

# Related Documentation

## **Ordinary Meeting**

**Thursday, 12 December 2024**

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# Application for Material Change of Use for a Carwash – 211 Sippy Downs Drive, Sippy Downs

Item 8.1

Ordinary Meeting  
12 December 2024

## Site Aerial / Zoning



# Proposal

Impact assessment development application for Material Change of Use for a Carwash consisting of:

- 4 manual wash bays, an auto wash, carwash tunnel & 6 vacuum bays
- Office & storage rooms on upper level
- Staff parking spaces & SRV bay
- On-site queuing for 31 cars
- Access via easement on adjoining site





## Proposal Perspectives



View from South East on Sippy Downs Drive



View from South on Sippy Downs Drive



View from South West on Sippy Downs Drive

# Public Notification Summary

8 submissions (7 properly made)

SUPPORT – 1 not properly made Key Issues Raised in Submissions	OBJECTION – 7 properly made Key Issues Raised in Submissions
<ul style="list-style-type: none"> <li>Convenience to locals</li> </ul>	<ul style="list-style-type: none"> <li>Whether there is a need for a car wash</li> </ul>
	<ul style="list-style-type: none"> <li>Whether there is a community benefit</li> </ul>
	<ul style="list-style-type: none"> <li>Concerns about public notification</li> </ul>
	<ul style="list-style-type: none"> <li>Concern about accuracy of traffic report</li> </ul>
	<ul style="list-style-type: none"> <li>Concerns about traffic impacts and pedestrian safety</li> </ul>

## Key Assessment Considerations

- Conflict with Community Facilities Zone
  - Change of ownership
  - Planning need
  - Site suitability
  - Local Plan Code
- Front and side boundary setbacks
  - Site context & landscaping
- Access, traffic and servicing arrangements
  - Traffic report findings
  - Existing driveways & easements

## Recommendation

That Council:

- (a) receive and note the report titled "Development Application for a Material Change of Use to establish a Car Wash - 211 Sippy Downs Drive, Sippy Downs" and
- (b) APPROVE Application No. MCU24/0136 for a Development Permit for Material Change of Use of Premises to Establish a Car Wash, subject to the imposition of reasonable and relevant conditions in Appendix A.

Thanks for your time



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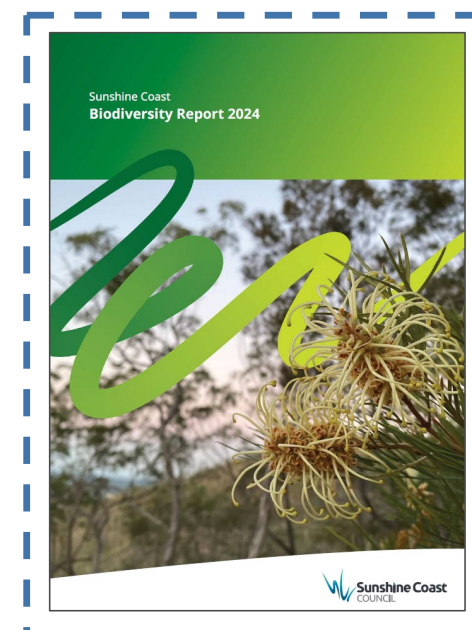
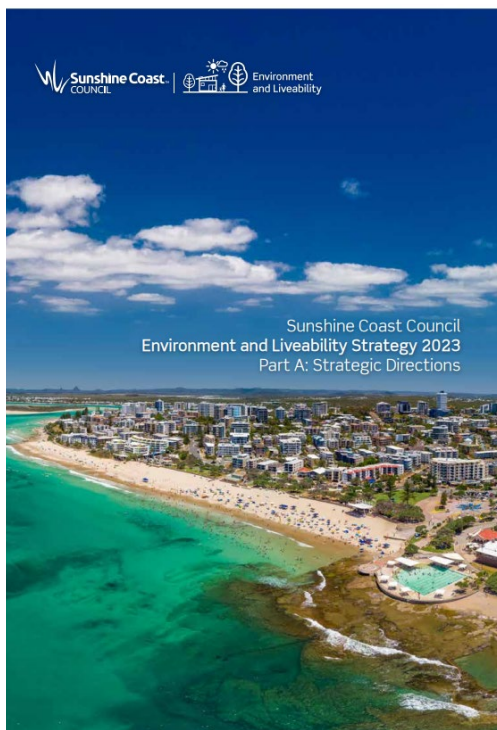
# Sunshine Coast Biodiversity Report 2024

