

Minutes Appendices

Ordinary Meeting

Thursday, 12 December 2024

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Minutes

Ordinary Meeting

Thursday, 21 November 2024

Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore



ORDINARY MEETING MINUTES

21 NOVEMBER 2024

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1 DECLARATION OF OPENING

The Chair declared the meeting open at 9am.

2 WELCOME AND OPENING

Councillor T Landsberg acknowledged the Traditional Custodians of the land on which the meeting took place.

Pastor Daniel Harding from Open Road Beach Church read a prayer.

Parks Supervisor Mr Mick Parr, acknowledged the recent passing of Council employee, Campbell Kerr.

3 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

COUNCILLORS

Councillor R Natoli	Mayor (Chair)
Councillor J Broderick	Division 1
Councillor T Landsberg	Division 2
Councillor T Burns	Division 3
Councillor J Natoli	Division 4
Councillor W Johnston OAM	Division 5
Councillor C Dickson	Division 6
Councillor E Hungerford	Division 7
Councillor T Bunnag	Division 8
Councillor M Suarez	Division 9 (Deputy Mayor)
Councillor D Law	Division 10

COUNCIL OFFICERS

Acting Chief Executive Officer
 Acting Group Executive Built Infrastructure
 Acting Group Executive Business Performance
 Acting Group Executive Civic Governance
 Acting Group Executive Customer and Planning Services
 Group Executive Economic and Community Development
 Group Executive Liveability and Natural Assets
 Coordinator Meeting Management
 Manager, Strategy and Policy
 Coordinator Cultural Heritage Services
 Coordinator Creative Arts and Events
 Coordinator Biodiversity & Waterways
 Coordinator Transport Strategy & Policy
 Program Coordinator Urban Growth
 Interim Coordinator Planning Scheme Amendments

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21 NOVEMBER 2024

Head of Economic Development
Head of Investment, Trade and International
Principal Development Planner
Principal Development Planner
Principal Development Engineer (Hydraulics)
Manager Development Services
Manager Strategic Planning
Team Leader Planning Assessment
Principal Strategic Planner
Chief Financial Officer
Coordinator Financial Accounting
Manager Audit, Assurance and Risk Advisory Services

4 RECEIPT AND CONFIRMATION OF MINUTES

Council Resolution

Moved: Councillor C Dickson

Seconded: Councillor J Natoli

That the Minutes of the Ordinary Meeting held on 24 October 2024 be received and confirmed.

Carried unanimously.

5 MAYORAL MINUTE

NIL

ORDINARY MEETING MINUTES

21 NOVEMBER 2024

6 INFORMING OF CONFLICTS OF INTEREST

6.1 PRESCRIBED CONFLICTS OF INTEREST

NIL

6.2 DECLARABLE CONFLICTS OF INTEREST

Councillor M Suarez notified Council of a Declarable Conflict of Interest in relation to Item 8.8 - Application for Preliminary Approval including a Variation Request for Material Change of Use of Premises to vary the effect of the Sunshine Coast Planning Scheme 2014 for a Master Planned Development (Bli Bli Northern Village - Parklakes 3).

Councillor T Burns notified Council of a Declarable Conflict of Interest in relation to Item 8.8 - Application for Preliminary Approval including a Variation Request for Material Change of Use of Premises to vary the effect of the Sunshine Coast Planning Scheme 2014 for a Master Planned Development (Bli Bli Northern Village - Parklakes 3).

Councillor J Natoli notified Council of a Declarable Conflict of Interest in relation to Item 8.8 - Application for Preliminary Approval including a Variation Request for Material Change of Use of Premises to vary the effect of the Sunshine Coast Planning Scheme 2014 for a Master Planned Development (Bli Bli Northern Village - Parklakes 3).

Councillor R Natoli notified Council of a Declarable Conflict of Interest in relation to Item 8.8 - Application for Preliminary Approval including a Variation Request for Material Change of Use of Premises to vary the effect of the Sunshine Coast Planning Scheme 2014 for a Master Planned Development (Bli Bli Northern Village - Parklakes 3).

Councillor R Natoli notified Council of a Declarable Conflict of Interest in relation to Item 8.9 - Application for minor change to preliminary approval for Material Change of Use of premises, including a variation request, to vary the effect of the Sunshine Coast Planning Scheme 2014 – Twin Waters West Residential Community.

Councillor J Natoli notified Council of a Declarable Conflict of Interest in relation to Item 8.9 - Application for minor change to preliminary approval for Material Change of Use of premises, including a variation request, to vary the effect of the Sunshine Coast Planning Scheme 2014 – Twin Waters West Residential Community.

ORDINARY MEETING MINUTES

21 NOVEMBER 2024

7 PRESENTATIONS / COUNCILLOR REPORTS

7.1 PRESENTATION - CURATED PLATE, TOURISM AND MAJOR EVENTS TEAM

Council Resolution

Moved: Councillor J Natoli

Seconded: Councillor T Landsberg

That Council recognise the achievement of the Tourism and Major Events team in winning Best Small Regional Event for the Curated Plate at the Australian Event Awards.

Carried unanimously.

ORDINARY MEETING MINUTES

21 NOVEMBER 2024

**7.2 PRESENTATION - QUEENSLAND PLANNING INSTITUTE OF AUSTRALIA
AWARDS - DEVELOPMENT CONNECT PROJECT & MAROOCHYDORE
CITY CENTRE PROJECT**

Council Resolution

Moved: Councillor W Johnston

Seconded: Councillor C Dickson

That Council recognise the achievement of the Development Connect Project in winning the Wendy Chadwick Encouragement Award and the Maroochydore City Centre Project in winning the Strategic Planning Project Award at the Queensland Planning Institute of Australia Awards.

Carried unanimously.

ORDINARY MEETING MINUTES

21 NOVEMBER 2024

8 REPORTS DIRECT TO COUNCIL

8.1 SUNSHINE COAST COUNCIL ANNUAL REPORT 2023-24

File No: Council Meetings

Author: Manager, Strategy and Policy
Civic Governance

Appendices: App A - Sunshine Coast Council Annual Report 2023-24

Council Resolution (OM24/104)

Moved: Councillor E Hungerford

Seconded: Councillor J Broderick

That Council:

- (a) receive and note the report titled "Sunshine Coast Council Annual Report 2023-24"
- (b) adopt the Sunshine Coast Council Annual Report 2023-24 (Appendix A).

Carried unanimously.

ORDINARY MEETING MINUTES

21 NOVEMBER 2024

8.2 QUARTERLY PROGRESS REPORT - QUARTER 1 2024-25

File No: Council Meetings

Author: Manager, Strategy and Policy
Civic Governance

Appendices: App A - Chief Executive Officer's Quarterly Progress Report -
Quarter 1, 2024-25

Council Resolution (OM24/105)

Moved: Councillor J Broderick

Seconded: Councillor E Hungerford

That Council:

- (a) receive and note the report titled "Quarterly Progress Report - Quarter 1 2024-25" and
- (b) endorse the Chief Executive Officer's Quarterly Progress Report - Quarter 1, 2024-25
(Appendix A).

Carried unanimously.

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8.3 ARTS AND HERITAGE LEVY ANNUAL REPORT 2023-24

File No: Council Meetings

Authors: Coordinator Cultural Heritage Services
Economic & Community Development Group
Coordinator Creative Arts and Events
Economic & Community Development Group

Attachments: Att 1 - Arts and Heritage Levy Annual Report 2023-24

Council Resolution (OM24/106)

Moved: Councillor D Law

Seconded: Councillor T Bunnag

That Council:

- (a) *receive and note the report titled "Arts and Heritage Levy Annual Report 2023-24"*
- (b) *note the Arts and Heritage Levy Annual Report 2023-24 for the purpose of promoting Arts and Heritage Levy outcomes and*
- (c) *acknowledge and thank the volunteers of the region's community museums, heritage associations and groups, and the artists and creative communities, that have contributed to the delivery of the Arts and Heritage Levy program outcomes for 2023-24.*

Carried unanimously.

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21 NOVEMBER 2024

8.4 ENVIRONMENT LEVY ANNUAL REPORT 2023-24

File No: Council Meetings

Author: Coordinator Biodiversity & Waterways
Liveability & Natural Assets Group

Attachments: Att 1 - Environment Levy Annual Report 2023-24

Council Resolution (OM24/107)

Moved: Councillor T Burns

Seconded: Councillor M Suarez

That Council:

- (a) *receive and note the report titled "Environment Levy Annual Report 2023-24"*
- (b) *note the Environment Levy Annual Report 2023-24 for the purpose of promoting Environment Levy outcomes and*
- (c) *acknowledge and thank the community groups, landholders, students, teachers and volunteers that have contributed to the delivery of the Environment Levy program outcomes over the 2023-24 financial year.*

Carried unanimously.

ORDINARY MEETING MINUTES

21 NOVEMBER 2024

8.5 TRANSPORT LEVY ANNUAL REPORT 2023-24

File No: Council Meetings

Author: Coordinator Transport Strategy & Policy
Customer & Planning Services Group

Attachments: Att 1 - Transport Levy Annual Report 2023-24

Council Resolution (OM24/108)

Moved: Councillor T Bunnag

Seconded: Councillor D Law

That Council:

- (a) *receive and note the report titled "Transport Levy Annual Report 2023-24"*
- (b) *note the Transport Levy Annual Report 2023-24 for the purpose of promoting Transport Levy outcomes and*
- (c) *acknowledge and thank the community groups and volunteers that have contributed to the delivery of the Transport Levy program outcomes over the 2023-24 financial year.*

Carried unanimously.

ORDINARY MEETING MINUTES

21 NOVEMBER 2024

**8.6 PROPOSED TEMPORARY LOCAL PLANNING INSTRUMENT
(ACCOMMODATION HOTEL INCENTIVE MEASURES)**

File No: Council Meetings

Authors: Interim Coordinator Planning Scheme Amendments
Customer & Planning Services Group
Tourism Lead
Economic & Community Development Group
Head of Investment, Trade and International
Economic & Community Development Group

Appendices: App A - Proposed Temporary Local Planning Instrument
(Accommodation Hotel Incentive Measures)

Attachments: Att 1 - Tracked Changes - Proposed Temporary Local Planning
Instrument (Accommodation Hotel Incentive Measures)
Att 2 - Consultation Report
Att 3 - Human Rights Act 2019 Compatibility Assessment

Council Resolution (OM24/109)

Moved: Councillor R Natoli
Seconded: Councillor T Landsberg

That Council:

- (a) *receive and note the report titled "Proposed Temporary Local Planning Instrument (Accommodation Hotel Incentive Measures)" and*
- (b) *having considered the feedback received during the informal community consultation process about the proposed Temporary Local Planning Instrument (Accommodation Hotel Incentive Measures)*
 - (i) *decide to make a proposed Temporary Local Planning Instrument (Accommodation Hotel Incentive Measures), with changes (Appendix A), subject to the removal of the site located at 8 Mari Street, Alexandra Headland (Lot 1 SP119725), included in the High density residential zone, from Schedule 1 of the proposed Temporary Local Planning Instrument*
 - (ii) *delegate authority to the Chief Executive Officer to prepare and progress the statutory process required under the Planning Act 2016 and the Minister's Guidelines and Rules for the making of a Temporary Local Planning Instrument and*
 - (iii) *adopt the proposed Temporary Local Planning Instrument (Accommodation Hotel Incentive Measures), subject to receiving approval from the Planning Minister.*

For: Councillor R Natoli, Councillor J Broderick, Councillor T Landsberg,
Councillor T Burns, Councillor J Natoli, Councillor W Johnston and
Councillor M Suarez.

Against: Councillor C Dickson, Councillor E Hungerford, Councillor T Bunnag and
Councillor D Law.

Carried.

ORDINARY MEETING MINUTES

21 NOVEMBER 2024

Council Resolution

Moved: Councillor T Bunnag

Seconded: Councillor T Burns

That Council grant Councillor J Natoli an extension of time for five minutes to speak further to the motion.

Carried unanimously.

ORDINARY MEETING MINUTES

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8.7 DEVELOPMENT APPLICATION - MATERIAL CHANGE OF USE TO ESTABLISH SHORT-TERM ACCOMMODATION - 862 & 894 LANDSBOROUGH-MALENY ROAD, BALD KNOB

File No: MCU23/0125
Author: Senior Development Planner
 Customer & Planning Services Group
Attachments: Att 1 - Detailed Assessment Report
 Att 2 - Proposal Plans
 Att 3 - Concurrence Agency Response
 Att 4 - Submissions Map
 Att 5 - Council 3D Model Images

Council Resolution (OM24/110)

Moved: Councillor W Johnston
Seconded: Councillor T Landsberg

That Council:

- (a) *defer Item 8.7 Development Application – Material Change of Use to a Material Change of Use of Premises to Establish Short-Term Accommodation, situated at 862 & 894 Landsborough-Maleny Rd, Bald Knob*
- (b) *request the Chief Executive Officer to prepare reasonable and relevant conditions to enable Council to consider approval of Application MCU23/0125 for a Material Change of Use to a Material Change of Use of Premises to Establish Short-Term Accommodation, situated at 862 & 894 Landsborough-Maleny Rd, Bald Knob, including but not limited to consideration of possible requirements including the conditions of the Department of Transport and Main Roads to ensure ongoing traffic safety, that the restaurant only to be used by occupants of the short-term accommodation use and Maleny Manor guests, that the development works to commence within 2 years and a sunset clause requiring the development use to commence no later than 31 December 2028 to address the urgent short-term accommodation need, that materials used must ensure the buildings blend into the environment and be reflective of the Blackall Range palette, and all other reasonable and relevant conditions and*
- (c) *request the Chief Executive Officer to provide a further report to Council on Development Application – Material Change of Use to a Material Change of Use of Premises to Establish Short-Term Accommodation, situated at 862 & 894 Landsborough-Maleny Rd, Bald Knob for Council's consideration at the January 2025 Ordinary Meeting.*

For: Councillor R Natoli, Councillor J Broderick, Councillor T Landsberg, Councillor T Burns, Councillor J Natoli, Councillor W Johnston, Councillor C Dickson, Councillor T Bunnag and Councillor M Suarez.

Against: Councillor E Hungerford and Councillor D Law.

Carried.

ORDINARY MEETING MINUTES

21 NOVEMBER 2024

8.8 APPLICATION FOR PRELIMINARY APPROVAL INCLUDING A VARIATION REQUEST FOR MATERIAL CHANGE OF USE OF PREMISES TO VARY THE EFFECT OF THE SUNSHINE COAST PLANNING SCHEME 2014 FOR A MASTER PLANNED DEVELOPMENT (BLI BLI NORTHERN VILLAGE - PARKLAKES 3)

File No: MCU22/0033

Author: Principal Development Planner
Customer & Planning Services Group

Attachments: Att 1 - Detailed Assessment Report
Att 2 - Variation Approval Documents and Proposal Plans
Att 3 - Concurrence Agency Response

Councillors, in accordance with section 258(1) of the Local Government Act 2009, I wish to delegate to Councillor Hungerford to chair the meeting for the consideration of conflicts of interest as they relate to agenda item 8.8; and if required, agenda item 8.8.

The Mayor vacated the Chair at this time.

Councillor E Hungerford took the Chair at this time.

ORDINARY MEETING MINUTES

21 NOVEMBER 2024

NOTIFICATION OF INTEREST

In accordance with s150EQ(3)(b) of the *Local Government Act 2009* Councillor M Suarez gave notice of a Declarable Conflict of Interest.

I, Councillor M Suarez, notify that I have a Declarable Conflict of Interest in Item 8.8 Application for preliminary approval including a variation request for material change of use of premises to vary the effect of the Sunshine Coast Planning Scheme 2014 for a master planned development (Bli Bli Northern Village – Parklakes 3) to be considered at the Ordinary Meeting on 21 November 2024.

My Declarable Conflict of Interest arises due to the identification of Peppi Bueti and Baydn Dodds on the submitters list for this application. Whilst I was employed by Lensworth, Kawana Waters from 2000 to 2004, I worked with Peppi Bueti and Baydn Dodds who were also employed by Lensworth Kawana Waters and I have stayed in contact sporadically with them.

Due to the passage of time and casual contact over the years, I am of the opinion that I can participate in the discussion and vote on the matter and in doing so my participation will not lead to a decision that is contrary to the public interest. Further I acknowledge the eligible Councillors must by resolution, decide my participation or otherwise in making a decision on the matter.

In accordance with s150ES(3)(b) of the *Local Government Act 2009* the eligible Councillors were required to decide whether Councillor M Suarez may participate in a decision in relation to agenda item 8.8.

