

Related Documentation

Ordinary Meeting

Thursday, 24 April 2025

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Community Land and Complementary Commercial Activity

Ordinary Meeting | April 2025

Item 8.1

Current Policy

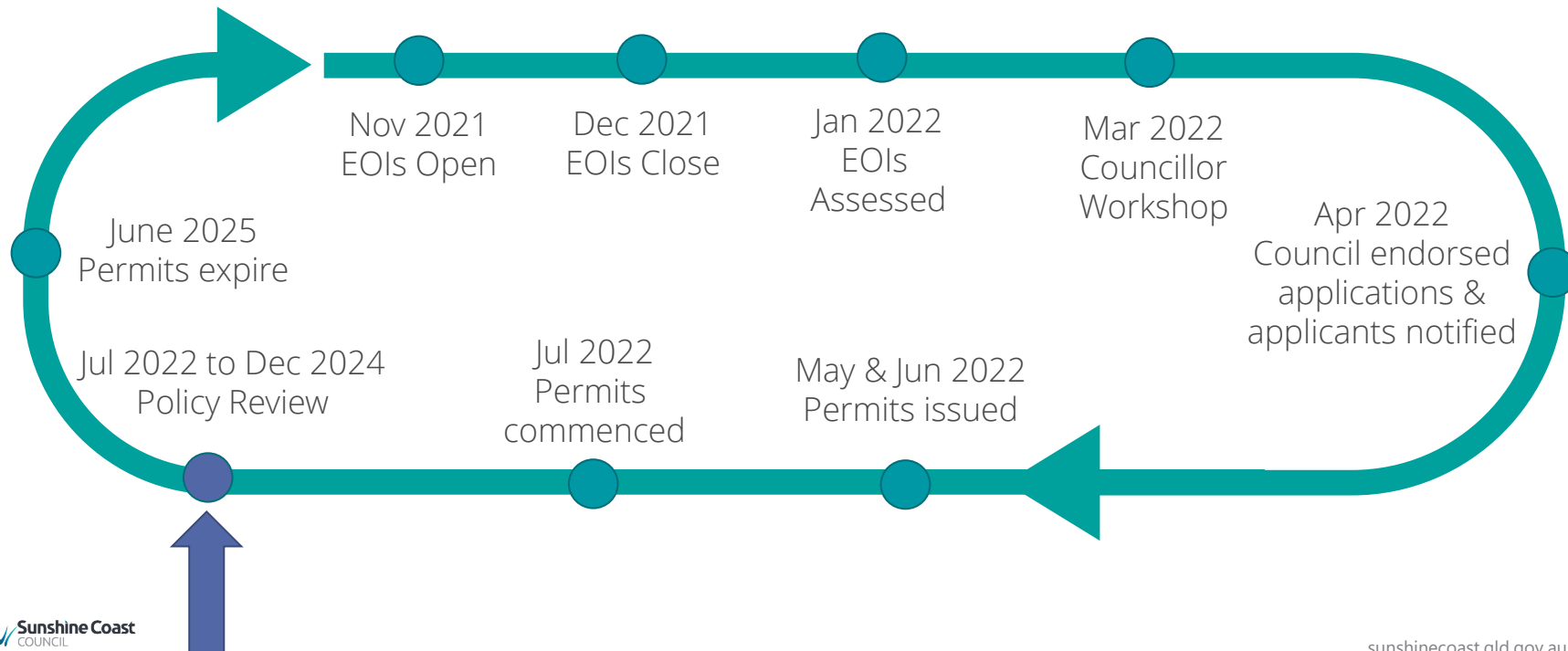
The policy:

- Articulates Council's position on community land and commercial activity
- Was adopted in 2011, and reviewed and amended in 2017
- Includes the following permit types:
 - High-use / high-impact
 - Low-use / low-impact
 - Outdoor dining
 - Goods on footpath



High-use permits

Current process



Current High-use permits

Permits expire 30 June 2025

33 permitted locations, including:

- 22 High-use permits
- 4 High-use (Historical) permits
- 7 vacant locations

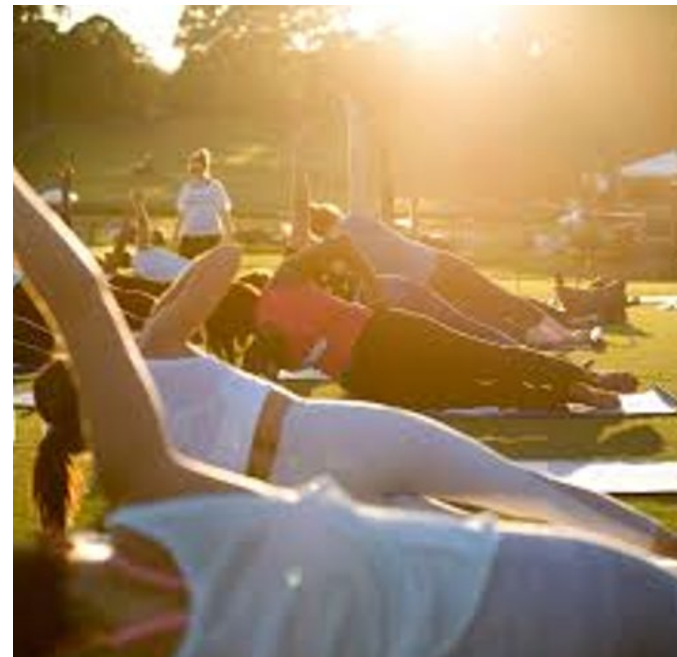


Other commercial activities

Low-use / low-impact, Outdoor dining and Goods on footpath permits

Other permit types are:

- Managed as permit renewal processes under Council's Local Laws
- Either for a 12-month or three (3) year period
- Facilitated under delegated authority.



