 July 2022	154,733	154,733
Profit for the year	2,301	2,301
Balance at 30 June 2023	\$157,034	\$157,034

During the accounting periods specified above, the Foundation had neither transactions with owners in their capacity as owners nor other transfers nor other comprehensive income.

Sunshine Coast Arts Foundation Ltd ACN 634 410 950

Statement of cash flows for the year ended 30 June 2024

	2024	2023
	\$	\$
CASH FLOWS FROM OPERATING ACTIVITIES		
INFLOWS		
Grants and other contributions	70,000	70,000
Receipts from donors and other income	44,588	48,207
Interest receipts	2,987	16
OUTFLOWS		
Suppliers and services	(78,130)	(68,373)
Donations and grants	(26,755)	(44,818)
GST paid to suppliers	(129)	2,217
Net cash provided by operating activities	12,561	7,249
CASH FLOWS FROM INVESTING ACTIVITIES		
OUTFLOWS		
Payments for intangibles	(0)	(12,000)
Net cash used in investing activities	(0)	(12,000)
Net increase in cash and cash equivalents	12,561	(4,751)
Cash and cash equivalents at 1 July	143,340	148,091
Cash and cash equivalents at 30 June	\$155,901	\$143,340

During the accounting periods specified above, the Foundation had no transactions relating to financing activities.

For the purposes of the Statement of Financial Position and Statement of Cash Flows, cash and cash equivalents include cash on hand as well as bank balances on call or on deposit with financial institutions.

Notes to financial statements for the year ended 30 June 2024

NOTE 1

Summary of significant accounting policies

a) Basis of preparation

These financial statements, in respect of Sunshine Coast Arts Foundation Ltd (the Foundation), are general purpose statements prepared for the year from 1 July 2023 to 30 June 2024. The statements comply with Australian Accounting Standards – reduced disclosures as issued by the Australian Accounting Standards Board and the requirements of the Corporations Act 2001. The Foundation is a not-for-profit entity for financial reporting purposes and complies with such Australian Accounting Standards as applicable to not-for-profit entities. In particular the Foundation has adopted AASB 1060 General Purpose Financial Statements – Simplified Disclosures for For-Profit and Not-for-Profit Entities, first issued in March 2020 and as amended, which allows Simplified Disclosures for certain types of entities referred to as Tier 2 entities. Entities applying AASB 1060 are required to in turn apply all recognition and measurement requirements in Australian Accounting Standards and apply AASB 1060 in relation to disclosure requirements only.

Comparative information in these financial statements reflects the audited 2022-23 financial statements.

The financial statements have been prepared under the historical cost convention and except for cash flow information, on an accruals basis. The financial statements relate to the individual entity as the Foundation does not control other entities. The level of rounding used in these financial statements is to the nearest dollar. The presentation currency of the Foundation is the Australian dollar.

No accounting pronouncements were early adopted in the 2023-24 financial statements nor were any new accounting standards applied for the first time in 2023-24. No voluntary changes in accounting policies occurred during the 2023-24 financial year.

The financial statements were authorised by the Directors on the date shown in the Declaration by Directors.

b) Nature of the Foundation

The Foundation is a public company limited by guarantee and is incorporated under the Corporations Act 2001 with its domicile in Australia. The address of its registered office is 22 Omrah Ave Caloundra QLD 4551. The parent entity of the Foundation for financial reporting purposes is Sunshine Coast Regional Council. A description of the nature of the operations and objectives of the Foundation and its principal activities is included in the accompanying Report of the Directors.

The Foundation is registered federally as a charity with the Australian Charities and Not for Profits Commission (ACNC) and in Queensland under the Queensland Collections Act 1966. The registration with the ACNC requires the Foundation to comply with ACNC Regulation 2013 to the extent that this regulation is not inconsistent with Australian Accounting Standards.