Council Resolution

Moved: Councillor C Dickson

Seconded: Councillor W Johnston

In accordance with s150ES(3)(b)(i) of the Local Government Act 2009 , that despite Councillor M Suarez's conflict of interest, Councillor M Suarez may participate in the discussions and decision relating to Agenda Item 8.8 due to the extensive local knowledge held as the Divisional Councillor.

Carried unanimously.

In accordance with s150ET(2) of the *Local Government Act 2009*, Councillor M Suarez, Councillor T Burns, Councillor J Natoli and Councillor R Natoli were not eligible to vote, and did not vote on this matter.

ORDINARY MEETING MINUTES

21 NOVEMBER 2024

NOTIFICATION OF INTEREST

In accordance with s150EQ(3)(b) of the *Local Government Act 2009* Councillor T Burns gave notice of a Declarable Conflict of Interest.

I, Councillor Tim Burns, notify that I have a Declarable Conflict of Interest in Item 8.8 to be considered at the Ordinary Meeting on: 21 November, 2024 due to:

Having a friendship with a submitter to the item being discussed. The name of the submitter is Mr Peppi Bueti. The friendship arose from my previous work as a council officer through the Multi-Cultural Advisory Group (MAG) and the Shine a Light on Racism (SALOR) campaign. Subsequent to that, I paid for a 2 hour social media coaching session from the submitter's communications business during my election campaign. The paid training is listed in my Electoral Commission of Queensland (ECQ) summary. I have not personally seen or spoken with Mr Bueti for a number of months and while our friendship is warm it is not social in regard to meeting for personal social gatherings.

In consideration of my Declarable Conflict of Interest, I am of the opinion that I can participate in the discussion and vote on the matter and in doing so my participation will not lead to a decision that is contrary to the public interest. Further I acknowledge the eligible Councillors must by resolution, decide my participation or otherwise in making a decision on the matter.

In accordance with s150ES(3)(b) of the *Local Government Act 2009* the eligible Councillors were required to decide whether Councillor T Burns may participate in a decision in relation to agenda item 8.8, including by voting on the matter.

Council Resolution

Moved: Councillor T Bunnag

Seconded: Councillor T Landsberg

*In accordance with s150ES(3)(b)(i) of the *Local Government Act 2009*, that despite Councillor T Burns conflict of interest, Councillor T Burns may participate in the discussions and decision relating to Agenda Item 8.8 due to the interest being considered to be sufficiently remote so as not to unduly influence the impartiality of the Councillor.*

Carried unanimously.

In accordance with s150ET(2) of the *Local Government Act 2009*, Councillor M Suarez, Councillor T Burns, Councillor J Natoli and Councillor R Natoli were not eligible to vote, and did not vote on this matter.

ORDINARY MEETING MINUTES

21 NOVEMBER 2024

NOTIFICATION OF INTEREST

In accordance with s150EQ(3)(b) of the Local Government Act 2009 Councillor J Natoli gave notice of a Declarable Conflict of Interest.

I, Councillor Giuseppe (Joe) Antonio Natoli, notify that I have a Declarable Conflict of Interest in Item 8.8 to be considered at the Ordinary Meeting on 21 November 2024 due to:

- I. having a friendship with one submitter to the item being discussed. The submitter is Mr Peppi Bueti. My friendship with Mr Bueti arises through our connections to the multicultural community on the Sunshine Coast and we see each other socially at a number of events each year.*
- II. At a recent event I attended, Mr Kevin Covey, a submitter on this matter, mentioned Council processes and delays in approvals to me, but did not lobby me on this item.*

In consideration of my Declarable Conflict of Interest, I am of the opinion that I can participate in the discussion and vote on the matter and in doing so my participation will not lead to a decision that is contrary to the public interest. Further I acknowledge the eligible Councillors must by resolution, decide my participation or otherwise in making a decision on the matter.

In accordance with s150ES(3)(b) of the Local Government Act 2009 the eligible Councillors were required to decide whether Councillor J Natoli may participate in a decision in relation to agenda item 8.8, including by voting on the matter.

Council Resolution

Moved: Councillor W Johnston

Seconded: Councillor T Bunnag

In accordance with s150ES(3)(b)(i) of the Local Government Act 2009, that despite Councillor J Natoli's conflict of interest, Councillor J Natoli may participate in the discussions and decision relating to Agenda Item 8.8 due to the interest not being considered to be sufficient enough to undermine the ability of the Councillor to form an impartial view and exercise their vote in the public interest; and further, the interest is considered to be sufficiently remote so as not to unduly influence the impartiality of the Councillor.

Carried unanimously.

In accordance with s150ET(2) of the Local Government Act 2009, Councillor M Suarez, Councillor T Burns, Councillor J Natoli and Councillor R Natoli were not eligible to vote, and did not vote on this matter.

ORDINARY MEETING MINUTES

21 NOVEMBER 2024

NOTIFICATION OF INTEREST

In accordance with s150EQ(3)(b) of the *Local Government Act 2009* Councillor R Natoli gave notice of a Declarable Conflict of Interest.

I, Councillor Rosanna Natoli, notify that I have a Declarable Conflict of Interest in Item 8.8 to be considered at the Ordinary Meeting on: 21 November 2024 due to:

- (i) *Having a friendship with one submitter to the item being discussed. The submitter is Mr Peppi Bueti. My friendship with Mr Bueti arises through our connections to the multicultural community on the Sunshine Coast and we see each other socially at a number of events each year. We have been friends for about 20 years.*
- (ii) *A general conversation at a social event with Kevin Covey of Covey Associates, who submitted the development application. Mr Covey is also a submitter to the item being discussed. In the conversation Mr Covey expressed concerns about the length of time taken for Council processes. I expressed no opinion and offered no advice. I advised the Acting Chief Executive Officer the next working day in writing about this interaction and received written confirmation that my actions were appropriate in these circumstances.*

In consideration of my Declarable Conflict of Interest, I am of the opinion that I can participate in the discussion and vote on the matter and in doing so my participation will not lead to a decision that is contrary to the public interest. Further I acknowledge the eligible Councillors must by resolution, decide my participation or otherwise in making a decision on the matter.

In accordance with s150ES(3)(b) of the *Local Government Act 2009* the eligible Councillors were required to decide whether Councillor R Natoli may participate in a decision in relation to agenda item 8.8, including by voting on the matter.

Council Resolution

Moved: Councillor T Bunnag

Seconded: Councillor J Broderick

In accordance with s150ES(3)(b)(i) of the Local Government Act 2009, that despite Councillor R Natoli's conflict of interest, Councillor R Natoli may participate in the discussions and decision relating to Agenda Item 8.8 due to the interest being considered to be sufficiently remote so as not to unduly influence the impartiality of the Councillor.

Carried unanimously.

In accordance with s150ET(2) of the *Local Government Act 2009*, Councillor M Suarez, Councillor T Burns, Councillor J Natoli and Councillor R Natoli were not eligible to vote, and did not vote on this matter.

The Mayor returned to the Chair at this time.

ORDINARY MEETING MINUTES

21 NOVEMBER 2024

Council Resolution (OM24/111)

Moved: Councillor M Suarez

Seconded: Councillor T Bunnag

That Council:

- (a) receive and note the report titled "Application for Preliminary Approval including a Variation Request for Material Change of Use of Premises to vary the effect of the Sunshine Coast Planning Scheme 2014 for a Master Planned Development (Bli Bli Northern Village - Parklakes 3)" and
- (b) REFUSE application no. MCU22/0033 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) situated at 59, 61-65, 67-89 & 91 Thomas Rd, 45 & 117 Lefoes Rd, and Lot 3 Lefoes Rd BLI BLI QLD 4560 for the following reasons
 - (i) the development is proposed in a flood and inundation area and the development does not satisfy the criteria to allow urban development to occur in the flood and inundation area
 - (ii) the development is in flood hazard area and does not avoid the natural hazard area
 - (iii) there is significant modification of the floodplain proposed resulting in a loss of floodplain storage capacity, which would cause cumulative offsite flood impacts should an equivalent loss of floodplain storage occur on other rural zoned properties within the floodplain
 - (iv) the local flooding solution is reliant on offsite channel improvement works on private properties, which do not form part of the application and would result in offsite impacts
 - (v) the development does not have formal stormwater discharge rights through to the Maroochy River because the drains are located on land not included in the development application, it relies on undertaking channel improvement works to drains and it is unclear whether any external entity has lawful rights to access the land to undertake such works.
 - (vi) the constructed waterbody does not meet the desired standards of the Environment and Liveability Strategy and Sunshine Coast Planning Scheme 2014
 - (vii) the Coastal Hazard Adaption Strategy identifies that erosion prone rural land (the northern portion of the proposed development) is intended to transition to wetland ecosystem services, which this development would prevent from occurring
 - (viii) Taking into consideration (i) to (vii) above, the proposed development would result in unacceptable hydrological impacts as indicated by the Environment and Liveability Strategy and Coastal Hazard Adaptation Strategy and the following assessment benchmarks of Sunshine Coast Planning Scheme 2014 as follows

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- a) *Strategic Framework, Theme 1: Settlement pattern, Element 1 – Character, lifestyle, and environment attributes (Specific outcomes) 3.3.2.1*
- b) *Strategic Framework, Theme 1: Settlement pattern, Element 2 – Growth management boundaries and land use categories (Specific outcomes) 3.3.3.1*
- c) *Strategic Framework, Theme 1 – Settlement pattern, Element 3 - Efficient and functional urban form (Specific outcomes) 3.3.4.1*
- d) *Strategic Framework, Theme 4 – Infrastructure and services, 3.6.1 (Strategic outcomes)*
- e) *Strategic Framework, Theme 10 – Natural hazards, Element 4 – Flooding (Specific outcomes) 3.10.5.1*
- f) *Flood hazard overlay code, Overall Outcomes 2(a), 2(b), 2(c) and 2(e) and Table 8.2.7.3.2 Performance Outcomes PO1, PO2, PO9 and*
- g) *Stormwater management code, Overall Outcomes 2(a), 2(b) and 2(c), and Table 9.4.6.3.1 Performance Outcomes PO2, PO3, PO18, PO19, PO20, PO21 and PO22.*
- (ix) *the development proposes building heights on the subject land which exceed those identified as code assessable development on the site and there is no certainty about the resultant development outcome for the site*
- (x) *the development does not include appropriate open space areas as the preliminary approval is devoid of detail*
- (xi) *the proposed development does not provide suitable agricultural buffers to Important agriculture areas and Class A and B good quality agricultural land*
- (xii) *the size of the Local Centre precinct is oversized for the proposed scale and gross leasable floor area identified for the Local Centre*
- (xiii) *Taking into consideration (ix) to (xii) above, the proposed development would result in unacceptable built form outcomes as it facilitates various forms of development of a height, scale, and form, which is inconsistent with the planned amenity and character for the subject land and the locality as indicated by the following assessment benchmarks of Sunshine Coast Planning Scheme 2014:*
 - a) *Strategic Framework, Theme 1 – Settlement pattern, Element 1 – Character, lifestyle, and environment attributes (Specific outcomes) 3.3.2.1*
 - b) *Strategic Framework, Theme 1 – Settlement pattern, Element 3 - Efficient and functional urban form (Specific outcomes) 3.3.4.1*
 - c) *Strategic Framework, Theme 2 – Economic Development, Element 2 – Sunshine Coast activity centre network (Specific outcomes) 3.4.3.1*
 - d) *Strategic Framework, Theme 4 – Infrastructure and services, 3.6.1 (Strategic outcomes)*
 - e) *Strategic Framework, Theme 6 – Community identity, character and social inclusion, Element 1 – Landscape elements and features (Specific outcomes)*

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3.8.2.1

- f) *Strategic Framework, Theme 6 – Community identity, character and social inclusion, Element 2 – Sub-tropical character and locally responsive design (Specific outcomes) 3.8.3.1*
- g) *Height of buildings and structures overlay code, Overall Outcomes 2(a), 2(b), 2(c) and 2(e) and Table 8.2.8.3.1 Performance Outcomes PO1*
- h) *Scenic amenity overlay code, Overall Outcomes 2(a)(i) and 2(a)(iv), and Table 8.2.12.3.1 Performance Outcomes PO1 and PO6*
- i) *Low density residential zone code, Overall Outcomes 2(f), 2(g), 2(h), 2(i) 2(k), 2(l) and 2(m)*
- j) *Medium density residential zone code, Overall Outcomes 2(d), 2(e), 2(g), 2(h), 2(i), 2(j), 2(k), 2(m), 2(o) and 2(q)*
- k) *Local centre zone code, Overall Outcomes 2(a), 2(b), 2(d), 2(e), 2(f), 2(h), 2(i), 2(m), 2(o) and 2(t)*
- l) *Reconfiguring a lot code, Overall Outcomes 2(c) (iii), (iv), (vi), and Table 9.4.4.3.1 Performance Outcomes PO1, PO2, PO3, PO11, PO18, PO19 and PO20*
- m) *Nuisance code, Overall Outcomes 2(a)(ii) and 2(c), and Table 9.4.3.3.1 Performance Outcomes PO9 and PO10 and*
- n) *Works, services and infrastructure code, Overall Outcomes 2(b) and 2(h), and Table 9.4.11.3.1 Performance Outcomes PO11, PO13, PO14.*
- (xiv) *The development application:*
 - a) *seeks only a Preliminary Approval under s.61 of the Planning Act 2016 to vary the effect of the Sunshine Coast Planning Scheme 2014 by way of a level of assessment table which identifies a broad range of uses including by reference to height and the "assessment criteria" for such uses*
 - b) *includes plans which are indicative only and*
 - c) *does not properly identify a part of the development application that is a material change of use.*
- (xv) *The development application proposes variations to Sunshine Coast Planning Scheme 2014 which would unacceptably affect rights of submitters for subsequent development applications, in circumstances where:*
 - a) *there is insufficient detail associated with future development of the subject land, including in relation to:*
 - (1) *the nature and extent of uses which would be facilitated on the subject land*
 - (2) *the impacts of uses which would be facilitated on the subject land*
 - (3) *the need for the range of uses which would be facilitated on the subject land and*

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(4) assessment benchmarks for the range of uses to be facilitated by the development application and

(xvi) the development application's identification of various forms of commercial development as accepted (with requirements) and code assessable development would alter the development assessment and decision-making criteria applicable for such development under the Planning Act 2016 and would exclude proper assessment of future development applications against the Strategic Framework.

(xvii) The development application seeks to vary the effect of Sunshine Coast Planning Scheme 2014 in circumstances where it has not been demonstrated that the variations sought are in the public interest. In particular:

- a) it has not been demonstrated that the size and location of the precincts and zones are appropriate for the development identified in the development application
- b) it has not been demonstrated that there is a need for development of the subject land for the Childcare centre identified in the development application and
- c) approval of the development application would unacceptably affect rights of submitters for subsequent development applications in the manner identified herein.

(xviii) There are no relevant matters which would support an approval of the development application.

(xix) An approval of the development application would be contrary to, and not advance, the purpose of the Planning Act 2016.

For: Councillor R Natoli, Councillor J Broderick, Councillor T Burns, Councillor J Natoli, Councillor W Johnston, Councillor C Dickson, Councillor E Hungerford, Councillor T Bunnag, Councillor M Suarez and Councillor D Law.

Against: Councillor T Landsberg.

Carried.

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8.9 APPLICATION FOR MINOR CHANGE TO PRELIMINARY APPROVAL FOR MATERIAL CHANGE OF USE OF PREMISES, INCLUDING A VARIATION REQUEST, TO VARY THE EFFECT OF THE SUNSHINE COAST PLANNING SCHEME 2014 – TWIN WATERS WEST RESIDENTIAL COMMUNITY

File No: MCU23/0113.01
Author: Development Planner
 Customer & Planning Services Group
Appendices: App A - Changes to Conditions of Approval
Attachments: Att 1 - Detailed Assessment Report
 Att 2 - Energex Affected Entity Response
 Att 3 - Approved Plans Package (MCU23/0113)

NOTIFICATION OF INTEREST

In accordance with s150EQ(3)(b) of the *Local Government Act 2009* Councillor R Natoli gave notice of a Declarable Conflict of Interest.

I, Councillor Rosanna Natoli, notify that I have a Declarable Conflict of Interest in Item 8.9 Application for minor change to preliminary approval for Material Change of Use of premises, including a variation request, to vary the effect of the Sunshine Coast Planning Scheme 2014 – Twin Waters West Residential Community to be considered at the Ordinary Meeting on 21 November 2024 due to:

Having a close personal friendship with two submitters to the item being discussed. The two submitters are Ms Helen Truscott and Mr Peter Shane Truscott. My relationship with Mr and Ms Truscott extends beyond a purely social friendship, they supported me as volunteers during my election campaign. In addition, I have a social friendship with the following submitters: Mr John McNamara, Ms Amber James and Mrs Marjolein Gurry, whom I have known for more than a decade. I also have a professional acquaintance with Ms Wendy Roe through her organisation of the Wearable Art Festival which I have MCed in the past.

