

Related Documentation

Ordinary Meeting

Thursday, 27 July 2023

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
8.1	RELATED ITEM - HOUSING AND HOMELESSNESS ACTION PLAN 2023	
	ATTACHMENT 1 PRESENTATION	5
8.2	RELATED ITEM - SURF LIFE SAVING QUEENSLAND - SUNSHINE COAST COUNCIL LIFEGUARD SERVICE PLAN 2023 - 2028	
	ATTACHMENT 1 PRESENTATION	17
8.3	RELATED ITEM - 2023 SPORTS FIELD MAINTENANCE FUNDING PROGRAM	
	ATTACHMENT 1 PRESENTATION	23
8.4	RELATED ITEM - SUNSHINE COAST ECOLOGICAL PARK MASTER PLAN	
	ATTACHMENT 1 PRESENTATION	31
8.5	RELATED ITEM - PROPOSED PLANNING SCHEME AMENDMENT - SITE SPECIFIC AND EDITORIAL MATTERS	
	ATTACHMENT 1 PRESENTATION	39
8.6	RELATED ITEM - PROPOSED INTERIM LOCAL GOVERNMENT INFRASTRUCTURE PLAN AMENDMENT ADOPTION	
	ATTACHMENT 1 PRESENTATION	55
8.9	RELATED ITEM - REVIEW OF THE CLASSIFICATION AND MANAGEMENT OF COUNCIL INFORMATION	
	ATTACHMENT 1 PRESENTATION	65