Item 8.2

Ordinary Meeting  
12 December 2024

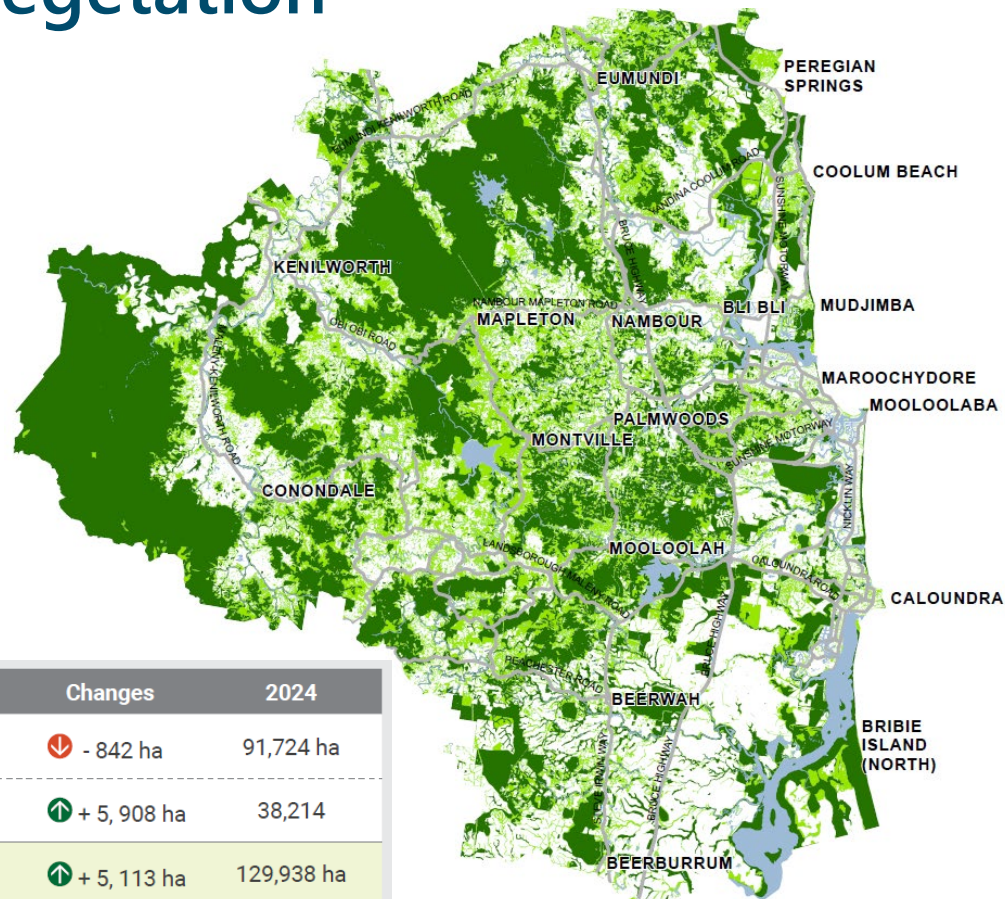


# Biodiversity Report 2024



*a snapshot of our local biodiversity*

# Our native vegetation



	2016	Changes	2020	Changes	2024
Remnant	92,866 ha	⬇️ - 300 ha	92,566 ha	⬇️ - 842 ha	91,724 ha
Non-remnant	31,417 ha	⬆️ + 889 ha	32,306 ha	⬆️ + 5,908 ha	38,214
Native vegetation	124,283 ha	⬆️ + 542 ha	124,825 ha	⬆️ + 5,113 ha	129,938 ha



## Our conservation estate



Vegetation conservation estate comparison	2016	Hectares gained	2020	Hectares gained	2024
State National Parks and Conservation Parks	39,684 ha	⬆ + 691	40,375 ha	⬆ + 106	40,481 ha
Council environment reserves (incl. Nature Refuge)	5,051 ha	⬆ + 1,092	6,143 ha	⬆ + 907	7,050 ha
Nature Refuges	666 ha	⬆ + 243	909 ha	⬆ + 47	956 ha
Environmental Covenants	1,477 ha	⬆ + 204	1,681 ha	⬆ + 303	1,984 ha
Land for Wildlife	7,295 ha	⬆ + 1,001	8,296 ha	⬆ + 1,855	10,151 ha
<b>Total vegetation for all conservation estate</b>	<b>54,173 ha</b>	<b>⬆ + 3,231</b>	<b>57,404 ha</b>	<b>⬆ + 3,218</b>	<b>60,622 ha</b>