Councillor R Natoli informed the Meeting that she would voluntarily not participate in the decision and would leave the place at which the meeting was being held, including any area set aside for the public and stayed away while the matter was considered and voted on.

The Mayor vacated the Chair at this time.

The Deputy Mayor took the Chair at this time.

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NOTIFICATION OF INTEREST

In accordance with s150EQ(3)(b) of the *Local Government Act 2009* Councillor J Natoli gave notice of a Declarable Conflict of Interest.

I, Councillor Giuseppe (Joe) Antonio Natoli, notify that I have a Declarable Conflict of Interest in Item 8.9 Application for minor change to preliminary approval for Material Change of Use of premises, including a variation request, to vary the effect of the Sunshine Coast Planning Scheme 2014 – Twin Waters West Residential Community to be considered at the Ordinary Meeting on 21 November 2024.

My Declarable Conflict Of Interest arises because Mayor Rosanna Natoli – who is a related party of mine, due to her being my spouse – has notified a Declarable Conflict of Interest in the matter due to having a close personal friendship with two submitters to the item being discussed. The two submitters are Ms Helen Truscott and Mr Peter Shane Truscott who supported Mayor Natoli as volunteers during her election campaign. I know them but they did not provide assistance with my election campaign.

In addition, I know the following submitters: Mr John McNamara, Ms Amber James, Mrs Marjolein Gurry and Ms Wendy Roe, but none have contacted me to discuss this item.

In consideration of my Declarable Conflict of Interest, I am of the opinion that I can participate in the discussion and vote on the matter and in doing so my participation will not lead to a decision that is contrary to the public interest. Further I acknowledge the eligible Councillors must by resolution, decide my participation or otherwise in making a decision on the matter.

In accordance with s150ES(3)(b) of the *Local Government Act 2009* the eligible Councillors were required to decide whether Councillor J Natoli may participate in a decision in relation to agenda item 8.9, including by voting on the matter.

Council Resolution

Moved: Councillor W Johnston

Seconded: Councillor C Dickson

In accordance with s150ES(3)(b)(ii) of the Local Government Act 2009 Councillor J Natoli must not participate the discussions, or decisions relating to Agenda Item 8.9 and must leave the place at which the meeting is being held, including any area set aside for the public and stay away from the place while the eligible councillors discuss and vote on the matter.

Carried unanimously.

In accordance with s150ET(2) of the *Local Government Act 2009*, Councillor J Natoli was not eligible to vote, and did not vote on this matter.

Councillor R Natoli was absent for the vote on this matter.

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Council Resolution (OM24/112)

Moved: Councillor T Bunnag

Seconded: Councillor C Dickson

That Council:

- (a) *receive and note the report titled "Application for minor change to preliminary approval for Material Change of Use of premises, including a variation request, to vary the effect of the Sunshine Coast Planning Scheme 2014 – Twin Waters West Residential Community" and*
- (b) *approve Application No. MCU23/0113.01, situated at De Vere Road, 230 Godfreys Road, 232 - 284 Godfreys Road, Settlers Park Ocean Drive and 581-593 David Low Way, Pacific Paradise and 23 Stillwater Drive, Twin Waters and grant a Changed Preliminary Approval for Material Change of Use of Premises (including a Variation Request to vary the effect of the Sunshine Coast Planning Scheme 2014) for Residential, Business, Community, and Sport & Recreation uses subject to the amendments made to conditions of approval identified in Appendix A.*

For: Councillor J Broderick, Councillor T Landsberg, Councillor T Burns,
Councillor C Dickson, Councillor E Hungerford, Councillor T Bunnag,
Councillor M Suarez and Councillor D Law.

Against: Councillor W Johnston.

Carried.

Councillor R Natoli and Councillor J Natoli were absent for the discussion and vote on this item.

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8.10 PROPOSED PLANNING SCHEME POLICIES

File No: F2020/82841

Author: Principal Strategic Planner
Customer & Planning Services Group

Attachments: Att 1 - List of Proposed Planning Scheme Policies

Council Resolution (OM24/113)

Moved: Councillor W Johnston

Seconded: Councillor C Dickson

That Council:

- (a) *receive and note the report titled "Proposed Planning Scheme Policies"*
- (b) *decide to make planning scheme policies under the Planning Act 2016 and Minister's Guidelines and Rules to support the proposed planning scheme and*
- (c) *delegate authority to the Chief Executive Officer to prepare and progress the proposed planning scheme policies under the Planning Act 2016 and Minister's Guidelines and Rules.*

Carried unanimously.

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8.11 OCTOBER 2024 FINANCIAL PERFORMANCE REPORT

File No: Council Meetings

Author: Coordinator Financial Services
Business Performance Group

Attachments: Att 1 - October 2024 Financial Performance Report
Att 2 - October 2024 Capital Grant Funded Project Report

Council Resolution (OM24/114)

Moved: Councillor E Hungerford

Seconded: Councillor W Johnston

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

Carried unanimously.

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8.12 2023-24 FINANCIAL STATEMENTS AND COMMUNITY FINANCIAL REPORT

File No: Council Meetings

Author: Coordinator Financial Accounting
Business Performance Group

Attachments: Att 1 - Independent Auditors Report and Certified General Purpose Financial Statements 2023-24
Att 2 - Queensland Audit Office Final Management Letter 2023-24
Att 3 - Community Financial Report 2023-24
Att 4 - SunCentral Maroochydore Pty Ltd 2023-24 Annual Report
Att 5 - Sunshine Coast Events Centre Pty Ltd Audited Financial Statements 2023-24
Att 6 - Sunshine Coast Arts Foundation Ltd Annual Report 2023-24

Council Resolution (OM24/115)

Moved: Councillor E Hungerford

Seconded: Councillor J Broderick

That Council:

- (a) *receive and note the report titled "2023-24 Financial Statements and Community Financial Report" and*
- (b) *note that the 2023-24 Community Financial Report, 2023-24 Financial Statements and associated financial information will be included as Section 4 of Council's 2023-24 Annual Report.*

Carried unanimously.

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8.13 AUDIT COMMITTEE MEETING 29 OCTOBER 2024

File No: Council Meetings

Author: Manager Audit, Assurance and Risk Advisory Services
Civic Governance

Appendices: App A - Minutes of the Audit Committee meeting of 29 October 2024

Council Resolution (OM24/116)

Moved: Councillor J Broderick

Seconded: Councillor E Hungerford

That Council:

- (a) receive and note the report titled "Audit Committee Meeting 29 October 2024" and
- (b) endorse the Minutes of the Audit Committee meeting of 29 October 2024 at Appendix A to this report.

Carried unanimously.

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9 NOTIFIED MOTIONS

NIL

10 TABLING OF PETITIONS

10.1 PETITION - DULONG & IMAGE FLAT QUARRIES

Council Resolution (OM24/117)

Moved: Councillor D Law

Seconded: Councillor C Dickson

That the petition tabled by Councillor D Law relating to Dulong and Image Flat Quarries requesting to cease Expression of Interest process be received and referred to the Chief Executive Officer to determine appropriate action.

Carried unanimously.

10.2 PETITION - SUPPORT FOR DEVELOPMENT APPLICATION MCU24/0113

Council Resolution (OM24/118)

Moved: Councillor M Suarez

Seconded: Councillor T Bunnag

That the petition tabled by Councillor M Suarez relating to support by Sunshine Coast Model Flyers Club for Development Application MCU24/0113 be received and referred to the Chief Executive Officer to determine appropriate action.

Carried unanimously.

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11 CONFIDENTIAL SESSION

CLOSURE OF THE MEETING TO THE PUBLIC

Council Resolution

Moved: Councillor C Dickson

Seconded: Councillor W Johnston

That the meeting be closed to the public pursuant to s254J(3)(g) of the Local Government Regulation 2012 to consider the following items:

11.1 Confidential - Not for Public Release - Strategic Land Acquisition – Wootha.

Carried unanimously.

RE-OPENING OF THE MEETING TO THE PUBLIC

Council Resolution

Moved: Councillor C Dickson

Seconded: Councillor E Hungerford

That the meeting be re-opened to the public.

Carried unanimously.

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11.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - STRATEGIC LAND ACQUISITION - WOOTHATHA

File No: Council Meetings
Authors: Coordinator Biodiversity & Waterways
 Liveability & Natural Assets Group
 Head of Property Management
 Business Performance Group

The Chief Executive Officer recommended this report be considered confidential in accordance with Section 254J (3) (g) of the *Local Government Regulation 2012* as it contains information relating to negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

The report is confidential in respect to the content and timeframes of negotiations with the landowners and recognising that, until Council makes a decision and the sale contracts are executed, the acquisition has no certainty.

Public disclosure at this time would potentially impact adversely on the finalisation of a current negotiation process and Council's ability to secure the land parcels at a price that represents the best value for the ratepayers of the region.

The report contains a recommendation to release details relating to the site location and price of the acquisitions once negotiations have been finalised and the transfer of the property title has been registered with the Titles Registry.

Council Resolution (OM24/119)

Moved: Councillor T Burns
Seconded: Councillor W Johnston

That Council:

- (a) *delegate authority to the Chief Executive Officer to enter into negotiations, execute all documentation and finalise the acquisition of the identified properties in Woothatha, and*
- (b) *authorise the Chief Executive Officer to publicly release details relating to the site location and contract price for the identified strategic properties once the negotiations have been finalised and the transfer of ownership of land has been registered with the Titles Registry.*

Carried unanimously.

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12 NEXT MEETING

The next Ordinary Meeting will be held on 12 December 2024 in the Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore

13 MEETING CLOSURE

The meeting closed at 5:28pm.

Confirmed 12 December 2024.



CHAIR

Appendix A – Conditions of Approval

APPLICATION DETAILS

Application No: MCU24/0136
Street Address: 211 Sippy Downs Dr SIPPY DOWNS QLD 4556
Real Property Description: Lot 3 SP 278406
Planning Scheme: Sunshine Coast Planning Scheme 2014 (23 Jan 2024)

APPROVAL DETAILS

Nature of Approval: Approval with conditions
Type of Approval: Development Permit for Material Change of Use of Premises to Establish a Car Wash

CURRENCY PERIOD OF APPROVAL

Unless lawfully extended, the currency period for this development approval is 6 years starting the day that this development approval first took effect (Refer to Section 85 “Lapsing of approval at end of currency period” of the *Planning Act 2016*).

INFRASTRUCTURE

Unless otherwise specified, all assessment manager conditions of this development approval relating to the provision of infrastructure are non-trunk infrastructure conditions for Chapter 4 of the *Planning Act 2016*.

ASSESSMENT MANAGER CONDITIONS

PLANNING

When Conditions Must Be Complied With

1. Unless otherwise stated, all conditions of this development approval must be complied with prior to the use commencing, and then compliance maintained at all times while the use continues.

Approved Plans

2. Development authorised by this approval must be undertaken generally in accordance with the Approved Plans listed within this development approval.

Building Height

3. The maximum height of the development must not exceed 15m above natural ground level.

Street Identification

4. The street address of the development must be clearly visible and discernible from the primary frontage of the site by the provision of a street number.
5. The vehicle entry to the development from Sippy Downs Drive must be clearly visible and discernible from the frontage of the site by the provision of ground signs.

Building Appearance

6. The approved building must be constructed such that it incorporates the external design features as shown on the Approved Plans and/or subsequent Council endorsed detailed design drawings, with no inclusions or future alternations being made without approval in writing by Council.
7. All mechanical equipment and other service infrastructure located on the site must be fully enclosed or screened such that they are not visible from the street frontage/s, other public space, or adjoining properties.

Fencing and Walls

8. Any security fencing provided along the frontage of the site must be located behind and screened by landscaping with a minimum width of 2m.
9. Any security fencing provided along the frontage of the site must be at least 70% transparent.

Public Safety

10. All frontage glazing must be protected against unlawful entry by the use of a form of safety glass such as toughened or laminated glass. All other windows provided at the ground floor must include toughened or laminated glass, or security screens.
11. Vandal proof materials and anti-graffiti paint must be used in the building construction.
12. Signs must be provided and located to direct people to entries and exits and to parking spaces within the site. Public parking areas must be clearly designated as such and have clearly defined access points.
13. During operating hours, all building entrances, parking areas, pedestrian areas and loading docks must be well lit with vandal resistant lighting and with intensities to

satisfy the requirements of *AS1158 – Lighting for Roads and Public Spaces* and the *Sunshine Coast Public Lighting Plan*. Lighting must be directed onto the site or building and away from neighbouring sites. Lighting must be designed to reduce the contrast between shadows and well-lit areas.

ENGINEERING

Property Access and Driveways

14. A sealed access driveway/apron must be provided from Easement I SP301169 and Easement A SP308422 to all parking and manoeuvring areas of the development. The works must be undertaken in accordance with an operational works approval and must include in particular:
 - (a) Line marking and signage to identify a minimum 3.5m wide 'through traffic lane' between the entry to Easement I SP301169 the exit from Easement A SP308422, and signage to notify drivers that vehicles are not permitted to park, stand or queue in the 'through traffic lane'.
 - (b) Provision of safe pedestrian sight triangle truncations to features adjacent to the exit driveway from Easement A SP308422.

On-site Parking

15. A minimum of three (3) staff car parking spaces must be provided and marked on the site and made available and accessible at all times while the use is open for business. The works must be undertaken in accordance with an operational works approval and must include in particular:
 - (a) Dimensions, crossfalls and gradients in accordance with *AS2890 - Parking facilities*.
16. All on-site parking areas and access driveways must be maintained exclusively for vehicle parking and manoeuvring and kept in a tidy and safe condition at all times.

Service Vehicles

17. Service vehicle parking, manoeuvring and standing spaces must be provided on the site. The works must be undertaken in accordance with an operational works approval and *AS2890.2 - Off-street commercial vehicle facilities* and must include in particular:
 - (a) WCV access and loading space; and,
 - (b) One (1) SRV parking space.

Utility Services

18. Underground reticulated electricity must be provided to the site in accordance with the requirements of the service provider. The applicant must either provide a Certificate for Electrical Supply or apply for a further operational works approval, where Contestable Works are required.

19. An underground connection to reticulated water and sewerage must be provided to the development site in accordance with the standards and requirements of Northern SEQ Distributor–Retailer Authority (Unitywater).

Stormwater Drainage

20. The site must be provided with a stormwater drainage system connecting to a lawful point of discharge. The works must be undertaken in accordance with an operational works approval and the Queensland Urban Drainage Manual, and must include in particular:
 - (a) The works described in Section 6 of the Stormwater Management Report listed in this development approval.
 - (b) Extension of the site stormwater system to accommodate stormwater from Lot 2 SP278406, including registration of drainage easements.
 - (c) The use of gravity stormwater drainage and not surcharge pits.

Stormwater Quality Management

21. A stormwater quality treatment system must be provided for the development. The works must be undertaken in accordance with an operational works approval, and include stormwater quality treatment devices of a size and location generally in accordance with those shown in Section 5 of the Stormwater Management Report listed in this development approval.
22. All stormwater quality treatment devices must be maintained in accordance with the Water by Design (2009) – Maintaining Vegetated Stormwater Assets (Version 1). A copy of this document must be retained on the site together with the approved Operational Works drawings for the stormwater quality treatment system and a detailed life cycle costing of the system attached as an addendum. Records of all maintenance activities undertaken must be kept and made available to Council upon request.
23. Permanent educational signage* must be erected to educate the customers to the development about the function of the bioretention device(s). The dimensions, standard, presentation, and location of the educational signage must be in accordance with an operational works approval.

Acid Sulfate Soils

24. An acid sulfate soils investigation must be undertaken in accordance with Council's *Planning scheme policy for the acid sulfate soils overlay code*. Where the investigation identifies acid sulfate soils that require management, all works must be carried out in accordance with an acid sulfate soil and groundwater management plan (or part thereof) prepared by a qualified person and endorsed through an operational works approval.

25. All waters, including stormwater runoff, groundwater seepage and leachate from acid sulfate soils must achieve the following quality prior to release from the site:
 - (a) a pH range of 6.5-8.5 pH units.
 - (b) 50mg/L maximum total suspended solids concentration.
 - (c) 0.3mg/L maximum total iron concentration.
 - (d) 0.2mg/L maximum total aluminium concentration.
 - (e) No visible plume at either the point of release from the site or within a waterway.