As a company limited by guarantee, the Foundation has no share capital and cannot pay dividends. The liabilities of Members in any winding up is limited to \$10 per Member.

c) Taxation

The Foundation is exempt from income tax but is subject to Fringe Benefits Tax where applicable. From October 2020 the Foundation was registered for GST with the net amount of GST recoverable or payable shown as an asset or liability in the balance sheet. In October 2020 the Public Fund of the Foundation became registered as a Deductible Gift Recipient.

d) Key accounting estimates and judgements

There are no key accounting estimates and judgements exercised by the Directors in the preparation of these financial statements except for the amortisation and useful life of software referred to in Note 3.

e) Volunteer services

The Foundation has the benefit of volunteer services in the matters of legal, accounting and philanthropic advice. Board directors were purposefully recruited with these skills and experience. The value of these volunteer services provided to the Foundation cannot be reliably estimated.

f) Donations, investment income and grants

Donations and investment income are recognised when received. Donations that are provided for a specified purpose are recorded in a restricted cash account (refer Note 2 Cash and Cash Equivalents). Investment income that arises from these specified purpose donations is utilised to pay the operating expenses of the Foundation. Unless a grant contains sufficiently specific performance obligations for the Foundation to transfer goods or services to a third party on the grantor's behalf, grant revenue is recognised upon receipt of the grant funding.

g) Financial instruments

The financial assets of the Foundation consisting of GST receivable are recognised in these financial statements at amortised cost. Similarly, liabilities being trade and other payables are at amortised cost. These assets and liabilities are short term in their realisation and are based in and denominated in Australian dollars. The receivables carry no undue credit risk.

The Foundation also has assets in the form of cash, term deposits and cash equivalents which are held by a major Australian regional bank. Given the still, by historical standards, low current interest rates, there is no interest rate risk.

The Foundation ensures that it has sufficient cash to meet expected operational expenses. In this way liquidity risk is managed.

During the reporting periods covered by these financial statements the Foundation has not issued any compound financial instruments, entered into hedge accounting or held derivative financial instruments.

NOTE 2

Cash and cash equivalents

	2024	2023
	\$	\$
Cash and cash equivalents	114,539	122,936
Restricted cash – donations for specific purpose	41,362	20,404
Total cash and cash equivalents	155,901	143,340

Restricted cash is subject to external restrictions that limit amounts available for discretionary or future use.

NOTE 3

Intangible assets

	2024	2023
	\$	\$
Software – purchased – Customer Relationship Management	16,000	16,000
Less Accumulated amortisation	(5,600)	(2,400)
Total	10,400	13,600
MOVEMENT RECONCILIATION		
Carrying amount at 1 July 2023	13,600	
Less – Amortisation expense	(3,200)	
Carrying amount at 30 June 2024	10,400	

The software relates to the development of a finite life tailored CRM system for the Foundation and is capitalised on the basis of the actual costs incurred to purchase the software. Amortisation of the software commenced in October 2022, when the asset was available for use, and will be on a straight-line basis over an estimated useful life of five years. Residual values, expected to be nil, and the useful life of the software will be reviewed at each reporting date.

NOTE 4

Auditor's remuneration

Amounts paid or accrued in relation to the audit of the financial statements by the Auditor-General of Queensland

	2024	2023
	\$	\$
	–	5,000

Total audit fees for the Queensland Audit Office relating to the 2024 financial statements are \$6,500.

Under the funding agreement with Sunshine Coast Regional Council, the 2024 audit fees will be paid by the Council and hence are not an expense of the entity. The 2023 audit fee figure reflects the audit fees for the 2022 year, paid in January 2023.

No other services were provided by the auditors.

Notes to financial statements for
the year ended 30 June 2024 continued

NOTE 5

Key management personnel
and related parties

Directors serve in an honorary capacity, refer Note 1e, and receive therefore no director fees. Out of pocket expenses are however reimbursed. The remuneration of the Executive Officers of the Foundation are paid under a contract and not employment arrangement and includes no post-employment or other long term employee benefits.

The only related parties of the Foundation relate to operational funding and other amounts paid by Sunshine Coast Regional Council. These amounts are disclosed in the Statement of Profit or Loss and Other Comprehensive Income and in Note 4.