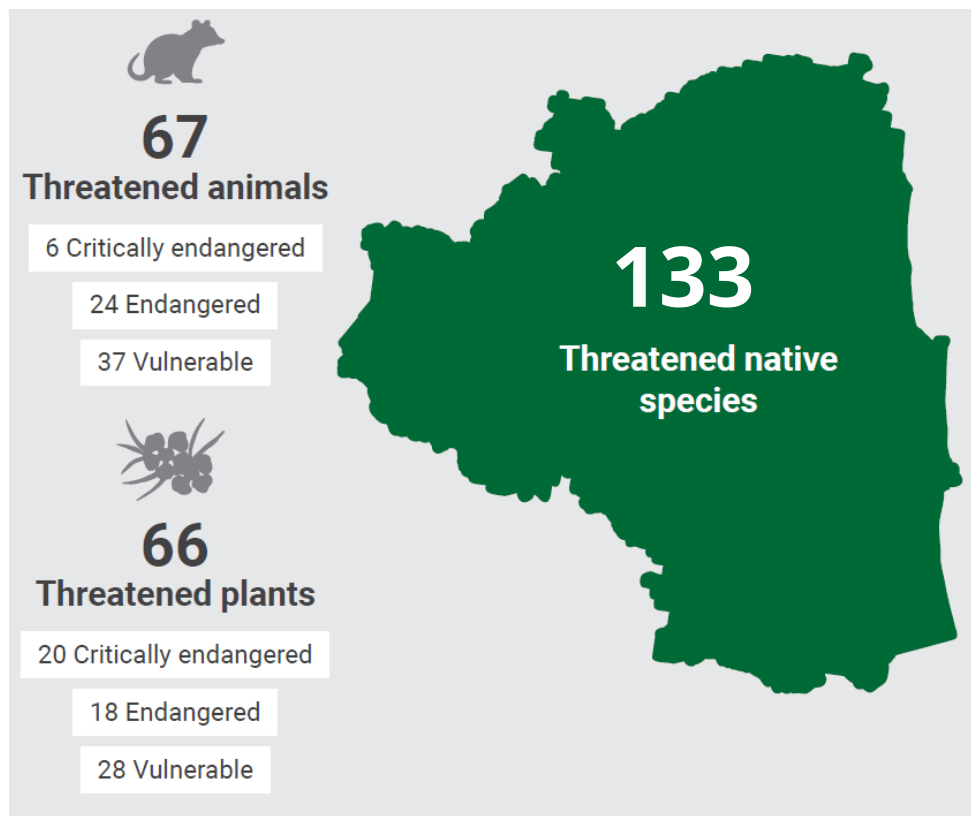
## Our habitat areas

	2016	Changes	2020	Changes	2024
Core Habitat areas	67,101	↓ - 172	66,929	↑ + 5,578	72,507
Core Connecting Habitat areas	22,313	↑ + 173	22,486	↓ - 7,266	15,220
Connecting Habitat areas	34,869	↑ + 588	35,457	↑ + 6,753	42,210





# Our native plants and animals



## Recommendation

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That Council:

- a) receive and note the report titled “Sunshine Coast Biodiversity Report 2024” and
- b) note the Sunshine Coast Biodiversity Report 2024 for the purpose of promoting our biodiversity assets.





# Kulangoor Cemetery Master Plan 2024

Item 8.3

Ordinary Meeting

12 December 2024

# Kulangoor Cemetery Master Plan 2024

## The journey:

### 2004

- Current Master Plan developed.

### 2022

- Everlon Studios engaged to conduct a review.

### 2023

- Everlon Studios' final report provided to Council.
- Community Engagement undertaken.

### 2024

- Proposed Master Plan finalised for consideration.



## 2023 Everlon Review

### The 2023 Everlon Review Report considered:

- places for reflection, memorial, and respite for communities
- land availability
- a holistic cemetery design in response to the environment, sustainability, and an innovative approach
- external trends
- demographic profile
- religious and spiritual considerations, and
- amenity, landscape and site capacity.







## Community Engagement

- Formation of a **Community Reference Group** to provide input into the review and concept design. Membership is represented by a diverse range of community and industry representatives.
- Between 3 October - 4 December 2023, Council conducted a '**Have Your Say**' and **social media campaign**, complemented by hosted **drop-in information sessions**. This resulted in:
  - 59,817 post views.
  - 549 clicks on the post to the website.
  - 1571 likes, comments, shares.
  - 24 shared posts to other pages and profiles.