Easements

26. A minimum 2.0m wide inter-allotment easement for drainage purposes must be registered against the title of the property in favour of Lot 2 SP278406 over the proposed stormwater conveyance path from the edge of Easement A SP308422 to the road reserve at the connection to Council's drainage system at the Sippy Downs Drive frontage.
27. Unless otherwise agreed in writing by the relevant service provider, any public or third-party infrastructure located on the subject site must be placed within an easement registered against the title of the property.
28. All easements must be designed in accordance with the planning scheme and granted at no cost to the Grantee. Where the Grantee is Council or a service authority, the easement documentation must be in accordance with the Grantee's standard easement terms. Draft easement documentation must be submitted to Council for endorsement.
29. All works must be kept clear of any existing or proposed easements on the subject land, unless agreed otherwise in writing by the Grantee.

LANDSCAPING

Landscape Works

30. The development site must be landscaped. The works must be undertaken in accordance with an operational works approval and must include in particular:
 - (a) The works shown on the Approved Plans.
 - (b) A landscape materials palette in accordance with Council's *Planning scheme policy for Sippy Downs Town Centre*.
 - (c) Frontage landscaping varying in width (2.4m to 8m) in accordance with that proposed on the approved Landscape Concept Plan Revision C.
 - (d) A minimum 4m wide landscape strip where interfacing with Easement A.
 - (e) A minimum 700mm wide landscape strip along the eastern boundary.
 - (f) Provision of 9 x 25 litre *Lophostemon confertus* street trees within the road reserve at average 8m centres in accordance with the conditions of this development approval.
 - (g) Landscaping of the approved driveway and car parking area in accordance with the conditions of this development approval.

- (h) Vegetated screening of all service infrastructure including electrical transformers, mechanical plant, and bin storage areas.
 - (i) Densely planted landscaping to site boundaries.
- 31. All landscape works must be established and maintained in accordance with the approved design for the life of the development, and in a manner that ensures healthy, sustained, and vigorous plant growth. All plant material must be allowed to grow to full form and be refurbished when its life expectancy is reached.
- 32. The landscaped frontage area specified in the conditions of this development approval must be:
 - (a) Wholly located within the site and at grade to the verge.
 - (b) Unencumbered by infrastructure items such as car parking, washdown bays and pathways, other than a single pedestrian path.
 - (c) Located in front (roadside) of any site retaining or fencing.
 - (d) Established and maintained for the purposes of screening and integrating built form and providing shade and amenity to the street frontage.
- 33. The street tree landscaping specified in the conditions of this development approval must:
 - (a) Be located 1m roadside of the footpath.
 - (b) Be provided to meet the intent of shading the road verge to 80% at maturity.
 - (c) Be provided with a drainage connection to the tree pit and structured soils if individually planted.
 - (d) Comply with AS2303 - *Tree stock for landscape use*.
- 34. Landscaping for car parking and driveways specified in the conditions of this development approval must:
 - (a) Incorporate shade trees at a rate of 1 tree per every 4 car parks.
 - (b) Be designed to incorporate:
 - (i) Shade trees in concave profile planting area.
 - (ii) Drainage of uncontaminated hard surface areas to landscape areas.
 - (iii) Edge of hardstand finished at wheel stop.
 - (iv) Planting of low species past the wheel stop (under vehicle overhang).

ENVIRONMENTAL HEALTH

Environmental Performance

- 35. Automatic mechanical carwash facilities must be designed to collect, treat, and recycle wastewater for reuse.
- 36. All unrecyclable wastewater and liquid wastes associated with the use must be disposed of to the reticulated sewerage system or be disposed of off-site to an approved waste disposal facility*.
**(Refer to Advisory Note)*

37. Contaminants or contaminated water must not be directly or indirectly released to surface water or groundwater at or outside the site, except for:
 - (a) uncontaminated overland stormwater flow, or
 - (b) uncontaminated stormwater to the stormwater system.
38. Materials and equipment must be available on site to adequately contain and clean up spills of potentially polluting materials. An inventory of all clean up and containment materials and equipment, and documented emergency response and clean up procedures, must be kept on site.
39. Maintenance and cleaning of equipment (including vehicles and plant) must be carried out in an area where contaminants cannot be released into stormwater drainage, a roadside gutter, a water or onto unsealed ground.
40. The release of noxious or offensive odours or any other noxious or offensive airborne contaminants resulting from the use must not cause a nuisance at any nuisance sensitive or commercial place.
41. All chemical packages and tank storages (including, but not limited to, oil or waste oil, paint, lacquers, thinners, adhesives, and cleaning solvents) must be banded in accordance with the following:
 - (a) For tanks, the capacity of the bund must be sufficient to contain at least one hundred and ten percent (110%) of the largest storage tank plus ten percent (10%) of the second largest tank within the bund.
 - (b) For package storages, the capacity of the bund must be sufficient to contain at least one hundred percent (100%) of the largest container plus twenty-five percent (25%) of the total storage capacity.
 - (c) All bunding must be constructed of materials which are impervious to the materials stored.

Waste Management

42. Refuse storage, removal and collection facilities must be provided in accordance with the Approved Plans and the following:
 - (a) Provision of a minimum bulk bin volume of 1100L for general waste, and 1100L recyclable waste for the development.
 - (b) Collection by service vehicles in a safe, efficient and unobstructed manner.
 - (c) Provision of a functionally accessible communal hardstand impervious area for the permanent storage location and service collection of all bulk bins.
 - (d) Maintain continued responsibility of the body corporate, or an equivalent site management entity, to maintain access to the waste contractor to the bin store.
 - (e) Provision of a 1.8m high purpose built enclosure to the bin storage and collection area/s, which is screened from the street and adjoining properties by landscaping.
 - (f) Provision of a readily accessible wash-down area in the vicinity of the permanent bin storage area fitted with a hose-cock, bin roll over bund, and drain connected to the sewer that has a stormwater catchment area of no more than 1m².

Acoustic Amenity

43. Noise from the development must not:
- (a) For noise that is continuous noise measured by $L_{A90,T}$, be more than nil dB(A) greater than the existing acoustic environment measured by $L_{A90,T}$ at a sensitive land use,
 - (b) For noise that varies over time measured by $L_{Aeq,adj,T}$, be more than 5dB(A) greater than the existing acoustic environment measured by $L_{A90,T}$ at a sensitive land use.
- *(Refer to Advisory Note)

Note: Measurements must be in accordance with AS1055.1 - Acoustics – Description and measurement of environmental noise – General procedures. Measurements must be adjusted for tonality and impulsiveness where required, where attenuation is applied for inside to outside calculations, a maximum of 5 dB(A) only is to be applied (i.e. assumed windows fully open).

44. Any mechanical plant and equipment* must be designed, located, and attenuated such that noise measured by $L_{Aeq,adj,T}$ does not exceed the Rating Background Level (tenth percentile) plus 3 dBA at a sensitive land use internal and external to the development site. This condition does not authorise Environmental Nuisance as defined under the *Environmental Protection Act 1994*.
- *(Refer to Advisory Note)

NOTE: $L_{Aeq,adj,T}$ is the A-weighted equivalent continuous sound pressure level during measurement time T, adjusted for tonal and impulsive noise characteristics, where T is Day (7am to 6pm): 11hr, Evening (6pm to 10pm): 4hr, Night (10pm to 7am): 9hr. Measurements must be in accordance with AS1055 - Acoustics – Description and measurement of environmental noise. Measurements must be adjusted for tonality and impulsiveness where required. Where attenuation is applied for inside to outside calculations, a maximum of 5 dB(A) only is to be applied (i.e. assumed windows fully open).

45. Certification, based on operational noise compliance testing must be submitted to Council from a qualified person* that all mechanical plant and equipment noise complies with the noise criteria listed within this development approval. Certification must include a report prepared by a qualified person* which includes operational noise compliance verification testing results, and specify the location, type and operating scenario of all mechanical plant and equipment included in the compliance testing. Certification is required prior to commencement of the approved use.
- *(Refer to Advisory Note)

46. Any grills or metal plates subject to vehicular traffic on the site must be suitably acoustically dampened to prevent noise impacts on surrounding sensitive land uses.

Lighting Devices

47. Lighting associated with the use must be designed, sited, installed and tested to comply with Table 3.2 & 3.3 of AS4282 - *Control of the obtrusive effects of outdoor lighting*.
48. Under canopy and car park lighting must include shields to direct light away from sensitive land uses at an appropriate angle to avoid direct line of sight to luminaires.
49. Certification must be submitted to Council from a qualified person* that all lighting devices comply with the requirements of this development approval.
*(Refer to Advisory Note)

REFERRAL AGENCIES

Not applicable.

DEVELOPMENT PLANS

The following development plans are Approved Plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
CD-A01	B	Site Plan, prepared by Andrew Bock Architecture	16/05/2024
CD-D01	E	Ground Floor Plan, prepared by Andrew Bock Architecture	24/08/2024
CD-D02	B	Upper Floor Plan, prepared by Andrew Bock Architecture	14/08/2024
CD-D03	B	Roof Plan, prepared by Andrew Bock Architecture	14/08/2024
CD-D04	A	Ground Floor Plan - Simplified, prepared by Andrew Bock Architecture	24/08/2024
CD-D05	A	Ground Floor Part Plan 01, prepared by Andrew Bock Architecture	24/08/2024
CD-E01	B	East and North Elevations, prepared by Andrew Bock Architecture	24/04/2024
CD-E02	B	West and South Elevations, prepared by Andrew Bock Architecture	24/04/2024
CD-F01	B	Sections AA and BB prepared by Andrew Bock Architecture	14/08/2024
CD-F02	A	Sections CC and DD, prepared by Andrew Bock Architecture	24/04/2024
CD-X01	B	3D Visuals, prepared by Andrew Bock Architecture	24/08/2024
CD-X02	B	3D Visuals, prepared by Andrew Bock Architecture	14/08/2024
CD-X03	B	3D Visuals, prepared by Andrew Bock Architecture	14/08/2024
23066 SD-2	C	Landscape Concept Plan, prepared by Project Urban and annotated by SCC	30/05/2024

REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

Referenced Documents

Document No.	Rev.	Document Name	Date
0095 (SWM)	-	Stormwater Management Report, prepared by SCG	28/05/2024

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

Aboriginal Cultural Heritage Act 2003

- There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003*. The ACH Act establishes a cultural heritage duty of care which provides that:

"A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage." It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land Court, and the Minister administering the Act can also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage.

You should contact the Cultural Heritage Unit on 07 3247 6212 to discuss any obligations under the ACH Act.

Equitable Access and Facilities

- The plans for the proposed building work have NOT been assessed for compliance with the requirements of the *National Construction Code - Building Code of Australia (Volume 1)* as they relate to people with disabilities. Your attention is also directed to the fact that in addition to the requirements of the National Construction Code as they relate to people with disabilities, one or more of the following may impact on the proposed building work:
 - the *Disability Discrimination Act 1992 (Commonwealth)*
 - the *Anti-Discrimination Act 1991 (Queensland)*
 - the *Disability (Access to Premises – Buildings) Standards*.

Easements and Future Works over External Land

3. Should the approved development necessarily require easements or works to be undertaken over land external to the site, including crane overhang into neighbouring airspace, Council recommends that easement, access agreements and works requirements are negotiated with the relevant land owner/s prior to advancing to detailed design stages of the development to avoid unexpected costs or delays. To discuss easement or works requirements over Council owned or controlled land, please liaise directly with Council's Property Management Unit and note that compensation may be payable.

Other Laws and Requirements

4. This approval relates to development requiring approval under the *Planning Act 2016* only. It is the applicant's responsibility to obtain any other necessary approvals, licences or permits required under State and Commonwealth legislation or Council local law, prior to carrying out the development. Information with respect to other Council approvals, licences or permits may be found on the Sunshine Coast Council website (www.sunshinecoast.qld.gov.au). For information about State and Commonwealth requirements please consult with these agencies directly.

Restriction on Building Approval until all other Permits are Effective

5. Pursuant to the statutory provisions of the Building Act, a private building certifier must not grant any building development approval related to this development until all necessary development permits for the development (including, for example, operational works approvals) have taken effect under the *Planning Act 2016*. This legislative requirement is critical to ensure that a private certifier's approval about a component of the development is consistent with the assessment managers' decisions on other aspects of the overall development.

Infrastructure Charges

6. Infrastructure charges, determined in accordance with Council's Infrastructure Charges Resolution, apply to this development approval. The Infrastructure Charges Notice, for Council's proportion of the infrastructure charge, has been issued. Unitywater may issue an Infrastructure Charges Notice for their proportion of the infrastructure charge.

Co-ordination of Operational Works

7. Additional application fees apply to operational work applications where the different aspects of the works are lodged separately. Significant savings in application fees will result if all works are lodged in a single application.

Pre-Design Meeting Services

8. Council offers a pre-design meeting service specifically for operational works applications. Applicants are encouraged to utilise this service prior to the submission of their operational works application to ensure that their application is not held up by avoidable design issues. It is anticipated that the pre-design meeting will ultimately assist in fast tracking the assessment of an operational works application once it is lodged with Council as a result of design and application issues being resolved or substantially resolved prior to the application being submitted. For more information on this service or to book a pre-design meeting please visit Council's website or contact (07) 5475 PLAN.

Building and Construction Industry (Portable Long Service Leave) Levy ("Qleave")

9. The QLeave levy must be paid prior to the issue of a Development Permit for Operational Works where required. Council will not be able to issue a development approval for operational works without receipt of details that the Levy has been paid. QLeave contact: 1800 803 491 (free call) or (07) 3212 6844.

Unitywater - Water and Sewerage Services

10. Where water and sewerage infrastructure is proposed to be constructed within an existing road reserve controlled by Council, a further consent approval for the alignment and extent of works will be required under Section 75 of the *Local Government Act 2009*. This consent must be obtained prior to any water and sewerage related works occurring within the road reserve. The consent request must be submitted in the approved form to Council's Infrastructure Services Department.

Preparation of a Preliminary Construction Management Plan

11. A preliminary construction management plan must be submitted with the operational works application and must address the following:
 - (a) appropriate traffic signage in accordance with the *Manual of Uniform Traffic Control Devices (MUTCD)*.
 - (b) provision for safe pedestrian access across the frontage of the site both during daily construction and after daily construction has ceased.It is acknowledged that the preliminary construction management plan will be a draft document requiring finalisation upon appointment of the principal contractor employed to construct the works and a final document will be required to be submitted at the pre-start meeting for the project.

Bioretention Basin Educational Signage

12. Suggested wording for the permanent educational signage required by this development approval is as follows:

"BIORETENTION BASIN - This bioretention basin reduces the pollution of our waterways by reducing the amount of heavy metals, litter, suspended solids, and nutrients discharged to Mountain Creek".

Qualified Persons

13. For the purpose of preparing a landscape plan, a qualified person is considered to be a landscape architect, landscape designer and/or horticulturist with a minimum of five 5 years current experience in the field of landscape design.
14. For the purpose of certifying acoustic matters or treatments for the development, a qualified person is considered to be either:
 - (a) a Registered Professional Engineer of Queensland (RPEQ);
 - (b) an environmental consultant with a minimum of three (3) years current experience in the field of acoustics.
15. For the purpose of certifying lighting devices for the development, a qualified person is considered to be either:
 - (a) a Registered Professional Engineer of Queensland (RPEQ);
 - (b) an environmental or electrical design consultant with a minimum of three (3) years current experience in the field of outdoor lighting.

Noise - Fixed Plant and Equipment

16. Mechanical Plant and Equipment includes air-conditioning and condenser units, basement exhaust systems and discharge units, pool filtration units, spa filtration and blower units, refrigeration or heating units, pumps and generators, kitchen exhaust and discharge units. For the building design and construction of the approved use, the direction of a qualified person (acoustic consultant) will ensure the installation of fixed plant and equipment is suitably located and/or shielded to avoid nuisance being caused to sensitive land use, both internal and external to the development site. It is not intended that this condition regulates noise from mechanical plant and equipment in perpetuity. A noise impact assessment report prepared in accordance with the planning scheme policy for the Nuisance Code can assist in demonstrating achievement of this performance outcome.

Waste Management - On Property Servicing of Bulk Bins

17. The conditions of this approval contain detailed requirements regarding waste management storage and collection areas. Council is seeking to minimise existing long term problems associated with servicing of waste containers, specifically issues associated with bulk bins standing on road reserves, traffic issues, and Workplace Health & Safety considerations for the cleansing contractor. The purpose of the temporary bin storage embayment at the site frontage within the property boundary is to reflect:

- (a) the minimum requirements that must be achieved so as to conduct safe, efficient and unobstructed On-Property collection of bulk bins in accordance with the *Waste management code*, and
- (b) the minimisation of Workplace Health & Safety issues associated with manual handling of bulk bins by the cleansing contractor.

Trade Waste

- 18. Trade waste generated on-site is subject to Unitywater's Trade Waste Policy. The applicant is advised to contact Unitywater's Trade Waste Officer to determine trade waste requirements.

Development Compliance Inspection

- 19. Prior to the commencement of the use, please contact Council's Appeals Management and Compliance Unit to arrange a development compliance inspection.