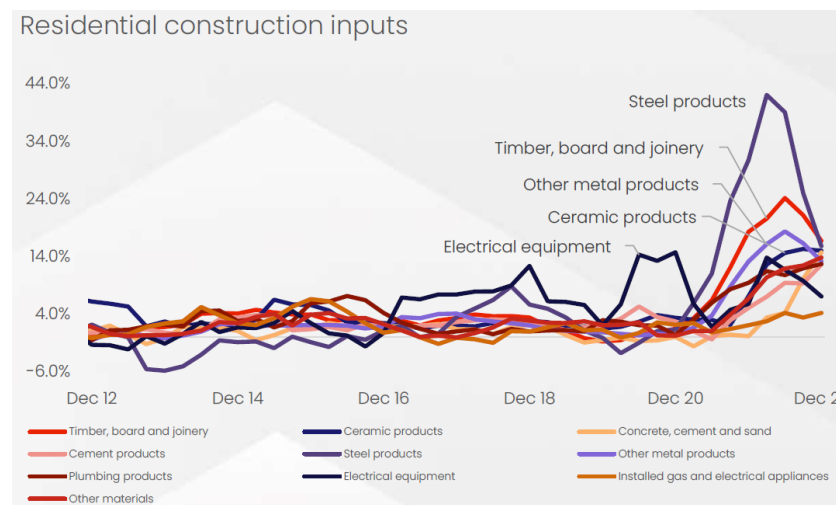
Ordinary Meeting 27 July 2023

Item 8.1 Housing and Homelessness Action Plan 2023

Housing & Homelessness Action Plan - Why

The State and the nation is in the midst of a housing crisis

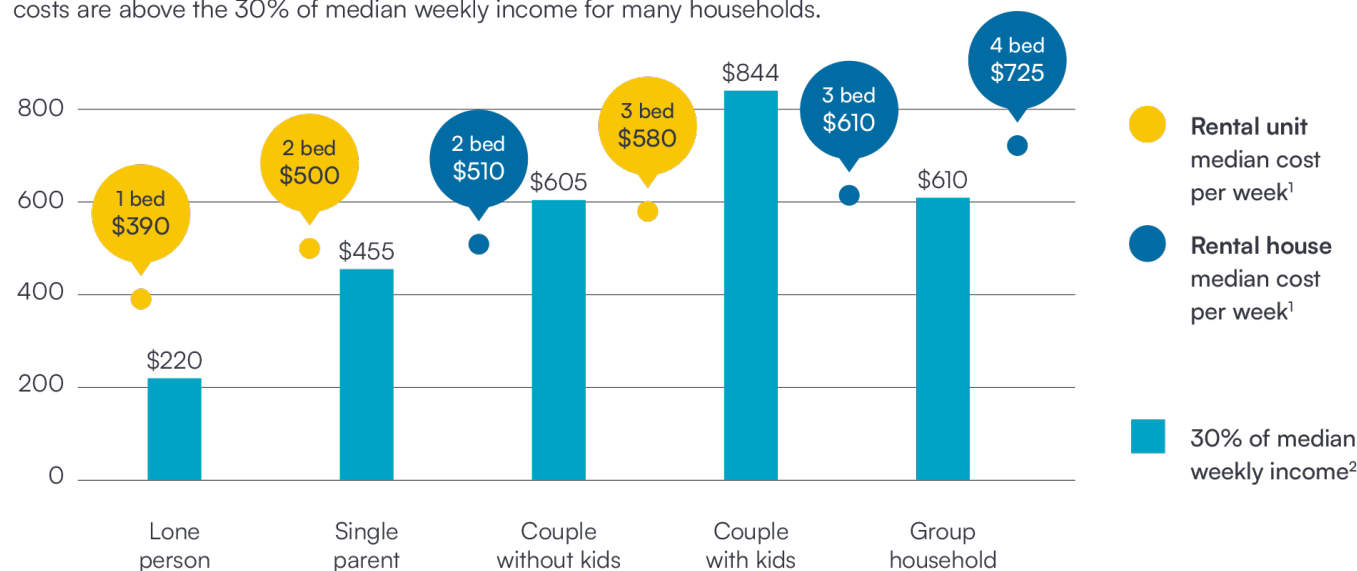
- Housing affordability is impacted by prevailing economic, financial and social costs associated with housing demand and supply, that may constrain the ability for households to own or rent their own home and represents the underlying costs of developing housing to market
- Exacerbated by Covid
- Supply chain disruption
- Cost of materials
- Cost of transportation (shipping and local)
- Tight labour market



Housing & Homelessness Action Plan - Why

Affordability — Income versus Rent (2021 data)

According to the Australian Bureau of Statistics, households that are spending more than 30% of their income on housing costs are likely to be impacted on their ability to afford other living costs such as food, clothing, transport and utilities. Current rental costs are above the 30% of median weekly income for many households.



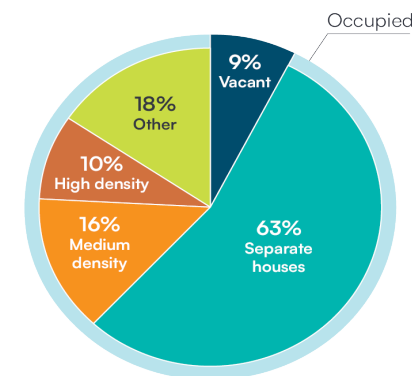
1 'Higher Than Average Growth' property website - <https://www.htag.com.au/qld/qld295-sunshine-coast-regional/>

2 ABS TableBuilder Census 2021 (enumerated data)

Housing & Homelessness Action Plan - Why

- Housing sector has not delivered required scale and diversity in housing choice
- Diverse housing choices can assist in housing affordability
- Housing sector is complex

Private dwellings



Total private dwellings
148,646

- Vacant private dwellings - **13,126**
- Occupied, separate houses - **103,126**
- Occupied, medium density - **26,725**
(semi-detached, row, terrace, townhouses, flats and apartments)
- Occupied, high density - **15,837**
(flats and apartments 3 storeys or more)
- Occupied, other - balance
(caravans, cabins, houseboats and others)

www.sunshinecoast.qld.gov.au

4

Housing & Homelessness Action Plan - Why

- A declining availability of affordable housing is progressively squeezing low-income households out of the private rental market or into unaffordable rentals, placing greater pressure on the supply of social housing, crisis accommodation and homelessness services.
- Implication for our long term economic development, our community and our environment, **IF** nothing changes.

Rental affordability

Rental prices at the lower end of the market has increased at a greater rate than the market wide norm.



Rental affordability for lower income households has been assessed as

Not affordable

for 1 bed, 2 bed , 3 bed and 4+ bed properties (2021-22)

Source: A blueprint to tackle Queensland's housing crisis, March 2023. Hal Pawson, Andrew Clarke, Joelle Moore, Ryan van den Nouwelant, Matthew Ng, City Futures Research Centre, UNSW.