## Community Reference Group and Community Feedback

42 responses were received, in which the community told us:

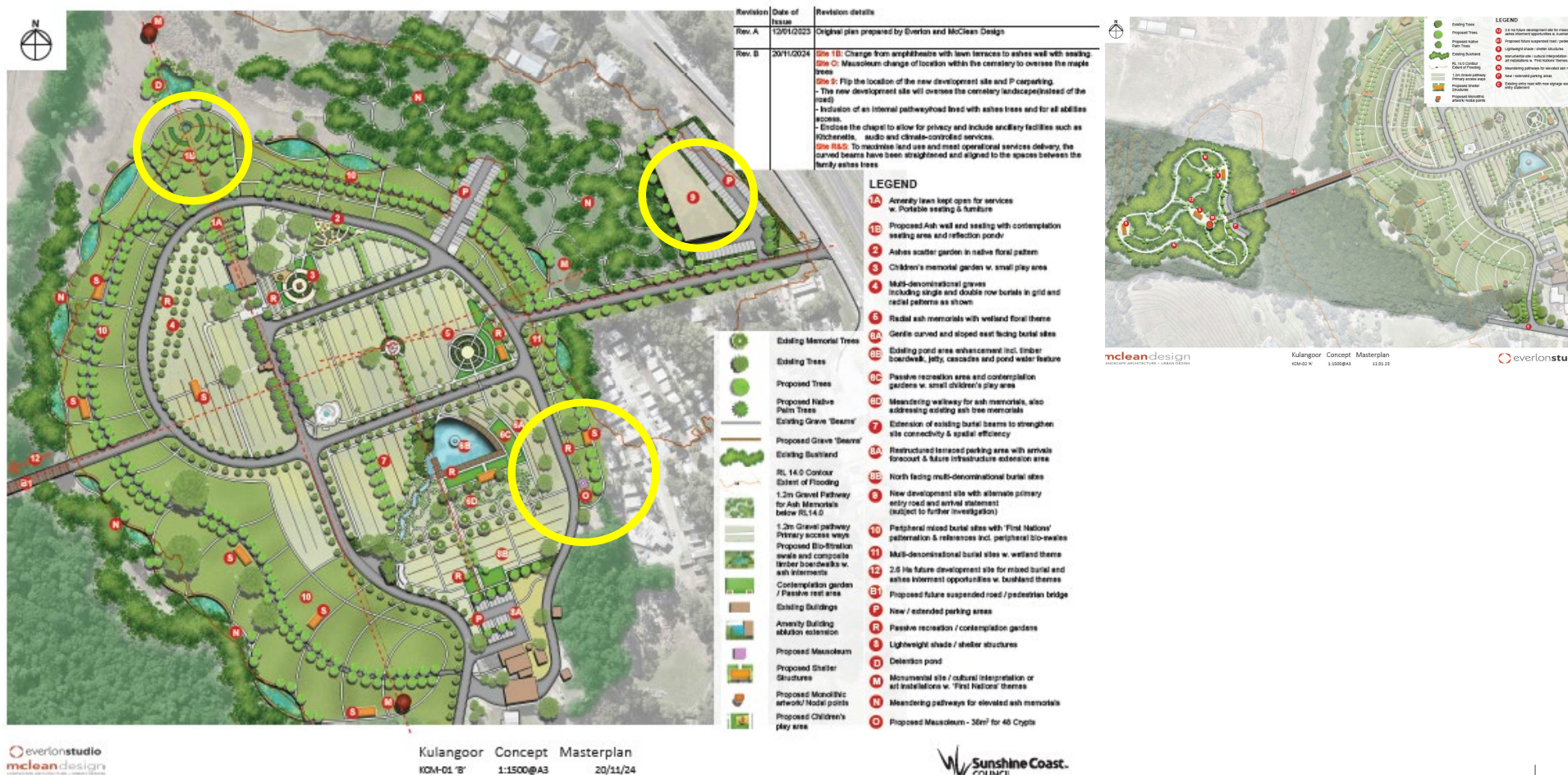
- **89%** would visit & use cemetery facilities for a funeral service.
- **57%** are unlikely to use cemetery facilities for an event such as a wedding or music event.
- **19%** are interested in an above ground Mausoleum.
- **20%** would like internal & external chapel co-located with a café & florist.
- **81%** would like a constructed boardwalk around the perimeter of the cemetery.
- **Trees, shade, seats & water features** are important with an ash interment.
- **67%** would like to see interchangeable artwork within the cemetery.
- **75%** say the masterplan considers their cultural &/or religious requirements for end-of-life services.







## Kulangoor Cemetery Master Plan – Identified amendments







## Officer recommendation

That Council:

- receive and note the report titled “Kulangoor Cemetery Master Plan 2024” and
- endorse the Kulangoor Cemetery Master Plan 2024 (Appendix A).
- acknowledge and thank the Community Reference Group and community that have contributed to the development of the Kulangoor Master Plan 2024.