Environmental Harm

- 20. *The Environmental Protection Act 1994* requires that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Contact Council or the Department of Environment & Heritage Protection for further information with respect to *Environmental Protection Act 1994* requirements.

PROPERTY NOTES

Not applicable.

VARIATION APPROVAL

Not applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Operational Work – Engineering Work (Stormwater and Parking) & Landscape Work
- Development Permit for Building Work (Building Certification)

SUBMISSIONS

There were 7 properly made submissions about the application. In accordance with the *Planning Act 2016*, the name, residential or business address, and electronic address of the principal submitter for each properly made submission is provided and attached.

INCONSISTENCY WITH EARLIER APPROVAL

Not applicable.

ENVIRONMENTAL AUTHORITY

Not applicable.

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

OTHER DETAILS

If you wish to obtain more information about Council's decision, please refer to the approval package for the application on Council's Development.i webpage at www.sunshinecoast.qld.gov.au, using the application number referenced herein.







Sunshine Coast Council - Total Statement of Income and Expense (i)

For Period Ending 30 June

	Adopted BR1	Adopted BR2	Forecast								
	2025 \$'000	2025 \$'000	2026 \$'000	2027 \$'000	2028 \$'000	2029 \$'000	2030 \$'000	2031 \$'000	2032 \$'000	2033 \$'000	2034 \$'000
Operating Revenue											
Gross Rates & Utility Charges	432,840	442,230	468,015	497,188	519,837	545,591	570,511	598,847	626,269	657,447	687,625
Interest from Rates & Utilities	790	790	806	822	838	855	872	890	907	926	944
Less Discounts, Pensioner Remissions	(6,022)	(6,022)	(6,233)	(6,476)	(6,703)	(6,964)	(7,208)	(7,489)	(7,751)	(8,053)	(8,335)
Net Rates & Utility Charges	427,607	436,998	462,588	491,534	513,973	539,482	564,176	592,247	619,425	650,320	680,234
Fees & Charges	77,152	76,550	79,997	83,928	87,548	91,678	95,640	100,158	104,493	109,438	114,183
Interest Received from Investments	14,883	12,870	11,583	11,003	10,453	10,453	10,453	10,453	10,453	10,453	10,453
Grants and Subsidies - Recurrent	17,339	17,407	16,129	16,129	16,129	16,129	16,129	16,129	16,129	16,129	16,129
Operating contributions	320	320	320	320	320	320	320	320	320	320	320
Unitywater Participation	52,500	52,500	54,443	54,443	56,300	56,300	56,300	56,300	56,300	56,300	56,300
Other Revenue	19,013	20,618	22,123	19,854	19,924	33,162	31,948	30,255	28,066	32,969	25,331
Internal Revenues	2,720	2,758	2,833	2,917	2,997	3,086	3,170	3,264	3,354	3,453	3,548
Total Operating Revenue	611,533	620,020	650,016	680,127	707,644	750,609	778,136	809,126	838,540	879,381	906,497
Operating Expenses											
Employee costs	186,404	189,597	185,448	191,820	197,527	214,341	218,278	221,368	227,649	244,592	254,821
Materials & Services	236,707	248,190	245,133	255,597	264,551	285,862	293,380	301,396	311,621	333,958	348,527
Finance Costs	13,284	13,124	13,574	14,090	14,793	14,883	15,136	15,226	14,368	13,292	12,242
Company Contributions	4,149	4,149	4,183	4,227	4,272	4,317	4,363	4,211	4,259	4,308	4,058
Depreciation	115,664	126,800	132,028	137,484	144,456	151,755	161,482	171,368	181,521	191,015	200,522
Other Expenses	29,630	30,365	31,094	31,840	32,604	33,387	34,188	35,009	35,849	36,709	37,590
Recurrent Capital Expenses	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Total Operating Expenses	589,838	616,224	615,460	639,058	662,203	708,545	730,827	752,577	779,267	827,874	861,760
Operating Result	21,696	3,796	34,555	41,069	45,441	42,064	47,309	56,550	59,274	51,507	44,737
Non-recurrent Revenue & Expenses											
Capital Revenue											
Capital Grants and Subsidies	43,238	54,663	20,097	20,670	9,271	7,486	7,704	4,799	7,486	7,486	7,486
Capital Contributions	33,629	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Contributed Assets	74,538	74,538	76,401	78,311	80,269	82,276	84,333	86,441	88,602	90,817	93,088
Total Capital Revenue	151,405	154,201	121,499	123,981	114,540	114,762	117,037	118,928	121,088	123,303	125,574
Non-recurrent Expenses											
Profit/Loss on disposal, revaluation & impairment	-	-	-	-	-	-	-	-	-	-	-
Movements in landfill and quarry provisions	(2,982)	(2,982)	(3,041)	(3,102)	(3,164)	(3,227)	(3,292)	(3,358)	(3,425)	(3,493)	(3,563)
Assets transferred to third parties	-	-	-	-	-	-	-	-	-	-	-
NET RESULT	170,119	155,016	153,013	161,949	156,817	153,599	161,054	172,120	176,937	171,317	166,748

Sunshine Coast Council - Total**Statement of Financial Position (ii)****For Period Ending 30 June**

	Adopted BR1	Adopted BR2	Forecast								
	2025 \$'000	2025 \$'000	2026 \$'000	2027 \$'000	2028 \$'000	2029 \$'000	2030 \$'000	2031 \$'000	2032 \$'000	2033 \$'000	2034 \$'000
Current Assets											
Cash & Investments	198,279	182,004	180,439	178,891	185,221	190,928	209,733	229,643	245,485	270,060	295,994
Trade and other receivables	22,218	22,648	23,728	25,094	26,180	27,414	28,608	29,963	31,275	32,765	34,207
Inventories	3,967	3,967	3,995	4,024	4,053	4,083	4,114	4,146	4,178	4,211	4,245
Other Financial Assets	53,550	53,544	54,883	56,255	57,662	59,103	60,581	62,095	63,648	65,239	66,870
Non-current assets classified as held for sale	-	-	-	-	-	-	-	-	-	-	-
Total Current Assets	278,014	262,164	263,045	264,264	273,116	281,528	303,036	325,847	344,585	372,275	401,316
Non-Current Assets											
Trade and other receivables	437,767	437,767	437,767	437,767	437,767	437,767	437,767	437,767	437,767	437,767	437,767
Property, plant & equipment	6,479,932	8,009,998	8,361,270	8,737,694	9,103,943	9,489,645	9,871,386	10,248,561	10,638,470	11,027,994	11,422,429
Investment in associates	538,213	538,213	538,213	538,213	538,213	538,213	538,213	538,213	538,213	538,213	538,213
Long Term Inventories	36,568	36,568	36,568	36,568	36,568	36,568	36,568	36,568	36,568	36,568	36,568
Intangible assets	8,368	8,368	8,368	8,368	8,368	8,368	8,368	8,368	8,368	8,368	8,368
Total Non-Current Assets	7,500,848	9,030,914	9,382,187	9,758,610	10,124,860	10,510,562	10,892,302	11,269,477	11,659,387	12,048,911	12,443,345
TOTAL ASSETS	7,778,862	9,293,078	9,645,232	10,022,874	10,397,976	10,792,090	11,195,338	11,595,325	12,003,972	12,421,186	12,844,662
Current Liabilities											
Trade and other payables	81,715	84,460	83,317	86,456	89,211	96,148	98,339	100,471	103,569	110,726	115,308
Short Term Borrowings	25,975	25,975	28,166	30,671	33,668	36,203	39,185	42,275	42,540	42,906	42,577
Provisions	51,481	51,481	52,887	54,331	55,816	57,341	58,908	60,519	62,173	63,874	65,620
Other	28,141	28,141	28,844	29,566	30,305	31,062	31,839	32,635	33,451	34,287	35,144
Total Current Liabilities	187,312	190,056	193,214	201,024	208,999	220,754	228,271	235,899	241,733	251,792	258,650
Non-Current Liabilities											
Long Term Borrowings	413,461	416,178	412,179	411,224	398,207	387,526	373,330	342,343	307,503	274,080	244,956
Long Term Provisions	73,689	73,689	75,716	77,798	79,937	82,135	84,394	86,715	89,100	91,550	94,068
Total Non-Current Liabilities	487,150	489,867	487,895	489,022	478,145	469,662	457,724	429,058	396,603	365,630	339,023
TOTAL LIABILITIES	674,462	679,923	681,109	690,046	687,144	690,416	685,995	664,958	638,336	617,421	597,673
NET COMMUNITY ASSETS	7,104,400	8,613,155	8,964,123	9,332,828	9,710,832	10,101,674	10,509,343	10,930,367	11,365,637	11,803,764	12,246,989
Community Equity											
Asset revaluation surplus	1,607,830	3,005,727	3,203,732	3,410,537	3,626,775	3,852,072	4,086,741	4,330,701	4,584,021	4,847,016	5,119,677
Retained Earnings	5,496,571	5,607,429	5,760,392	5,922,291	6,084,057	6,249,602	6,422,603	6,599,665	6,781,615	6,956,748	7,127,312
TOTAL COMMUNITY EQUITY	7,104,400	8,613,155	8,964,124	9,332,828	9,710,832	10,101,674	10,509,344	10,930,367	11,365,636	11,803,764	12,246,989

Sunshine Coast Council - Total

Statement of Changes in Equity (iii)

For Period Ending 30 June

	Adopted	Adopted	Forecast								
	BR1	BR2									
	2025	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Capital Accounts											
Asset Revaluation Reserve											
Balance at beginning of period	1,451,962	2,815,584	3,005,727	3,203,732	3,410,537	3,626,775	3,852,072	4,086,741	4,330,701	4,584,021	4,847,016
Asset revaluation adjustments	155,868	190,143	198,005	206,805	216,239	225,296	234,669	243,960	253,320	262,995	272,661
Transfers to capital, reserves and shareholdings	-	-	-	-	-	-	-	-	-	-	-
Balance at end of period	1,607,830	3,005,727	3,203,732	3,410,537	3,626,775	3,852,072	4,086,741	4,330,701	4,584,021	4,847,016	5,119,677
Retained Earnings											
Balance at beginning of period	5,327,429	5,453,390	5,607,429	5,760,392	5,922,291	6,084,057	6,249,602	6,422,603	6,599,665	6,781,615	6,956,748
Net result for the period	170,119	155,016	153,013	161,949	156,817	153,599	161,054	172,120	176,937	171,317	166,748
Transfers to capital, reserves and shareholdings	-	-	-	-	4,949	11,947	11,946	4,943	5,012	3,816	3,816
Transfers from capital, reserves and shareholdings	(977)	(977)	(49)	(50)	-	-	-	-	-	-	-
Asset revaluation adjustments	-	-	-	-	-	-	-	-	-	-	-
Balance at end of period	5,496,571	5,607,429	5,760,392	5,922,291	6,084,057	6,249,602	6,422,603	6,599,665	6,781,615	6,956,748	7,127,312
Total											
Balance at beginning of period	6,779,391	8,268,974	8,613,155	8,964,124	9,332,828	9,710,832	10,101,674	10,509,344	10,930,367	11,365,636	11,803,764
Net result for the period	170,119	155,016	153,013	161,949	156,817	153,599	161,054	172,120	176,937	171,317	166,748
Transfers to capital, reserves and shareholdings	-	-	-	-	4,949	11,947	11,946	4,943	5,012	3,816	3,816
Transfers from capital, reserves and shareholdings	(977)	(977)	(49)	(50)	-	-	-	-	-	-	-
Asset revaluation adjustments	155,868	190,143	198,005	206,805	216,239	225,296	234,669	243,960	253,320	262,995	272,661
Balance at end of period	7,104,400	8,613,155	8,964,124	9,332,828	9,710,832	10,101,674	10,509,344	10,930,367	11,365,636	11,803,764	12,246,989

Sunshine Coast Council - Total

Statement of Cash Flow (iv)

For Period Ending 30 June

	Adopted	Adopted	Forecast								
	BR1	BR2									
	2025	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Cash flows from operating activities											
Operating Result	21,696	3,796	34,555	41,069	45,441	42,064	47,309	56,550	59,274	51,507	44,737
Adjustments for:											
Depreciation	115,664	126,800	132,028	137,484	144,456	151,755	161,482	171,368	181,521	191,015	200,522
Interest and dividends received	(67,383)	(65,370)	(66,025)	(65,446)	(66,753)	(66,753)	(66,753)	(66,753)	(66,753)	(66,753)	(66,753)
Landfill Quarry Provision	(2,982)	(2,982)	(3,041)	(3,102)	(3,164)	(3,227)	(3,292)	(3,358)	(3,425)	(3,493)	(3,563)
Finance Costs	13,284	13,124	13,574	14,090	14,793	14,883	15,136	15,226	14,368	13,292	12,242
Change in Working Capital	3,547	3,547	547	4,620	4,596	8,713	4,091	3,958	5,056	9,029	6,597
Net cash inflow (outflow) from operating activities	83,826	78,916	111,639	128,715	139,369	147,435	157,973	176,991	190,042	194,598	193,782
Cash flows from investing activities											
Payments for property, plant and equipment	(240,914)	(256,120)	(209,256)	(229,328)	(208,784)	(218,381)	(212,379)	(210,369)	(225,030)	(223,064)	(222,267)
Proceeds from disposal non current assets	-	-	-	-	-	-	-	-	-	-	-
Capital grants, subsidies, contributions, donations	113,602	116,398	45,097	45,670	34,271	32,486	32,704	32,487	32,486	32,486	32,486
Interest and dividends received	67,383	65,370	66,025	65,446	66,753	66,753	66,753	66,753	66,753	66,753	66,753
Finance Costs	(13,284)	(13,124)	(13,574)	(14,090)	(14,793)	(14,883)	(15,136)	(15,226)	(14,368)	(13,292)	(12,242)
Net cash inflow (outflow) from investing activities	(73,213)	(87,477)	(111,708)	(132,302)	(122,554)	(134,025)	(128,058)	(126,356)	(140,160)	(137,117)	(135,270)
Cash flows from financing activities											
Proceeds from borrowings	20,294	23,194	26,669	32,709	23,183	28,500	28,075	11,550	8,500	10,000	10,000
Repayment of borrowing	(25,975)	(25,975)	(28,166)	(30,671)	(33,668)	(36,203)	(39,185)	(42,275)	(42,540)	(42,906)	(42,577)
Net cash inflow (outflow) from financing activities	(5,681)	(2,781)	(1,496)	2,039	(10,485)	(7,703)	(11,110)	(30,725)	(34,040)	(32,906)	(32,577)
Net increase (decrease) in cash held	4,932	(11,343)	(1,565)	(1,548)	6,330	5,707	18,805	19,910	15,842	24,575	25,934
Cash at beginning of reporting period	193,347	193,347	182,004	180,439	178,891	185,221	190,928	209,733	229,643	245,485	270,060
Cash at end of reporting period	198,279	182,004	180,439	178,891	185,221	190,928	209,733	229,643	245,485	270,060	295,994

Sunshine Coast Council - Total

Measures of Financial Sustainability (v)

For Period Ending 30 June

	Target	Adopted Budget Review 1	Adopted Budget Review 2	Forecast								
	Tier 2 Council	2025	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Financial Capacity												
Council Controlled Revenue Ratio	> 60%	82.0%	82.8%	83.5%	84.6%	85.0%	84.1%	84.8%	85.6%	86.3%	86.4%	87.6%
Population Growth Ratio	N/A		2.1%	2.1%	2.1%	2.1%	2.1%	2.1%	2.1%	2.1%	2.1%	2.1%
Operating Performance												
Operating Surplus Ratio	> 0%	3.5%	0.6%	5.3%	6.0%	6.4%	5.6%	6.1%	7.0%	7.1%	5.9%	4.9%
Operating Cash Ratio	> 0%	24.6%	23.2%	27.7%	28.3%	28.9%	27.8%	28.8%	30.1%	30.4%	29.1%	28.4%
Liquidity												
Unrestricted Cash Expense Cover Ratio (months)	> 2 months	1.5 months	1.3 months	1.5 months	1.5 months	1.4 months	1.4 months	1.5 months	1.6 months	1.6 months	1.8 months	2 months
Total Cash expense cover ratio (months)	> 3 months	5.2 months	4.7 months	4.6 months	4.4 months	4.4 months	4.2 months	4.5 months	4.9 months	5 months	5.2 months	5.5 months
Asset Management												
Asset Sustainability Ratio (%)	> 60%	81.9%	59.5%	68.2%	63.7%	61.1%	63.2%	60.1%	73.4%	73.8%	72.6%	51.0%
Asset Consumption Ratio (%)	> 60%		98.0%	94.1%	85.8%	74.0%	75.8%	77.2%	75.7%	71.0%	69.7%	69.7%
Debt Servicing Capacity												
Total debt service cover ratio (times)	> 2 times	3.8 times	3.6 times	4.2 times	4.2 times	4.2 times	4 times	4.1 times	4.2 times	4.4 times	4.5 times	4.7 times
Leverage Ratio (times per year)	0 - 4 times	3.2 times	3.4 times	2.6 times	2.5 times	2.3 times	2.2 times	2 times	1.7 times	1.5 times	1.3 times	1.2 times
Net Financial Liabilities Ratio (%)	< 60%	64.8%	67.4%	64.3%	62.6%	58.5%	54.5%	49.2%	41.9%	35.0%	27.9%	21.7%