The Foundation does from time to time use the facilities of Sunshine Coast Events Centre Pty Ltd, a controlled entity of Sunshine Coast Regional Council. These facilities are provided to the Foundation on an arm's length commercial basis with this basis being no more favourable than those available to other parties. In the 2023-24 financial year an amount of \$ 2,747 (2022-23 \$nil) was paid or payable by the Foundation to Sunshine Coast Events Centre Pty Ltd. Similarly during 2023-24 the Foundation utilised the function facilities of Sunshine Coast Regional Council at City Hall, Maroochydore. The amount paid or payable to the Council by the Foundation, again on an arm's length commercial basis, was \$ 3,020 (2022-23 \$nil).

NOTE 6

Economic dependency
and going concern

The financial statements have been prepared on a going concern basis which contemplates continuity of normal business activities and the realisation of assets and the settlement of liabilities in the ordinary course of business.

Currently the ability of the Foundation to continue its operations at current levels is dependent upon the ongoing financial support of Sunshine Coast Regional Council - refer Note 7.

NOTE 7

Contingent liabilities
and capital commitments

In relation to contingent liabilities, in August 2022 the Foundation entered into a further three-year funding agreement with Sunshine Coast Regional Council and for the financial years ending 2024 -25. This new agreement requires the Foundation to reimburse unused funds at the end of the Term. It is not possible to estimate at this time the amount of those unused funds, if any.

The Foundation had no capital commitments at the reporting date (2023 \$ Nil).

NOTE 8

Events after the reporting date

There were no such events that arose after the reporting date.

NOTE 9

Climate related risk disclosure

No adjustments to the carrying value of assets were recognised during the financial year as a result of climate related risks impacting current accounting estimates and judgements.

No other transactions have been recognised during the financial year specifically due to climate related risks impacting the Foundation.

Sunshine Coast Arts Foundation Ltd

Declaration by Directors of Company
for the year ended 30 June 2024

In the opinion of the Directors of the Company the accompanying financial statements and notes comprising the Statement of Profit or Loss and Other Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity, Statement of Cash Flows and Notes to Financial Statements are in accordance with the Corporations Act 2001 including:

- compliance with Australian Accounting Standards, Australian Accounting Interpretations and the Corporations Regulations 2001
- giving a true and fair view of the financial position of the Company as at 30 June 2024 and of its performance for the year ended on that date and
- there are reasonable grounds to believe that the Company will be able to pay its debts as and when those debts become due and payable.


This declaration is made and signed in accordance with a resolution of the Directors:

Jennifer Radbourne



17 September 2024

Robert Forbes



17 September 2024



INDEPENDENT AUDITOR’S REPORT

To the Members of Sunshine Coast Arts Foundation Ltd

Report on the audit of the financial report

Opinion

I have audited the accompanying financial report of Sunshine Coast Arts Foundation Ltd.

The financial report comprises the statement of financial position as at 30 June 2024, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, notes to the financial statements including material accounting policy information, and the directors' declaration.

In my opinion, the financial report:

- a) gives a true and fair view of the company's financial position as at 30 June 2024, and its financial performance for the year then ended; and
- b) complies with Australian Accounting Standards.

Basis for opinion

I conducted my audit in accordance with the *Auditor-General Auditing Standards*, which incorporate the Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial report* section of my report.

I am independent of the entity in accordance with the auditor independence requirements of the *Australian Charities and Not-for-profits Commission Act 2012* and with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to my audit of the financial report in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code and the *Auditor-General Auditing Standards*.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Other information

Those charged with governance are responsible for the other information.

The other information comprises the information included in the entity's annual report for the year ended 30 June 2024, but does not include the financial report and our auditor's report thereon.

My opinion on the financial report does not cover the other information and accordingly I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or my knowledge obtained in the audit or otherwise appears to be materially misstated.



If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact.

I have nothing to report in this regard.

Responsibilities of the Directors for the financial report

The company's directors are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards, and for such internal control as the company's directors determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

The company's directors are also responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the company or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial report

My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

A further description of my responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website at:

https://www.auasb.gov.au/auditors_responsibilities/ar4.pdf

This description forms part of my auditor's report.

David Adams
as delegate of the Auditor-General

23 September 2024

Queensland Audit Office
Brisbane