# Thanks for your time



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## Community and Community Reference Group - Summary of Feedback

Survey Question	% respondents either very likely, likely, or neutral	% respondents either unlikely or very unlikely
How likely are you to visit and use the cemeteries facilities (amphitheatre) for a funeral service?	89%	11%
How likely are you to visit and use the cemeteries facilities (amphitheatre) for other events e.g. wedding or music event?	43%	57%
Are you interested in above ground burial options (i.e. Mausoleum)?	19%	81%
What is important to you with any ash interment site?	27% Trees 23% Shade 21% Seats 17% Water feature 10% Play space for children 3% BBQs	
What facilities would you potentially use whilst visiting a loved one or would you consider a need to have co-located at a cemetery?	20% Indoor chapel for services 20% External chapel for services 17% Café 14% Florist 14% Community meeting space 11% Funeral director	

Survey Question	% respondents either very likely, likely, or neutral	% respondents either unlikely or very unlikely
	4% On site meeting room	
If there was a constructed boardwalk around the full perimeter of the cemetery how likely would you be to use it?	81%	19%
How likely are you to consider a Natural Burial?	69%	31%
When visiting a cemetery do you think that an art installation in a cemetery would make a contribution to the look, feel and landscape?	77%	24%
Do you think artwork should be interchangeable over time?	67%	33%
Does this Master Plan take into consideration your cultural and or religious requirements for your end-of-life choice?	75%	25%



# Financial Performance Report

November 2024



# November 2024 Operating Result

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- Council's operating result at the end of November 2024 of \$56.8 million is above the current budget by \$5.4 million.
- The variance consists of:
  - Revenue above budget by \$5.5 million
  - Expenses below budget by \$171,000

The November Operating Results do not reflect the proposed adjustments from Budget Review 2.

# November 2024 Operating Result

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## Revenue

State Commercial Waste Levy above budget

Waste Cleansing Charges above year-to-date budget

*(the review of budget allocations since the September  
commentary led to a reallocation to the correct categories)*

Waste Container Refund Scheme Revenue higher than budget

Holiday Parks Fees & Charges above year-to-date budget

Plumbing Services Fees and Charges below year-to-date budget

Interest Received from Investments below year-to-date budget

# November 2024 Operating Result

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## Expenditure

Operating Projects **below budget** for:

- Cascading Climate Risk (QRRRF) Grant Project
- Disaster Recovery Funding Street Tree Planting Grant
- Blue Carbon Restoration – Commonwealth Grant

Levy Projects **below budget** for Environment Levy and Transport Levy

Employee costs are 1.6% **above budget**



# November 2024 Capital Program Result

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Capital Works Program has progressed 45.3%

- **\$111 million** of Council's \$244.9 million Capital Works Program has been financially expended.
- **\$64 million** of the \$143.5 million Core Capital Program has been spent which is 44.6% of the budget

# Cash Flows and Balance Sheet

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## Council Cash

- Council's cash at 30 November is **\$177.9 million**

## Council Debt

- Council's debt at 30 November is **\$433.8 million**
  - *Debt repayment during August \$12.6 million*
- Anticipated new borrowings for 2024-25 are **\$20.3 million**
  - *Proposed adjustments to borrowings to be considered as part of Budget Review 2*

# Investment Performance

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## Investments

- Council currently has 4 term deposits totalling \$50 million
- Term deposits mature between 0 – 59 days
- Weighted average interest rate return of 5.1%

# Financial Performance Report

## Risk

The 2024-25 budget has been developed to ensure long term financial sustainability for the Sunshine Coast region. A key element to long term financial sustainability is achieving the targeted operating result.

The following items need continued attention:

- The achievement of revenue targets
- The delivery of the \$14.7 million in savings initiatives included in the operating result

Failure to achieve the budgeted operating result will negatively impact Council's financial sustainability both in the short term and long term.

Continued monitoring of the delivery of the capital works program within budgeted scope and cost. Confirmation of capital works deferrals will need to be addressed during the Budget Review processes.



## Officer Recommendation

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

Thanks for your time



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# 2024-25 Budget Review 2

12 December 2024





## Budget Review 2



Section 170 of the Local Government Regulation 2012 allows Council to amend its budget by resolution at any time before the end of the financial year.

Major budget reviews are undertaken on a periodic basis to reflect management's best estimate of its financial position at the end of a financial year.