Sunshine Coast Council

Capital Program (in 2025 dollars) (vii)

	Adopted Budget Review 1	Adopted Budget Review 2	Forecast								
	2025 \$'000	2025 \$'000	2026 \$'000	2027 \$'000	2028 \$'000	2029 \$'000	2030 \$'000	2031 \$'000	2032 \$'000	2033 \$'000	2034 \$'000
Sunshine Coast Council Core Capital Program											
Aerodromes	1,525	450	5,399	832	6,213	3,100	200	200	200	200	200
Buildings & Facilities	26,933	19,735	25,620	13,640	13,193	40,371	38,800	24,968	30,418	30,908	28,943
Coast & Canals	6,939	3,467	8,350	4,840	1,700	2,645	2,750	5,574	5,770	5,763	6,341
Minor Works	8,815	3,288	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500
Environmental Assets	4,370	7,479	7,466	10,966	3,000	2,840	2,720	5,544	5,750	5,623	6,206
Holiday Parks	2,807	2,807	2,995	4,610	3,045	3,045	2,280	2,000	2,000	2,000	2,000
Parks & Gardens	9,990	9,600	9,719	16,561	17,700	10,700	16,200	19,794	20,078	19,451	21,804
Sports Facilities	21,971	21,480	14,390	12,250	3,550	3,100	7,025	11,250	11,100	11,050	11,050
Quarries	-	-	-	-	-	-	-	-	-	-	-
Stormwater	14,983	11,300	16,270	13,409	13,078	14,281	18,720	17,609	15,607	16,132	16,981
Transportation	75,125	87,132	71,121	72,088	77,225	84,474	87,474	91,906	106,033	103,567	107,792
Budget Review 2 Deferrals	(30,000)				-	-	-	-	-	-	-
Deliverability Factor		(14,353)	(26,000)	(4,000)	-	-	-	-	-	-	-
Total Sunshine Coast Council Core Capital Program	143,458	152,386	140,831	150,696	144,204	170,056	181,669	184,344	202,455	200,194	206,817
Other Capital Program											
Disaster Recovery Funding Arrangements	10,772	13,947	-	-	-	-	-	-	-	-	-
Fleet	3,583	3,583	3,500	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Information Communication Technology	10,680	10,680	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	2,500
Waste	24,488	23,978	16,936	26,265	15,780	24,575	29,210	13,025	10,075	10,870	10,950
Corporate Major Projects	39,602	39,616	24,742	36,367	28,500	2,000	10,000	-	-	-	-
Strategic Land & Commercial Properties	12,332	15,932	17,247	7,000	11,300	12,750	2,500	4,000	3,500	3,000	3,000
Total Other Capital Program	101,456	107,735	72,425	82,632	68,580	52,325	54,710	30,025	26,575	26,870	19,450
SCC Total Capital Works Program	244,914	260,120	213,256	233,328	212,784	222,381	236,379	214,369	229,030	227,064	226,267

Strategic Policy

viii.

2024/25 Debt Policy

	Endorsed by Council:	12 December 2024 OM
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Policy purpose

The purpose of this policy is to ensure the sound management of Council's existing and future debt. The policy will provide clear guidance for staff in the management of Council's debt portfolio and maintenance of appropriate debt and debt service levels while maintaining financial sustainability.

The purpose of establishing this policy is to:

- Provide a comprehensive view of Council's long term debt position and the capacity to fund infrastructure growth for the region,
- Increase awareness of issues concerning debt management,
- Enhance the understanding between Councillors, community groups and council staff by documenting policies and guidelines,
- Demonstrate to government and lending institutions that Council as a disciplined approach to borrowing.

Policy scope

This policy applies to all Councillors and council staff and extends to all borrowing activities of Council and any controlled entities.

Policy statement

New borrowings will only be made to fund capital expenditure, for a period less than or equal to the estimated useful life of the asset(s) and for no more than 20 years.

New borrowings will be undertaken in accordance with the Queensland Treasury Corporation Guidelines, the *Statutory Bodies Financial Arrangements Act 1982* (Qld) and Section 192 of the *Local Government Regulation 2012* (Qld).

Borrowing Purposes

- Council will not utilise loan funding to finance operating activities or recurrent expenditure.
- Council undertakes full analysis of all funding options as outlined in Councils' Long Term Financial Forecast, including a forward program of capital works, to determine loan funding requirements.

2024/25 Debt Policy | Strategic Policy

- Council recognises that infrastructure demands placed upon Council can often only be met through borrowings but will always be mindful of the additional cost incurred by the community when assets are acquired through borrowings, as this increases the cost of providing capital infrastructure.
- Council will endeavour to fund all capital renewal projects from operating cash flows and borrow only for new or upgrade capital projects, having regard to sound financial management principles and giving consideration to inter-generational equity for the funding of long-term infrastructure projects.
- Where capital expenditure is deferred from one year to the next, the drawdown of approved loan funds will be reviewed to minimise interest expenses.
- Borrowings for infrastructure that provide the opportunity for a return on assets will take priority over borrowings for other assets.

Debt Term

Where capital projects are financed through borrowings, Council will repay the loans within a term not exceeding the life of those assets, and over a term that optimises cash flow efficiency. Loans undertaken for core Sunshine Coast capital investment are planned to be repaid within a 12-year period. Loans undertaken for Region Making projects may have a term of greater than 12 years.

- If surplus funds become available, and where it is advantageous to Council, one-off loan repayments will be made to reduce the term of existing loans.
- In an environment of fluctuating interest rates, and where there is a distinct economic advantage to Council, consideration will be given to renegotiating any outstanding loans to obtain the best long-term benefit to Council.

Repayment Ability

Council will maintain close scrutiny of debt levels to ensure that relative sustainability indicators will not exceed target parameters recommended by Queensland Treasury Corporation and *Local Government Regulation 2012* (Qld).

Borrowing Sources

Council will raise all external borrowings at the most competitive rates available and from sources available as defined by legislation. Council will give consideration to the provision of loans from surplus cash reserves held by Council by way of an internal loan.

Proposed Borrowing

Proposed borrowings planned for the current financial year and the next nine financial years are outlined in Appendix A, in accordance with section 192 Local Government Regulation 2012.

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Internal Loans

The provision and approval of an internal loan will depend on the availability of surplus funds at the time of application and the capacity of the business unit or operational activity to repay the loan.

- All applications for internal loans will be made by reference to the Finance Branch for consideration in accordance with Council's Long Term Financial Forecast.
- The term of the loan will be appropriate to the life of the asset being financed.
- In all cases, where business units are subject to the provisions of the National Competition Policy, the cost to the business unit will be no less than what would apply to an equivalent private sector business. The interest rate will be the sum of:
 - (a) the equivalent Queensland Treasury Corporation (QTC) borrowing rate for the proposed term,
 - (b) the QTC administration charge, and
 - (c) an additional margin above the QTC borrowing rate.
- The interest rate applicable to internal loans relating to operational activities of Council will be the actual borrowing cost from QTC including administrative charges.
- Council may, upon reasonable notice being given, require repayment of part or all of the balance of the loan at any time, which would require the business unit to convert the outstanding balance of the loan to an external facility.
- Provision for the repayment of the loan will be included in the annual budget for the business unit.

2024/25 Debt Policy | Strategic Policy

Policy review

Pursuant to Section 192 *Local Government Regulation 2012* (Qld), Council must prepare a debt policy each year that states the new borrowings planned for the current financial year and the next nine financial years.

The Finance Branch will review the cash flow requirements prior to loan proceeds being drawn down to minimise interest expenses.

Roles and responsibilities

Role	Responsibility
Council	Endorsement authority for setting this policy and for all material and non-material changes to this policy.
Chief Executive Officer (CEO)	Responsible for executing the Debt Policy.
Executive Leadership Team (ELT)	Provides advice to the CEO and/or Council on setting this policy and all proposed changes to this policy. Provides feedback to the policy sponsor and policy holder regarding the scope of approaching reviews.
Group Executive (GE), Business Performance	Policy sponsor.
Manager, Chief Financial Officer	Policy holder.
Coordinator Financial Services	Leads this policy's development, including communication, implementation, review, and reporting.

Measurements of success

Council's Financial sustainability indicators as outlined in Sustainability Framework Financial Management (Sustainability) Guidelines 2023 remain within target ranges and the provision of necessary infrastructure is not constrained through the lack of capital funding.

Details of outstanding loans will be reported annually in Council's Financial Statements and Annual Report.

Sustainability Ratio Measures	Target Ranges sought
Total Debt Service Cover Ratio	Greater than 2 times
Net Financial Liabilities Ratio	Not greater than 60%

2024/25 Debt Policy | Strategic Policy

Definitions

Refer to Council's Policy Framework for definitions of common terms. The following contains definitions for terms specific to this policy. For otherwise undefined terms, the plain English meaning informs interpretation.

Term	Definition
Business unit	A business activity within Council structure subject to the application of full cost pricing principles as defined under the National Competition Policy.
Inter-generational equity	This relates to the fairness of the distribution of the costs and benefits of a policy when costs and benefits are borne by different generations (i.e. the principle whereby those who derive a direct benefit from the service or infrastructure provided pay for that service).
QTC	Queensland Treasury Corporation.
Surplus cash reserves	The amount of unrestricted cash exceeding the unrestricted cash expense cover ratio of 4.5 months.

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Appendix

Policy information		
Title	2024/25 Debt Policy	
Purpose	The purpose of this policy is to ensure the sound management of Council's existing and future debt.	
Document number	D2024/1183284	
Corporate Plan reference	Goal Pathway Service Output	Our Outstanding Organisation Maintain a sustainable organisation that is well placed to respond to the needs of our growing region. Financial and procurement services
Category	Statutory	
Subcategory	Financial	
Approved	OM/TBA	
Approval date	12 December 2024	
Effective date	13 December 2024	
Review schedule	A full review must be undertaken every year, and reviewed policy document must be provided to highest level approval authority for endorsement. Reviews may occur more regularly as required, having regard to a policy risk assessment.	
Last review	30 May 2024	
Next review	May 2025	
Policy holder	The Manager responsible for this policy is: Chief Financial Officer.	
Approval authority	Council has authority to endorse material and not-material changes.	
Related documents		
Legislation	Local Government Act 2009 Local Government Regulation 2012 Statutory Bodies Financial Arrangements Act 1982 Statutory Bodies Financial Arrangements Regulation 2007	
Policy	Financial Management (Sustainability) Guideline 2023	
Operational documents	Long Term Financial Forecast	

Version Control				
Version	Reason/Trigger	Change	Endorsed/Reviewed by	Date
1.0	Adopted	No	Council	27 May 2021

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2.0	Yearly adoption	No	Council	26 May 2022
3.0	Yearly adoption	No	Council	25 May 2023
4.0	Yearly adoption	New Template, minor non-material changes to improve clarity. Human rights assessment undertaken.	Council	30 May 2024
5.0	Adoption for Budget Review 2	10 Year Debt	Council	12 December 2024

2024/25 Debt Policy | Strategic Policy

Appendix A

Schedule of proposed external borrowings:

\$'000	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Sunshine Coast Council	\$23,194	\$26,669	\$32,709	\$23,183	\$28,500	\$28,075	\$11,550	\$8,500	\$10,000	\$10,000

Note that Council operates a central treasury model and as such does not generally provide debt funding for specific projects or assets but rather uses debt funding to finance Council's balance sheet, with the exception being for strategic projects.

(d) 2024-25 Minor Capital Works Program

This appendix outlines allocations within Council's 2024-25 Minor Works Program for Council's consideration.

Project Number	Project Name	Division	Suburb	Budget Allocation
CEASED PROJECTS				
K4202	Mill Park Boundary Fence installation - Stage Two	Division 1	Beerwah	(\$70,000)
K1551	Coochin Park Seating - Install 2x Bench seats and slabs	Division 2	Dicky Beach	(\$17,000)
K1468	Kings Beach Foreshore Park - Dog Bowl	Division 2	Kings Beach	(\$10,000)
K1467	Clarke Place Park - Dog Bowl	Division 2	Happy Valley	(\$10,000)
K7632	Kawana Surf Club - Drinking Fountain	Division 4	Buddina	(\$20,000)
K5444	Margaret Street and Little Main Street all abilities access ramp (Budget Top Up)	Division 5	Palmwoods	(\$50,000)
K7655	Corner Woorilla Crescent and Doolooma Street - Installation of Street Light	Division 6	Sippy Downs	(\$1,000)
K5956	Brightwater Estate - Design raised wombat crossings	Division 6	Mountain Creek	(\$25,000)
K7652	Palmview/Harmony Wombat Crossing Investigation and Concept Design	Division 6	Palmview	(\$25,000)
K7658	Grammer School Way - Design and Construction of raised Pedestrian Crossing and footpath	Division 7	Forest Glen	(\$100,000)
K6416	Sunshine Coast Surf Management Plan contribution	Mayor		(\$100,000)
TRANSFER PROJECTS				
K1046	Dicky Beach Entry Beautification - staged construction of improvement works	Division 2	Dicky Beach	(\$198,000)
K2565	Moffat Beach Precinct Place Plan development	Division 2	Moffat Beach	\$38,000
K8331	Dicky Beach Skatepark – Bollard Solar Lighting Design	Division 2	Dicky Beach	\$10,000
K8255	Dicky Beach Surf Lifesaving Club – Viewing Platform Shade Umbrella	Division 2	Dicky Beach	\$20,000
K8332	Bells Street to Coochin Street Bus Stop – New Pathway	Division 2	Dicky Beach	\$30,000
K4281	Pelican Waters Boulevard – New Footpath	Division 2	Pelican Waters	\$30,000
K1713	Pelican Waters/Golden Beach Dog Off Leash Area Construction (Budget Top Up)	Division 2	Pelican Waters	\$70,000
K7227	North Maleny Road - Pathway Construction Stage 1	Division 5	North Maleny	(\$70,000)
H5263	Power Memorial Park - Playground Lighting	Division 8	Mudjimba	(\$35,000)
H2063	LRCIP4 Power Memorial Park Renew Play Equip	Division 8	Mudjimba	\$35,000
K7701	Marcoola Esplanade – car park extension	Division 8	Marcoola	\$25,000
K1362	Marcoola Beach Streetscape Renewal	Division 8	Marcoola	(\$25,000)
K7664	Stevens Street - Carpark Design	Division 10	Yandina	(\$16,000)

Project Number	Project Name	Division	Suburb	Budget Allocation
K8082	Mapleton RSL Cenotaph – Tree Pruning and Turfing Works	Division 10	Mapleton	\$16,000
NEW PROJECTS				
K4269	Parrot Park, Beerburrum - 3 Bench Seats	Division 1	Beerburrum	\$24,000
K8003	Parrot Park, Beerburrum - design and construct a shelter over existing BBQ	Division 1	Beerburrum	\$70,000
K7993	Beerwah Aquatic Centre - Upgrade of Hot Water System	Division 1	Beerwah	\$30,000
K8020	Beerwah Marketplace - New Pathway Construction	Division 1	Beerwah	\$20,000
K7996	Caloundra Cemetery - Contribution to upgrade the RSL Section	Division 2	Caloundra	\$40,000
K7999	Military Jetty - Picnic Combo	Division 2	Golden Beach	\$10,000
K7728	Installation of supplementary lighting at a Ballinger beach Park	Division 2	Currimundi	\$5,000
K7630	Limosa Street Pathway - Stage 2 (Budget top up)	Division 3	Aroona	\$3,000
K7713	Public Artwork Acquisition Mirror World About Place About Face exhibition	Division 4	Whole of Region	\$8,000
K6004	La Balsa Park Buddina Playground New Shade Sails	Division 4	Buddina	\$50,000
K8000	Coopers Lookout Park - Parkrun Storage Cabinets	Division 4	Buddina	\$16,000
K8001	Coopers Lookout - Landscape Plan	Division 4	Buddina	\$60,000
K6016	Maleny Tennis Club Lighting upgrade to LED (Budget Top Up)	Division 5	Maleny	\$20,000
K5491	Western Avenue – Pathway (Budget top up)	Division 5	Montville	\$150,000
K7643	Jingellic Drive - Pathway Continuation Stage 2 (Budget top up)	Division 6	Buderim	\$16,000
K7654	Garema Court Easement Pathway	Division 6	Mountain Creek	\$16,000
K7945	Brightwater Sports Field Drainage	Division 6	Mountain Creek	\$10,000
K7958	Scorchers Cricket Club Net Renewal	Division 6	Buderim	\$30,000
K7986	Mejaren Place Buderim Drainage improvements to Verge	Division 6	Buderim	\$10,000
K8216	Nyes Crescent – install 15 x Nesting Boxes	Division 6	Buderim	\$7,000
K5488	Glenfields Neighbourhood Park Landscape Plan	Division 6	Mountain Creek	\$10,000
K7656	Parsons Road Pathway – Survey and Design next section (Top Up)	Division 7	Forest Glen	\$20,000
K7979	Buderim Girl Guides Hall driveway resurface	Division 7	Buderim	\$25,000
K7552	Coolum Breakers AFL, Coolum Change Rooms	Division 9	Coolum Beach	\$50,000
K7735	Bli Bli Pathways construction – Stage 2 (Budget top up)	Division 9	Bli Bli	\$24,000
K7350	Koala Court Park Little Mountain Footpath Extension	Mayor	Little Mountain	\$50,000
K8014	Duporth Ave Maroochydore installation of speed cushions	Mayor	Maroochydore	\$25,000
K7979	Buderim Girl Guides Hall driveway resurface	Mayor	Buderim	\$25,000
ADOPTED				