Housing & Homelessness Action Plan

Developed on the basis of the following documents:

- **Regional Economic Development Strategy** (2013-2033)
- **Environment & Liveability Strategy** (2017)
- **Sunshine Coast Community Strategy** (2019-2041)
- **Corporate Plan 2023-2027**



Our Strong Community

An inclusive community with opportunities for everyone:

Work collaboratively to reduce homelessness and advocate to other levels of government to prioritise collective action to address housing affordability and availability on the Sunshine Coast



Housing & Homelessness Action Plan

- Builds on existing commitments
- Proposes new initiatives
- Coordinated and integrated approach
- Requires collaborative action to address housing affordability and reduce homelessness
- Collaboration with:
 - Industry
 - Business
 - Community organisations
 - Other levels of government
 - The broader community



Housing & Homelessness Action Plan – How Five (5) Key Activities

1. **Delivery** - by demonstrating and doing, including in partnership

- 1.1 Develop Projects
- 1.2 Land Identification
- 1.3 Delivery Models

2. **Facilitation** – by improving pathways and processes

- 2.1 New Planning Scheme
- 2.2 Development Incentives
- 2.3 Homelessness



Housing & Homelessness Action Plan – How Five (5) Key Activities

3. **Advocacy** - by urging through engagement

- 3.1 Housing
- 3.2 Homelessness



4. **Building Capacity** – by strengthening relationships, skills, process and resources

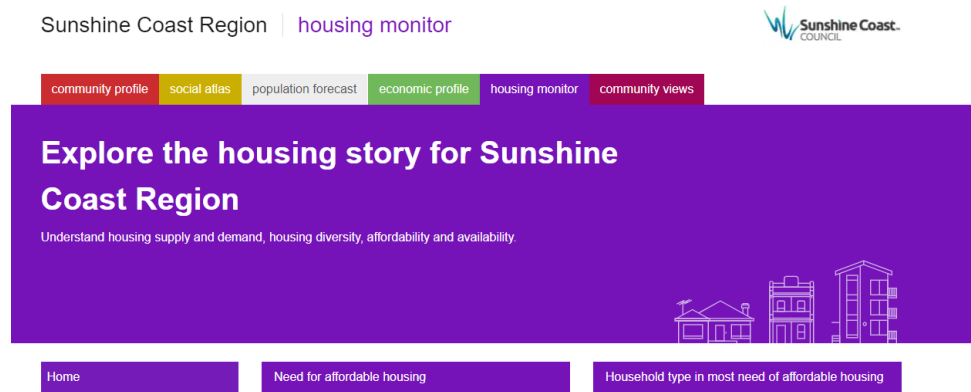
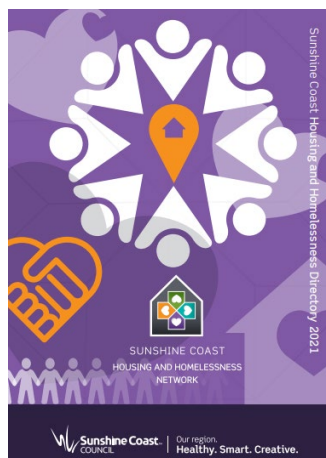
- 4.1 Outwardly Focused – external to our organisation
- 4.2 Internally Focused – within our organisation

Housing & Homelessness Action Plan – How Five (5) Key Activities

5. Building our Knowledge - to gain information and strengthen understanding

5.1 Evidence

5.2 Community Education



Officer Recommendation

That Council:

- a) receive and note the report titled “Housing and Homelessness Action Plan 2023”**
- b) endorse the Housing and Homelessness Action Plan 2023 (Appendix A)**
- c) request the Chief Executive Officer to forward the Housing and Homelessness Action Plan to the relevant stakeholders, including the State Government and update Council’s website.**

Thank you & Questions



See council's website for further details
www.sunshinecoast.qld.gov.au

 [FINAL Video 1 SCEP new maps.mp4](#)



Ordinary Meeting 27 July 2023

Item 8.2 Lifeguard Services Plan 2023-2028

Overview

- In 2012, Sunshine Coast Council contracted the provision of lifeguard services to Surf Life Saving Queensland (SLSQ)
- Lifeguard Services agreement renewed for five (5) years from October 2022
- Current value of SLSQ 2022–2023 contract \$5.3 million
- SLSQ and Council have jointly developed the Sunshine Coast Lifeguard Services Plan 2023-2028
- Service Plan has been developed to guide operational activities over the next five (5) years to meet changing demands and coastal risks.