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

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

## Budget Review 2 - Summary



SCC TOTAL	2024-25 Budget Review 1 \$'000	2024-25 Budget Review 2 \$'000	Change \$'000
Operating Revenue	611,533	620,020	8,487
Operating Expenditure	589,838	616,224	26,386
<b>Operating Result</b>	<b>21,696</b>	<b>3,796</b>	<b>(17,900)</b>
Capital Revenue	151,405	154,201	2,796
Capital Expenditure - SCC Core	143,458	152,386	8,928
Capital Expenditure – Other Capital Program	101,456	107,735	6,279
<b>Total Capital Expenditure</b>	<b>244,914</b>	<b>260,120</b>	<b>15,206</b>
<b>Total Cash balance as at 30 June 2025</b>	<b>198,279</b>	<b>182,004</b>	<b>(16,275)</b>
Unrestricted Cash balance as at 30 June 2025	58,312	50,666	(7,646)

## Budget Review 2 - Operating



### Operating Position – Significant adjustments

- Waste Levy budget not captured in original budget. Favourable net impact \$700,000  
Revenue \$8.9 million  
Expenses \$8.2 million
- Reduce Development Services fees and charges based on year-end forecast calculated from first-quarter trend – total reduction \$1.6 million
- Communications revenue with related expenditure. Favourable net impact \$979,000
- Increase Holiday Parks revenue net \$418,000 based on first-quarter trend
- Reduce Interest received from investments based on year-end forecast calculated from first-quarter trend \$2.0 million
- Sunshine Coast Stadium impact of delayed construction start. Unfavourable net impact \$366,000  
Revenue \$816,000  
Expenses \$1.182 million

## Budget Review 2 - Operating



### Operating Position – Significant adjustments

- Depreciation increase in budget of \$11.1 million based on 2023-24 financial year-end result due to revaluation of assets thereby resulting in higher asset values
  - Reduction in Queensland Treasury Corporation interest expense \$160,000 due to new loans interest rate lower than budgeted
  - Increase Planning Appeal Legal Expenses \$260,000 due to longer appeal duration and high complexity
  - Reduction of budget efficiency savings included in Original Budget \$4.8 million impact
    - Organisational alignment \$1.0 million
    - Quarry review \$721,000
    - Fleet reduction \$1.0 million
    - Parking fees \$183,000
    - Property Branch integration \$300,000
    - Employee costs vacancy rate \$1.6 million
- (% of positions unfilled over a period of time)



# Budget Review 2 - Capital



## Capital Works Program

- Capital Program has increased by \$15.2 million due to externally funded Projects
- Deferred projects identified \$38.6 million

*A number of these projects have only had part of the budget deferred. These projects have sufficient funding remaining to allow expected works to continue in 2024-25.*

# Budget Review 2 - Capital



## Minor Works Program

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

## Budget Review 2 - Risk



The 2024-25 budget was developed to ensure long term financial sustainability for the Sunshine Coast region.

A key element to long term financial sustainability is achieving the targeted operating result. The failure to achieve the original budgeted operating result negatively impacts Council's financial sustainability both in the short term and long term.

Continued monitoring of the delivery of the capital works program within budgeted scope and cost. Capital works deferrals will need to be continually addressed during future budget review processes.

Whilst Budget Review 2 focuses on the estimated financial position at the end of the current financial year, it is important to acknowledge that significant work is still required for both the capital and operating budgets to ensure there is no impact to Council's long-term financial sustainability. Financial targets set for the 2025-26 financial year will need to be closely monitored during next year's budget development.



# Budget Review 2



## Officer Recommendation

That Council:

- (a) receive and note the report titled "Budget Review 2 2024-25"
- (b) adopt Appendix A as tabled, pursuant to sections 169 and 170 of the Local Government Regulation 2012, Council's amended budget for 2024-25 financial year incorporating:
  - (i) the statement of income and expenditure
  - (ii) the statement of financial position
  - (iii) the statements of changes in equity
  - (iv) the statement of cash flow
  - (v) the relevant measures of financial sustainability
  - (vi) the long-term financial forecast
  - (vii) Council's 2024-25 Capital Works Program, endorse the indicative four-year program for the period 2026 to 2029, and note the five-year program for the period 2030 to 2034
  - (viii) the Debt Policy
- (c) note the following documentation applies as adopted 20 June 2024
  - (i) the Revenue Policy
  - (ii) the total value of the change, expressed as a percentage, in the rates and utility charges levied for the financial year compared with the rates and utility charges levied in the previous budget, and
  - (iii) the Revenue Statement
  - (iv) the rates and charges to be levied for the 2024-25 financial year and other matters as adopted 20 June 2024
  - (v) the Strategic Environment Levy Policy
  - (vi) the Strategic Arts and Heritage Levy Policy
  - (vii) the Strategic Transport Levy Policy
  - (viii) Prescribed Services Charge Plan (No. 2) 2024-25 Financial Year and
- (d) endorse the 2024-25 Minor Capital Works Program (Appendix B).



# Thanks for your time



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# Amendment Local Law No.1 (Animal Management) 2024

Item 8.8

Ordinary Meeting  
12 December 2024

## Why

### Amendment Local Law No.1 (Animal Management) 2024

- Makes consequential changes to Local Law No.2 (Animal Management) 2011 resulting from the State Government's amendments to the *Animal Management (Cats and Dogs) Act 2008 (Qld)*, which came into effect on 28 August 2024.
- The State Government introduced statewide 'effective control' provisions, including increased penalties for general off-leash offences.