Project Number	Project Name	Division	Suburb	Budget Allocation
K7624	Basketball/Netball Court – contribution to design and construction	Division 1	Glasshouse Mountains	\$70,000
K4202	Mill Park Boundary Fence installation - Stage Two	Division 1	Beerwah	\$130,000
K7625	Old Gympie Road - Pathway Construction continuation	Division 1	Beerwah	\$50,000
K7626	Emma Place Park – Pathway	Division 1	Beerwah	\$70,000
K3837	Skippy Park - Exercise Equipment installation - Stage 2	Division 1	Landsborough	\$60,000
K2914	Beerwah Cemetery contribution to the Carpark and Entry Statement works	Division 1	Beerwah	\$20,000
K3826	Jensen Park - Pathway construction	Division 2	Golden Beach	\$15,000
K1713	Pelican Waters/Golden Beach Dog Off Leash Area Construction (Budget Top Up)	Division 2	Pelican Waters	\$50,000
K5501	Ballinger Beach – Beach Access 261 extra seating along embankment of access ramp (Budget Top Up)	Division 2	Dicky Beach	\$20,000
K2565	Moffat Beach Precinct Place Plan development	Division 2	Moffat Beach	\$100,000
K1046	Dicky Beach Entry Beautification - staged construction of improvement works	Division 2	Dicky Beach	\$200,000
K7628	Apex Park Boat Ramp - Installation of Paddle Sport Washdown facility	Division 2	Golden Beach	\$20,000
K1551	Coochin Park Seating - Install 2x Bench seats and slabs	Division 2	Dicky Beach	\$17,000
K1468	Kings Beach Foreshore Park - Dog Bowl	Division 2	Kings Beach	\$10,000
K1467	Clarke Place Park - Dog Bowl	Division 2	Happy Valley	\$10,000
TBA	Pathway Project – location to be advised	Division 2	To be Advised	\$35,000
H9234	Oceanic Drive - Pathway missing link between Bandaroo Street and Palkana Drive	Division 3	Warana	\$12,000
K7629	Bokarina Boulevard Park - Exercise Equipment - Investigation & concept plan	Division 3	Bokarina	\$5,000
K7449	Beach Access 252 Firetail Court - Bench Seat	Division 3	Wurtulla	\$10,000
H7494	Aroona Park - Playground Shade	Division 3	Aroona	\$55,000
K5472	Dune Vista Drive - Raised Pedestrian Crossing Priority	Division 3	Bokarina	\$125,000
K7630	Limosa Street Pathway - Stage 2	Division 3	Aroona	\$33,000
K7448	Viridian Circuit Park - Exercise Area Shade	Division 3	Birtinya	\$55,000
K7496	Coongarra Esplanade - Construction of formal parking bays	Division 3	Wurtulla	\$100,000
K7669	Westaway Parade – Installation of Drinking Fountain (with Bottle Filler and Dog Bowl)	Division 3	Currimundi	\$25,000
K6290	Kingsford Smith Parade and Alex Parade - Pathway (Budget Top Up)	Division 4	Maroochydore	\$10,000
K7631	Coopers Lookout Park - Extra bench seating	Division 4	Buddina	\$12,000
K6607	Pierce Park - Bench Seat installation	Division 4	Maroochydore	\$8,000
K7632	Kawana Surf Club - Drinking Fountain	Division 4	Buddina	\$20,000
K3848	Perraton Green Park - Shade Sail Installation over Playground	Division 4	Mooloolaba	\$65,000

Project Number	Project Name	Division	Suburb	Budget Allocation
K7344	Saleng Park - Shade over Playground	Division 4	Warana	\$50,000
K7942	Kevin Asmus Park – contribution to accessibility pathways throughout the park	Division 4	Buddina	\$20,000
K6272	Tantula Road West – new pathway bench seat	Division 4	Alexandra Headlands	\$8,000
K7633	Bermagui Crescent - Zebra Crossing and speed cushions installation	Division 4	Kawana	\$100,000
K7635	Alice Street - Pathway Construction	Division 4	Alexandra Headlands	\$20,000
K3222	Alex Bluff Foreshore Park – Shelter Lighting x 2	Division 4	Alexandra Headlands	\$25,000
K7636	Pacific Park Bench Seats	Division 4	Mooloolaba	\$16,000
K7677	Nelson Park Tree Planting	Division 4	Alexandra Headland	\$15,000
K7708	Kensington Park under Footbridge Treatment investigation to deter loitering	Division 4	Minyama	\$8,000
K7227	North Maleny Road - Pathway Construction Stage 1	Division 5	North Maleny	\$100,000
K5444	Margaret Street and Little Main Street all abilities access ramp (Budget Top Up)	Division 5	Palmwoods	\$50,000
K5491	Western Avenue – Pathway	Division 5	Montville	\$175,000
K7638	Coral Street - 2x Bench Seats	Division 5	Maleny	\$16,000
K7639	Federation Park - "overflow" car park design	Division 5	Palmwoods	\$25,000
K7640	Macadamia Drive Bench Seat and Pathway	Division 5	Maleny	\$15,000
K7641	Old Gympie Road - Design for truncation and gentler curve	Division 5	Glenview	\$20,000
K7679	Glenview Road - Pathway contribution	Division 5	Glenview	\$40,000
K7642	Harmony Boulevard Park - Parkrun pathway Markers and Signage	Division 6	Palmview	\$10,000
K5956	Brightwater Estate - Design raised wombat crossings	Division 6	Mountain Creek	\$25,000
K6414	Khancoban Drive Park - District Park Development	Division 6	Buderim	\$50,000
K7643	Jingellic Drive - Pathway Continuation Stage 2	Division 6	Buderim	\$250,000
K7645	Palmview Dog Off Leash Area Expansion - Site Investigation and Consultation	Division 6	Palmview	\$5,000
K7651	Street Tree Planting	Division 6		\$10,000
K7652	Palmview/Harmony Wombat Crossing Investigation and Concept Design	Division 6	Palmview	\$25,000
K7653	Bellflower Road Retirement Resort Pathway to Bus Stop	Division 6	Sippy Downs	\$24,000
K7654	Garema Court Easement Pathway	Division 6	Mountain Creek	\$34,000
K7655	Corner Woorilla Crescent and Doolooma Street - Installation of Street Light	Division 6	Sippy Downs	\$1,000
K7683	Kona Court - Kerb and Channel Renewal	Division 6	Mountain Creek	\$15,000
K6041	Ash Park, - Public Amenities Construction	Division 7	Diddillibah	\$200,000

Project Number	Project Name	Division	Suburb	Budget Allocation
K4015	Buderim Pump Track construction (Budget Top Up)	Division 7	Buderim	\$60,000
K7657	Kuluin Neighbourhood Park - Static Fitness Equipment installation	Division 7	Kuluin	\$70,000
K7656	Parsons Road Pathway – Survey and Design next section	Division 7	Forest Glen	\$30,000
K7658	Grammer School Way - Design and Construction of raised Pedestrian Crossing and footpath	Division 7	Forest Glen	\$100,000
H9944	Stringybark Road - Small Footbridge construction (Budget Top Up)	Division 7	Buderim	\$20,000
H9946	Martins Creek Camphor Laurel Removal - Continuation of staged removal	Division 7	Buderim	\$10,000
K5475	Lumeah Drive – Pathway (Budget Top Up)	Division 8	Mt Coolum	\$15,000
H5263	Power Memorial Park - Playground Lighting	Division 8	Mudjimba	\$35,000
H7184	Glen Retreat Park - Shelters Lighting	Division 8	Marcoola	\$30,000
H6131	Ridge Road - Pathway Missing section	Division 8	Maroochydore	\$55,000
K2765	Tinnanbar Park - Playground Shade Sails	Division 8	Sunshine Cove	\$80,000
K7659	Free Tree Days	Division 8		\$2,400
K7660	Main Road redirect/widen pathway	Division 8	Maroochydore	\$20,000
K7662	Biminni Drive Pathway - Missing section	Division 8	Yaroomba	\$80,000
K7612	Marcoola Reserve Netball and Basketball Hoops installation	Division 8	Marcoola	\$50,000
K7663	Mt Gullum Park - Investigation/Concept Design for a Half Basketball/Netball Court	Division 8	Marcoola	\$5,000
K7701	Marcoola Esplanade – car park extension	Division 8	Marcoola	\$70,000
K7702	Eliza Peatling Park – Lighting of BBQ area.	Division 8	Pacific Paradise	\$5,000
K7703	Wilkins Park - Public Consultation for future improvements	Division 8	Pacific Paradise	\$15,000
K7704	Beach Access 124 - Investigation and concept design for all abilities access ramp to beach	Division 8	Mudjimba	\$15,000
K3347	Lions Norrie Job Park - Pump Track Detailed Design	Division 9	Coolum	\$150,000
K5471	Havana Road East/West - Lighting infrastructure installation	Division 9	Coolum Beach	\$100,000
K7735	Bli Bli Pathways construction – Stage 2	Division 9	Bli Bli	\$38,000
K6413	The Avenue - New Pathway Corner Doral Drive	Division 9	Peregian Springs	\$12,000
K1383	Lowes Lookout Stage 1 Pathway Construction (Budget Top Up)	Division 9	Coolum	\$60,000
K7522	View Court – pathway Investigation and Design	Division 9	Parklakes	\$40,000
K2559	Tea Tree Park - Dog off Leash Area Stage 1 - fence and gate entrance construction	Division 10	Yandina	\$140,000
K3790	Con and Olive Daetz Park - Improvements	Division 10	Nambour	\$25,000
K7664	Stevens Street - Carpark Design	Division 10	Yandina	\$50,000
K7665	Mapleton Basketball/Netball Half Court construction	Division 10	Mapleton	\$70,000
K7666	Kenilworth Town Centre Pathways Renewal	Division 10	Kenilworth	\$50,000

Project Number	Project Name	Division	Suburb	Budget Allocation
K4047	Cilento Park Playground - Shade Sail	Division 10	Nambour	\$65,000
K7667	Kenilworth Town Centre Place Improvements	Division 10	Kenilworth	\$100,000
K6414	Khancoban Drive Park - District Park Development Contribution	Mayor	Buderim	\$50,000
K4162	Maroochy Regional Bushland Botanical Garden - Multi Use Pathway Upgrade.	Mayor	Tanawha	\$30,000
K7551	Moffat Beach all abilities access Ramp to the beach	Mayor	Moffat Beach	\$60,000
K7207	Coolum Beach DDA compliant beach access ramp - Design	Mayor	Coolum	\$50,000
K6416	Sunshine Coast Surf Management Plan contribution	Mayor		\$100,000
K7624	Basketball/Netball Court – contribution to design and construction	Mayor	Glasshouse Mountains	\$70,000
K7665	Mapleton Basketball/Netball Half Court construction	Mayor	Mapleton	\$50,000
K5983	Kenilworth Town Park Playground Fence Extension – Contribution	Mayor	Kenilworth	\$60,000
K7679	Glenview Road - Pathway contribution	Mayor	Glenview	\$30,000

Minutes

Audit Committee

Monday, 25 November 2024

Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore

AUDIT COMMITTEE MEMBERS

Councillor J Broderick	Division 1
Councillor E Hungerford	Division 7
Mr M Petrie	External Member (Chair)
Mr P McCallum	External Member
Ms S Tindal	External Member

AUDIT COMMITTEE MINUTES

25 NOVEMBER 2024

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Please Note: The resolutions as shown in italics throughout these minutes are the resolutions carried by the Audit Committee.

AUDIT COMMITTEE MINUTES

25 NOVEMBER 2024

1 DECLARATION OF OPENING

The Chair declared the meeting open at 9:02am.

Councillor Broderick acknowledged the Traditional Custodians of the land on which the meeting took place.

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

AUDIT COMMITTEE MEMBERS

Councillor J Broderick	Division 1
Councillor E Hungerford	Division 7
Mr M Petrie	External Member (Chair)
Mr P McCallum	External Member

COUNCIL OFFICERS

A/Chief Executive Officer
 A/Group Executive Built Infrastructure
 A/Group Executive Business Performance
 A/Group Executive Civic Governance
 A/Group Executive Customer and Planning Services
 Group Executive Economic and Community Development
 Group Executive Liveability and Natural Assets
 Manager Audit, Assurance and Risk Advisory Services
 Chief Financial Officer
 A/Head of People & Culture
 Manager Ethical Standards
 Corporate Compliance Officer
 Coordinator Corporate Risk & Insurance

ATTENDEES

Engagement Manager	Queensland Audit Office (via Teams)
Engagement Leader	Queensland Audit Office (via Teams)
Councillor T Burns	Division 3
Councillor D Law	Division 10

APOLOGIES

Ms S Tindal	External Member
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AUDIT COMMITTEE MINUTES

25 NOVEMBER 2024

3 INFORMING OF CONFLICTS OF INTEREST

3.1 PRESCRIBED CONFLICTS OF INTEREST

Pursuant to Section 150EL of the *Local Government Act 2009*, no declarations of prescribed conflicts of interest were made during this meeting.

3.2 DECLARABLE CONFLICTS OF INTEREST

Pursuant to Section 150EQ of the *Local Government Act 2009*, no declarations of declarable conflicts of interest were made during this meeting.

AUDIT COMMITTEE MINUTES

25 NOVEMBER 2024

4 REPORTS DIRECT TO AUDIT COMMITTEE

4.1 MEETINGS MINUTES AND AUDIT COMMITTEE RESOLUTIONS/ACTION ITEMS

File No: Audit Committee

Author: Manager Audit, Assurance and Risk Advisory Services
Civic Governance

EXECUTIVE SUMMARY

Audit Committee Meeting Minutes

The items of business considered by the Committee at its 29 October 2024 2024 meeting are summarised in agenda sequence and recorded in the minutes. The Minutes of this meeting were presented to Council for consideration at its Ordinary Meeting on 21 November 2024.

Audit Committee Resolutions and Action Items

Resolutions and action items recorded at audit committee meetings refer to specific approvals, recommendations, tasks, actions, or responsibilities assigned to individuals or teams.

Items are documented in meeting minutes and serve as a point of reference to ensure actions agreed are followed through and implemented effectively.

Committee Recommendation (AC24/49)

Moved: Councillor E Hungerford

Seconded: P McCallum

That the Audit Committee receive and note the report titled "Meetings Minutes and Audit Committee Resolutions/Action Items".

Carried unanimously.

AUDIT COMMITTEE MINUTES

25 NOVEMBER 2024

4.2 CHIEF EXECUTIVE OFFICER'S UPDATE

File No: Audit Committee

Author: Manager, Strategy and Policy
Civic Governance

EXECUTIVE SUMMARY

The Audit Committee considers a regular report from the Chief Executive Officer outlining Council's performance in progressing the implementation of its corporate and operational plans.

This report is provided as of 30 September 2024 and provides an overview of Council's:

- financial performance
- Capital Works Program delivery
- Workplace Health and Safety and
- Operational Plan performance by exception.

Committee Recommendation (AC24/50)

Moved: Councillor J Broderick

Seconded: Councillor E Hungerford

That the Audit Committee:

- (a) receive and note the report titled "Chief Executive Officer's Update" and
- (b) note the Exception Report to the Audit Committee Operational Plan Activities, Quarter 1 2024-25.

Carried unanimously.