Other commercial activities (cont.)



Low-use / low-impact

- 70 Low-use / low-impact permits, including:
 - 23 Commercial Fitness permits
 - 18 Itinerant Vendor permits
 - 33 Not-for-profit organisation permits



Outdoor dining and Goods on Footpath

- 186 Outdoor dining permits
- 54 Goods on footpath permits



Low-use / low-impact "other"

- 60 Low-use / low-impact "Other" permits, including:
 - Mooloolaba Ferry Trial (expires 30 April 2025)
 - 21 food and drink businesses

Proposed policy changes

More contemporary, community responsive and equitable policy platform for the future.

Including:



SIMPLIFIED PERMIT PROCESSES



ENHANCED CUSTOMER EXPERIENCE



IMPROVED SERVICE DELIVERY



EXPANDING PERMIT OPPORTUNITIES.

Proposed improvements

Key change	New Policy	Impact
Strategic Policy	Strategic Policy, with supporting Operational Guideline	<p>Council will act as the endorsement authority for setting the policy and all material changes to the policy.</p> <p>Council will also endorse the activities and locations to be included in the High-use / high-impact and Emerging Initiative permit types.</p> <p>Operational Guideline will be prepared to assist with policy implementation and administering operational processes.</p>
New High-use/high-impact activities	Council resolution	New High-use / high-impact activities will still require a Council resolution to allow Council to provide overall strategic direction to the program.
Renewal process	Operational process	Where previously High-use / high impact renewals required full reassessment, the new process treats these permits as a renewal and awarded by Council's Chief Executive Officer (CEO).
Emerging Initiative permits	New permit type	<p>Introducing a new permit type to respond to growing requests for commercial activity permits.</p> <p>This permit type aims to:</p> <ul style="list-style-type: none"> • support innovative ideas, • activate an area and bring people and communities together, • support social, cultural, environmental and sustainable initiatives, and • contribute to Sunshine Coast tourism.

Proposed improvements (cont.)

Key change	New Policy	Impact
First Nations Cultural Tourism permits	New permit type	Introducing a new permit type for the purpose of delivering First Nations (Aboriginal or Torres Strait Islander) cultural tourism experiences that occur on the Sunshine Coast. Permits will be awarded to First Nations tourism operators and groups to promote the regions cultural heritage, led by or in partnership with Kabi Kabi and Jinibarra peoples only.
Vacant High-use/high-impact activities and locations	Operational process	Where previously awarding vacant High-use/high impact activities and locations was required via a council resolution, the new process treats these as a permit application assessed under the Local Law and new Policy. This improves permit processing timelines and ability for permits to be issued under delegated authority.

Next steps

- Progress the development of an Operational Guideline to assist with decision-making surrounding each permit type
- Prepare a Communication Plan to assist Council Officers to respond to any enquiries about changes to the Policy
- Update all relevant supporting information on Council's website
- Assess all Commercial Use applications against the newly endorsed Policy and in accordance with all relevant legislative requirements, including Council's Local Laws
- Promote vacant High-use / high-impact activities and locations via Council's website to encourage interest from prospective business operators.



Recommendation

That Council:

- a) receive and note the report titled "Community Land and Complementary Commercial Activity Policy Review "
- b) endorse the Commercial Activity Policy (Appendix A)
- c) endorse the Commercial High-use / high-impact permits - 2025 Locations and activities (Appendix B)
- d) rescind the existing Community Land and Complementary Commercial Activity Policy, and
- e) note the proposed implementation plan contained in the Implementation section of this report.

Thanks for your time



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Financial Performance Report

March 2025



March 2025 Operating Result

- Council's operating result at the end of March 2025 of \$134.3 million is above the current budget by \$887,000.
- The variance consists of:
 - Revenue below budget by \$3.7 million
 - Expenses below budget by \$4.6 million

March 2025 Operating Result

Revenue

Fees and Charges below budget \$1.6 million

- Impact of tropical cyclone Alfred:
 - Holiday Parks below budget \$654,000
 - Waste Refuse Tip Fees below budget \$434,000
- Development Application Fees below budget \$512,000

Interest Received from Investments \$1.4 million lower than budget

March 2025 Operating Result

Expenditure

Contracts **below budget** for:

- *Waste \$1.2 million*
- *Transport Network Operations \$1.0 million*
- *Digital and Information Services \$544,000*
- *Property Management \$564,000*

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

Projects **below budget** by \$611,000

March 2025 Capital Program Result

Capital Works Program has progressed 68.3%

- **\$183.3 million** of Council's \$268.4 million Capital Works Program has been financially expended.
- **\$108.2 million** of the \$152.4 million Core Capital Works Program has been spent which is 71.0% of the budget

Cash Flows and Balance Sheet

Council Cash

- Council's cash at 31 March is **\$208.9 million**

Council Debt

- Council's debt at 31 March is **\$421 million**
 - *Debt repayment made during February \$12.8 million*
- Anticipated new borrowings for 2024-25 are **\$23.2 million**

Investment Performance

Investments

- Council currently has 3 term deposits totalling \$70 million
- Term deposits mature within 89 days
- Weighted average interest rate return of 4.87%

Financial Performance Report

Risk

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

The following items need continued attention:

- The achievement of revenue targets
- The delivery of the \$9.9 million in savings initiatives included in the operating result, of which \$8.1 million is attributed to the Employee Vacancy Rate.

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

Continued monitoring of the delivery of the capital works program within budgeted scope and cost.



Officer Recommendation

That Council receive and note the report titled “March 2025 Financial Performance Report”

Thanks for your time



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