# What

## Amendment Local Law No.1 (Animal Management) 2024

- Removes redundant provisions (including provisions referring to the now abolished category of restricted dogs)
- Adds references to provisions of the *Animal Management (Cats and Dogs) Act 2008* and the new category called prohibited dogs
- **Attachment 1** to the report details all proposed amendments.



# Thanks for your time



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# Amendment Subordinate Local Law No.2 (Animal Management) 2024

Item 8.9

Ordinary Meeting  
12 December 2024

## What / Why

### Amendment Local Law No.2 (Animal Management) 2024

- Amendment Local Law No.2 proposes to extend the timed dog off leash area at Point Cartwright Buddina for a further 12 months.
- From July 1 2025 the temporary timed dog off leash area automatically expires and reverts to a domestic animal prohibited area.
- It is recommended that the timed dog off leash area be extended for a further 12 months allowing for the Regional Dog Exercise Area Plan and Network Blueprint to be considered by Council.

# Local Law Making Process

Amendment Local Law No.2 (Animal Management) 2024

- Council's Local Law Making Process normally provides for community consultation regarding a proposed amendment, however, this is not a legislative requirement.
- Proposed amendment is administrative in nature and there are no substantive changes affecting the rights or obligations of any member of the public.
- Community consultation was not undertaken regarding this proposed amendment.
- This is a procedural change and does not change the substance of the original Council decision.
- Should the recommendation be accepted by Council, the statutory obligations of the local law making process will be progressed.

Thanks for your time



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# Leases to Various Community Organisations Seeking Long Term Tenure Exceptions

Item 8.10

Ordinary Meeting  
12 December 2024



## Overview

- The report presents six (6) community groups who have requested and/or identified as requesting exceptions under Council policy for long-term tenure.
- Council is Trustee of all associated land parcels with the six (6) community groups all being long term tenants in the current location.
- The six (6) community groups are:
  - Maroochydore Beach Bowls Club Inc.
  - Maleny Arts and Crafts Group Inc.
  - Caloundra Arts Centre Association Inc.
  - Maroochydore Eagles Basketball Association Inc.
  - Dicky Beach Surf Lifesaving Club Inc.
  - Kawana Waters Surf Lifesaving Club Inc.

## Policy

- The community organisations have submitted requests in line with the Community Groups Occupying Council Owned or Council Controlled Land and/or Infrastructure Policy.
- The policy provides long-term lease exceptions where:
  - The buildings and improvements are in good structural condition
  - To support significant historic and/or future investment (by the organisation)
  - Provides significant activation to a broad subset of the community; and
  - Organisation has strengthening membership and strong financial status.
- The Dicky Beach Surf Life Saving Club Inc. and Kawana Waters Surf Life Saving Club Inc. were identified by officers are requiring long-term lease exceptions due to the nature of the organisation and lease structure.



### Maroochydore Beach Bowls - above

Have been operating from their current location at Cotton Tree for approximately the last 84 years. Their clubhouse is now on a 30-year lease with Department of Resources and are seeking a 30-year lease from Council to align the land parcels they operate from.

### Maleny Arts and Crafts-right

Are located within the Maleny Showgrounds and have been providing a wide range of arts and crafts programs since 1987. Maleny Arts are supported with long-term tenure based on their business case and to align with Maleny Show Society Tenure for a period of 10-years.



### Caloundra Arts - left

Have operated a valuable community arts hub for the last 50 years from 5 North Street Caloundra, Caloundra Arts have Development Approval for a major redevelopment that will see an investment of \$7m when funding is secured.





### Maroochydore Eagles Basketball - above

Have been supported for additional land to provide 3 more indoor courts at Clippers Stadium Elizabeth Daniels Sports Complex which is to be funded through grant applications and a club bank loan, the investment is approximately \$6.8m when funding is secured.

### Dicky Beach SLSC - right

Has been providing [life saving](#) services at Dicky Beach since 1976. With their current lease expiring in March 2025 a new 10-year trustee lease is recommended.

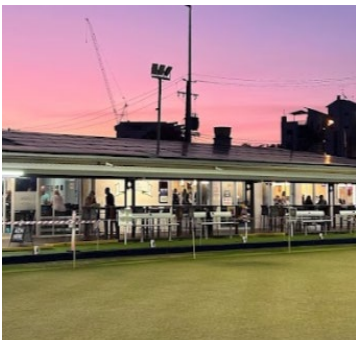


### Kawana Waters SLSC - left

Has been providing [life saving](#) services at Kawana Beach since 1980 with clubhouse facilities installed in 1982. The Club are currently undertaking renovations to the clubhouse as funded by State Government. Concept image provided courtesy of the Kawana SLSC.