AUDIT COMMITTEE MINUTES

25 NOVEMBER 2024

4.3 FINANCE: FINALISATION OF COUNCIL'S 2023-24 FINANCIAL STATEMENTS AUDIT PROCESS

File No: Audit Committee

Author: Coordinator Financial Accounting
Business Performance Group

EXECUTIVE SUMMARY

The Queensland Audit Office has carried out its audit of Council's financial statements including Council's controlled entities, for the year ended 30 June 2024, and has issued an unmodified audit opinion.

Committee Recommendation (AC24/51)

Moved: P McCallum

Seconded: Councillor E Hungerford

That the Audit Committee receive and note the report titled "Finance: Finalisation of Council's 2023-24 Financial Statements Audit Process".

Carried unanimously.

AUDIT COMMITTEE MINUTES**25 NOVEMBER 2024**

4.4 PEOPLE: WELLBEING, HEALTH AND SAFETY REPORT**File No:** Audit Committee**Author:** Wellbeing Health and Safety Manager
Business Performance Group

EXECUTIVE SUMMARY

Our safety management system improvement continues with the Critical Control Management Project progressing in line with the project plan and the completion of the Bow Tie Risk Analysis for mowing in Parks and Gardens.

Improvements to the safety management system and Council's safety culture has achieved ongoing reduction in Lost Time Injuries and Frequency Rates:

- Lost Time Injuries recorded in Cintellate have increased by 6 in the 2024/25 financial year from Quarter 4 (3) to Quarter 4 (9)
- A 37% decrease in Lost Time Injuries and Frequency Rates from April 2024 (10.7) to September 2024 (6.7)
- A 78% increase in the severity rate averages from Quarter 4 (73.4 April-May-June period) to Quarter 1 (110.4 July-August-September period).

In Quarter 1 there were:

- 3 notifiable incidents to Work Health and Safety Queensland.
- 2 x precautionary notifications.
- 1 x incident where the tipper came in contact with powerline.

Committee Recommendation (AC24/52)**Moved:** Councillor J Broderick**Seconded:** Councillor E Hungerford

That the Audit Committee receive and note the report titled "People: Wellbeing, Health and Safety Report".

Carried unanimously.

AUDIT COMMITTEE MINUTES

25 NOVEMBER 2024

4.5 GOVERNANCE: INTEGRITY REPORT

File No: Audit Committee

Author: Coordinator Integrity Management
Civic Governance

EXECUTIVE SUMMARY

Good governance underpins all facets of Council's business – it is an integral component in building trust, confidence and value in the organisation and is inherently linked to the values and behaviours that have been implemented by Council since December 2022.

Good governance operates on a distributed ownership basis – namely, everyone has a role to play in the good governance of the organisation. A key focus of the work undertaken by the Civic Governance Group - in partnership with groups and branches across the organisation - is to build awareness and understanding on the importance of good governance in all that we do. Equally, the Civic Governance Group continues to work with its partners across Council to provide a sound and contemporary operating platform so that Council is suitably placed to discharge its statutory and service responsibilities on behalf of the community.

Key deliverables since February 2024 include:

- Creation of the Ethical Standards Branch within the Civic Governance Group, to independently administer Council's complaint management system including corrupt conduct matters, Councillor complaint matters (including referrals to and from the Office of the Independent Assessor), Public Interest Disclosures, and the Administrative Action Complaints Management Program. The Branch also continues to manage the Right to Information and Information Privacy application processes and compliance with the corresponding legislation.
- Commenced a major review of the Employee Code of Conduct.
- Completed the legislated annual review of delegations to the Chief Executive Officer.
- Commenced implementation of the changes associated with the *Information Privacy and other Legislation Act 2023*.
- Establishment of the Artificial Intelligence Organisational Policy working Group and the development of Council's Artificial Intelligence Organisational Policy.

Committee Recommendation (AC24/53)

Moved: P McCallum

Seconded: Councillor E Hungerford

That the Audit Committee

- (a) *receive and note the report titled "Governance: Integrity Report" and*
- (b) *the Ethical Standards Branch be requested to include an update on the Fraud & Corruption Control Plan and Guide, the associated governance framework, training uptake and monitoring within the next Governance: Integrity Report to the Audit Committee.*

Carried unanimously.

AUDIT COMMITTEE MINUTES

25 NOVEMBER 2024

4.6 GOVERNANCE: REGULATORY COMPLIANCE FRAMEWORK UPDATE

File No: Audit Committee Meeting
Author: Corporate Risk & Insurance Officer
 Civic Governance

EXECUTIVE SUMMARY

A compliance framework is a set of systems, processes and documentation that outlines an organisation's commitment to compliance with relevant laws, industry codes, organisational standards, as well as standards of good corporate governance, best practices, ethics and community expectations. The goal of having a compliance framework is to ensure that the business is aware of obligations, and complies with those obligations, and that incidents and breaches are prudently managed, reported and tracked accordingly.

Committee Recommendation (AC24/54)

Moved: Councillor J Broderick
Seconded: Councillor E Hungerford

That the Audit Committee receive and note the report titled "Governance: Regulatory Compliance Framework Update".

Carried unanimously.

AUDIT COMMITTEE MINUTES

25 NOVEMBER 2024

4.7 GOVERNANCE: STRATEGIC RISK UPDATE

File No: Audit Committee

Author: Coordinator Corporate Risk & Insurance
Civic Governance

EXECUTIVE SUMMARY

Strategic Risk Register

The Strategic Risk Register underwent a review by each Group Executive from March – June 2024. Each Group Executive was consulted to capture updates to the Strategic Risks and to ensure the identified risks still align to the Corporate Goals and Plan.

As with the Operational Risks they were asked to look at:

- Causes and consequences
- Mitigation strategies
- Controls
- The Residual Risk Rating

JLT Public Sector Risk Report 2024

The information contained in the JLT Public Sector Risk Report 2024 was compiled from information gathered from 219 council CEOs and Group Executives across Australia. The CEO's and Group Executives who completed the survey provided their perspective on the greatest risks for the sector at this time.

The JLT Public Sector Risk Survey examined twelve key risks for Councils in Australia. This report lists the key risks surveyed along with a brief description on how Council's Strategic Risks align with the key risks identified.

Committee Recommendation (AC24/55)

Moved: Councillor J Broderick

Seconded: Councillor E Hungerford

That the Audit Committee receive and note the report titled "Governance: Strategic Risk Update".

Carried unanimously.

AUDIT COMMITTEE MINUTES

25 NOVEMBER 2024

4.8 GOVERNANCE: OPERATIONAL RISK PROFILE OVERVIEW

File No: Audit Committee

Author: Coordinator Corporate Risk & Insurance
Civic Governance

EXECUTIVE SUMMARY

The Risk & Insurance Team distributed the Branch Operational Risks to each Branch for a complete annual review. The Branches were requested to ensure that:

- Causes and consequences are relevant and up to date.
- Mitigation strategies are current and up to date.
- The controls in place are up to date and can be tested to ensure they are working and relevant.
- The residual risk rating is current and doesn't need to be changed and
- Add new risks that have been identified over the financial year and to archive risks that were no longer active.

Where necessary, and/or requested, the Risk & Insurance Team assisted with the operational reviews.

The reviews were completed over the first quarter of this financial year and updated in the system.

Committee Recommendation (AC24/56)

Moved: P McCallum

Seconded: Councillor E Hungerford

*That the Audit Committee receive and note the report titled "**Governance: Operational Risk Profile Overview**".*

Carried unanimously.

AUDIT COMMITTEE MINUTES

25 NOVEMBER 2024

4.9 GOVERNANCE: INTERNAL AUDIT PROGRAM OF WORK UPDATE

File No: Audit Committee

Author: Manager Audit, Assurance and Risk Advisory Services
Civic Governance

EXECUTIVE SUMMARY

Summary of Engagement being undertaken in the Financial Year 2025

- 1 review is in the Reporting stage
- 1 review is in Fieldwork
- 1 review moving into Fieldwork
- 1 review Scoped and working with external provider to schedule November start
- 2 reviews have been fully Scoped
- 3 reviews are in Planning.

Reporting

- 2 reports were reported at the 2 September 2024 Audit Committee Meeting.

Committee Recommendation (AC24/57)

Moved: Councillor E Hungerford

Seconded: P McCallum

That the Audit Committee:

- (a) *receive and note the report titled "Governance: Internal Audit Program of Work Update" and*
- (b) *endorse for the consideration of the Chief Executive Officer, the proposed changes to the Internal Audit Program of Work (Finance Year 2025).*

Carried unanimously.

AUDIT COMMITTEE MINUTES

25 NOVEMBER 2024

4.10 GOVERNANCE: RECOMMENDATION MONITORING

File No: Audit Committee

Author: Manager Audit, Assurance and Risk Advisory Services
Civic Governance

EXECUTIVE SUMMARY

At the start of Quarter 1, FY2025 (1 July 2024), there were 84 active audit recommendations being tracked within the PULSE System.

Committee Recommendation (AC24/58)

Moved: Councillor J Broderick

Seconded: Councillor E Hungerford

That the Audit Committee receive and note the report titled "Governance: Recommendation Monitoring".

Carried unanimously.

AUDIT COMMITTEE MINUTES

25 NOVEMBER 2024

4.11 AUDIT COMMITTEE: PROPOSED ACTION FOR IMPROVEMENT

File No: Audit Committee

Author: Manager Audit, Assurance and Risk Advisory Services
Civic Governance

EXECUTIVE SUMMARY

An Audit Committee should regularly assess its own performance – and the adequacy of its terms of reference, work plans, forums of discussion and communication – with a view to highlighting skills and/or knowledge gaps and identifying areas in which the committee and its processes might be more effective.

An action plan should be developed to address gaps and identified areas for improvement.

The Chair distilled from the survey the following four proposed actions.

1. The preparation of an Annual Report by the Committee.
2. Scheduling an “in-camera” meeting with the external auditors near to the completion of their annual audit.
3. Enhancing the oversight of the compliance management framework by the Committee.
4. Enhancing the interaction and visibility of the Committee with the Mayor and with the Executive Leadership Team.

Committee Recommendation (AC24/59)

Moved: Councillor J Broderick

Seconded: Councillor E Hungerford

That the Audit Committee receive and note the verbal report titled “Audit Committee: Proposed Action for Improvement”.

Carried unanimously.

AUDIT COMMITTEE MINUTES

25 NOVEMBER 2024

4.12 AUDIT COMMITTEE: COMMITTEE CHAIR ANNUAL REPORT

File No: Audit Committee

Author: Manager Audit, Assurance and Risk Advisory Services
Civic Governance

EXECUTIVE SUMMARY

The Committee is a key component of the Council's governance framework. The objective of the Committee is to promote good corporate governance through the provision of independent assurance, oversight and advice to Council and the Chief Executive Officer on matters relating to fraud and corruption control, risk management, internal control, governance, compliance, audit, financial statement preparation and financial reporting.

The Committee has prepared an annual report to the Council on its operation and activities during the year. The report contains a summary of the work the Committee performed to fully discharge its responsibilities during the preceding year, including:

- Composition and membership of the committee.
- Meetings held during the year.
- A summary of its activities during the year:
 - Financial Statements and Reporting.
 - Review of external and internal audit activities.
 - Monitoring governance and internal control environment.
 - Monitoring risk management framework, processes, and reports.
 - Monitoring legislative and policy compliance processes and reports.
- A summary of Council's progress in addressing the observations and recommendations made in internal and external audit reports.

Committee Recommendation (AC24/60)

Moved: Councillor J Broderick

Seconded: P McCallum

That the Audit Committee receive and note the report titled "Audit Committee: Committee Chair Annual Report".

Carried unanimously.

AUDIT COMMITTEE MINUTES

25 NOVEMBER 2024

5 NEXT MEETING

The next Ordinary Meeting will be held on 10 February 2025 Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore.

6 MEETING CLOSURE

The Audit Committee Chair wishes to acknowledge that this is the Acting Chief Executive Officer's last meeting before returning to her substantive role. The Chair and Committee Members want to thank her for her support and contribution to the Audit Committee during her time as Acting Chief Executive Officer.

The meeting closed at 11:26am.

Sunshine Coast Regional Council

Amendment Local Law No. 1 (Animal Management) 2024

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Part 1 Preliminary

1 Short title

This local law may be cited as *Amendment Local Law No. 1 (Animal Management) 2024*.

2 Commencement

This local law commences on the day it is published in the gazette.

Part 2 Amendment of Local Law No. 2 (Animal Management) 2011

3 Local law amended

This part amends *Local Law No. 2 (Animal Management) 2011*.

4 Omission of s 5 (Application of part to regulated dogs)

Section 5—
omit.

5 Amendment of s 6 (Meaning of effective management of an animal in a public place)

- (1) Section 6, heading, after ‘animal’—
insert—

other than a dog

- (2) Section 6(1)—
omit, insert—

In this section, an animal does not include a dog.¹

- (3) Section 6(3), ‘dog or’—
omit.

- (4) Section 6(3A)—
omit, insert—

In subsection (2), in determining whether a person is physically able to manage a cat, the number of other animals or dogs under the person’s supervision should be taken into account.

- (5) Section 6(4), definition **body slam**—

¹ See the *Animal Management (Cats and Dogs) Act 2008*, section 192, regarding the meaning of effective control of a dog.

omit.

6 Amendment of s 7 (Prohibition on keeping animals in prescribed circumstances)

- (1) Section 7(2)(f)—
omit.
- (2) Section 7(2)(g) and (h)—
renumber as section 7(f) and (g).

7 Amendment of s 8 (Requirement for approval)

- (1) Section 8(3), ‘*Sustainable Planning Act 2009*’—
omit, insert—
Planning Act 2016.
- (2) Section 8(4)—
omit.

8 Amendment of s 13 (Control of animals in public places)

- (1) Section 13, heading, after ‘animals’—
insert—
other than dogs
- (2) Section 13, heading, footnote 9, ‘and effective control’—
omit.
- (3) Section 13(1), after ‘an animal’—
insert—
other than a dog²
- (4) Section 13(2) —
omit.

9 Amendment of s 15 (Requirements for enclosures, structures and buildings for keeping animals)

Section 15(4)—
omit, insert—
In this section, *effective management* means—

² See the *Animal Management (Cats and Dogs) Act 2008*, section 192, regarding the effective control of a dog.

- (a) for a dog—the dog is under the effective control of a person as required by section 192 of the *Animal Management (Cats and Dogs) Act 2008*; or
- (b) for another animal—the animal is being managed on the property in the way described in section 6 for the type of animal.

10 Amendment of s 23 (Establishment of animal pound)

Section 23, *'Sustainable Planning Act 2009'*—

omit, insert—

Planning Act 2016.

11 Amendment of s 26 (Impounding of animals)

- (1) Section 26(2)(a), 'management'—

omit, insert—

control

- (2) Section 26(3)—

omit, insert—

The authorised person may impound an animal under subsection (1)(a) or a dog under subsection (2)(a) where—

- (a) another person has found the animal not under effective management or the dog not under effective control and delivered it to the authorised person; or
- (b) an occupier of private land has found the animal not under effective management or the dog not under effective control on the land, taken the animal under effective management or the dog under effective control and requested the authorised person to enter the land to impound it.

- (3) Section 26—

insert—

- (6) In this section—

effective control has the meaning given in the *Animal Management (Cats and Dogs) Act 2008*, section 192.

12 Amendment of s 27 (Power to immediately destroy an impounded animal)

- (1) Section 27(1), after 'regulated dog'—

insert—

or prohibited dog

- (2) Section 27(1), footnote, after 'regulated dog'—

insert—

or prohibited dog

13 Amendment of s 31 (Dealing with animal impounded not kept under effective management)

Section 31, heading—

omit, insert—

Dealing with animal impounded for not being under effective management or control

Sunshine Coast Regional Council

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

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1 Short title

This subordinate local law may be cited as *Amendment Subordinate Local Law No. 2 (Animal Management) 2024*.

2 Commencement

This subordinate local law commences on the date it is published in the gazette.

3 Subordinate local law amended

This subordinate local law amends *Subordinate Local Law No.2 (Animal Management) 2011*.

4 Amendment of sch 6 (Dog off-leash areas)

- (1) Schedule 6, footnote—

omit, insert—

This dog off-leash area expires on 30 June 2026. See section 5 of *Amendment Subordinate Local Law No. 2 (Animal Management) 2024*.

- (2) Schedule 6, map SLL 2.6.20, note—

omit, insert—

Note – the dog off-leash area in map SLL 2.6.20 expires on 30 June 2026

5 Expiry of row 11 and map SLL 2.6.20, sch 6 (Dog off-leash areas)

Schedule 6, row 11 (relating to Point Cartwright, Buddina, beach access 196 to 196T) and map SLL 2.6.20 expire on 30 June 2026.