# Proposal

- Council is seeking that an exception to lease to the six (6) community groups for long term tenure exists other than by tender or auction.
- The future Trustee Lease area for each community group is detailed in Appendix A – Lease Area Plans.
- The *Local Government Regulation 2012* stipulates that an interest in a disposal of land, other than by tender or auction, may occur if an exception applies. Section 236(1)(b)(ii) provides for an exception if the disposal is to a community group.



## Recommendation

That Council:

- a) receive and note the report titled "Leases to various Community Organisations seeking long term tenure exceptions"
- b) resolve that in accordance with section 236(1) of the *Local Government Regulation 2012*, that an exception to dispose of an interest in land (lease) other than by tender or auction applies as per section 236(1)(c)(iii) as these organisations are the existing Tenants of the land:
  - (i) Maroochydore Beach Bowls Club Inc.
  - (ii) Caloundra Arts Centre Association Inc.
  - (iii) Dicky Beach Surf Life Saving Club Inc.
  - (iv) Kawana Waters Surf Life Saving Club Inc. and
- c) resolve that in accordance with section 236(1) of the *Local Government Regulation 2012*, that an exception to dispose of an interest in land (lease) other than by tender or auction applies as per section 236(1)(b)(ii) as the leases are to a community organisation:-
  - (i) Maroochydore Eagles Basketball Association Inc. and
  - (ii) Maleny Arts and Crafts Group Inc.



Thanks for your time



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# Disposal (Lease) to BP Australia Pty Ltd over part of 14 Caloundra Road, Caloundra West

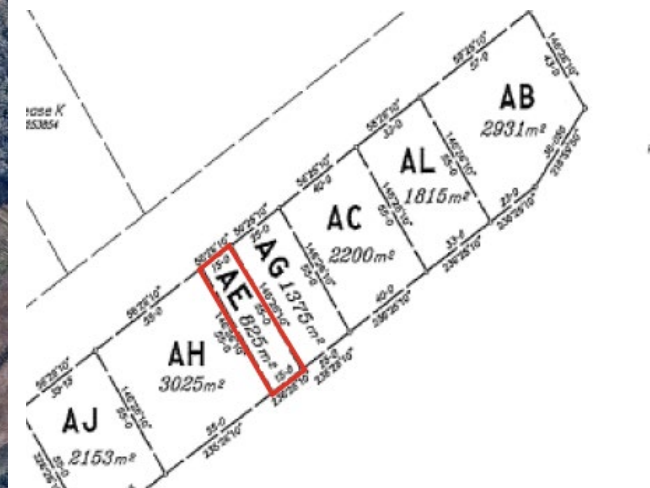
Item 8.11

Ordinary Meeting  
12 December 2024

## Overview

- The land known as Lot 1 on SP312324 more commonly referred to as 14 Caloundra Road, Caloundra West is known as the Caloundra Aerodrome.
- The land is owned by Council in freehold and is zoned Community Facilities for Air Services.
- BP Australia Pty Ltd (BP Australia) hold a current ground lease being Lease AE on part of the land.
- BP Australia provide a fuel pump station at the Aerodrome and supply fuel to other users at the Aerodrome as well as visiting aircraft.
- To continue the provision of fuel services at the Caloundra Aerodrome it is proposed to enter into a new lease to BP Australia Pty Ltd.

## Aerial and Lease Plans



## Proposal

- The granting of a new lease will allow BP Australia to continue to provide fuel provision services from the Caloundra Aerodrome as well as provide a financial return to Council in the form of rent.
- The essential terms of the proposed lease are outlined in Confidential Attachment 3.
- In accordance with the *Local Government Regulation 2012* an exception from Council is required to dispose of land (via Lease) rather than undertake a tender or auction. An exception is appropriate in this instance as the lease is being offered to the existing tenant of the land. If no exception is granted the premises will be offered for Lease via a tender process.

## Officer Recommendation

That Council:

- a) receive and note the report titled "Disposal (Lease) to BP Australia Pty Ltd over Part of 14 Caloundra Road, Caloundra West"
- b) resolve that in accordance with section 236(2) of the *Local Government Regulation 2012*, that an exception to dispose of an interest in land (lease) other than by tender or auction applies as per section 236(1)(c)(iii) as BP Australia Pty Ltd is the existing tenant of the land at 14 Caloundra Road, Caloundra West and
- c) authorise the Chief Executive Officer to publicly release details relating to Lease once the negotiations have been finalised and lease fully executed.



# Thanks for your time



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