Budget and key service amendments

Financial year	Funding (excluding CPI and fair work rates)	Key Service Recommendations
2023/24	\$108,366.48 2% increase	<u>Happy Valley</u> - implement Tier 4 service (reallocation of <u>Golden Beach</u> service) <u>Coolum North</u> – commence introduction of winter service (weekends)
2024/25	\$133,784.51 2.5% increase	<u>Maroochy River Mouth</u> - increase service to Tier 4 <u>Bokarina</u> - implement a Tier 2 service (reallocation of <u>Wurtulla</u> service) Increase to two lifeguards during summer on weekends at <u>Discovery Beach</u> and midweek at <u>Mudjimba</u>
2025/26	\$179,818.20 3.34% increase	<u>Coolum North</u> - implement a midweek winter service <u>Discovery Beach</u> - increased to two lifeguards midweek September to May <u>Marcoola</u> – increase to two lifeguards midweek during summer school holidays
2026/27	\$230,761.09* 4.29% increase	<u>Bokarina</u> - Potential to increase to Tier 1. <u>Marcoola</u> - Potential to increase to Tier 1. <u>Mudjimba</u> - Potential to increase to two lifeguards May to September midweek
2027/28	\$120,528.90* 2.24% increase	<u>Buddina/ Kawana</u> - potential to increase to Tier 1. <u>Marcoola</u> - potential to increase to two Lifeguards winter weekends

Future Service Levels

SLSQ operate a tiered service model

Tier 1	<u>Patrolled all year (Major location)</u> Kings Beach, Dicky Beach, Mooloolaba Main, Mooloolaba Spit, Alexandra Headland, Maroochydore, Twin Waters, Mudjimba , Coolum, Discovery , Marcoola (assess in 2026/27) , Bokarina (assess in 2026/27) , Buddina/ Kawana Waters (assess in 2027/28)
Tier 2	<u>Patrolled seven days September to May including weekends, school and public holidays during winter.</u> Bulcock Beach, Coolum North
Tier 3	<u>Patrolled weekends, school and public holidays all year. Seasonal service.</u> Currimundi Beach
Tier 4	<u>Patrolled weekends, school and public holidays September to May. Minimal seasonal service.</u> Boardwalk (Mount Coolum), Wurtulla (realign to Bokarina in 2024/25) , Maroochy River , Happy Valley Beach
Tier 5	<u>Patrolled school holidays September to May (holiday service only).</u> Yaroomba Beach and Kings Beach Pool

Officer Recommendation

That Council:

- a) receive and note the report titled ‘Surf Life Saving Queensland - Sunshine Coast Council Lifeguard Services Plan 2023 – 2028’
- b) endorse the ‘Surf Life Saving Queensland – Sunshine Coast Council Lifeguard Service Plan 2023 – 2028’ (Appendix A) and
- c) refer the recommendations within the “Surf Life Saving Queensland - Sunshine Coast Council Lifeguard Service Plan 2023 - 2028 ” including budget increases, for consideration in the relevant annual budget processes.



Ordinary Meeting 27 July 2023

Item 8.3

2023 Sports Field Maintenance Funding Program

2023 Sports Field Maintenance Funding Program

Program Aim

- To provide consistent, equitable and appropriate support for sports field maintenance

Context

- Program commenced in 2011/2012
- Up to three years of funding
- All funding agreements ceased on 30 June 2023

Overview

- Funding based on a formula - field type, number of fields and period of responsibility
- Specialised, exclusive and/or restricted-access sports not eligible
- Expert advice available



Chancellor Park Soccer Club - Harmony Sports Park

2022/23 Review of Sports Field Maintenance Funding Program

Key Findings

- Funded fields have turf in good condition
- High level of satisfaction with the program and support provided
- Cost-effective compared with council-maintained sports fields
- The program is achieving its aim

Recommendations

The review recommendations include:

1. The program continues using the current funding model.
2. An increase of 16%* be applied to the allocation for each field type when calculating funding amounts for each sporting organisation at the commencement of the next three-year cycle.
3. Implement an annual CPI increase to the Program from year two (2) of the next three-year cycle.
4. Ensure council's Parks Community Sports Field Officer and Sport Planning and Development teams are sufficiently resourced to collaboratively support clubs in planning and pursuing opportunities to improve field infrastructure.
5. In line with the *Sunshine Coast Sport and Active Recreation Plan 2016*, work be progressed to establish and document a hierarchy ranking of funded facilities to provide a framework for which fields can be used for regional and state competitions.

*Percentage increase based on the cumulative CPI Brisbane June 2020 – December 2022





2023 Sports Field Maintenance Funding Program

Promotion and support

- Council website
- Internal and external networks
- Officer assistance with applications

Applications

- Forty-eight applications received

Assessment

- Panel of experts
- Three years of funding recommended for all applications

Budget Implications

- \$895,657 Year 1
- \$907,684 + CPI Year 2
- \$907,684 + CPI Year 3



Officer Recommendation

That Council:

- (a) receive and note the report titled “2023 Sports Field Maintenance Funding Program”**
- (b) endorse the 2023 Sports Field Maintenance Funding Program Recommendations including three years of funding with annual CPI increases to be applied in 2024/25 and 2025/26 (Appendix A).**



Thank you.



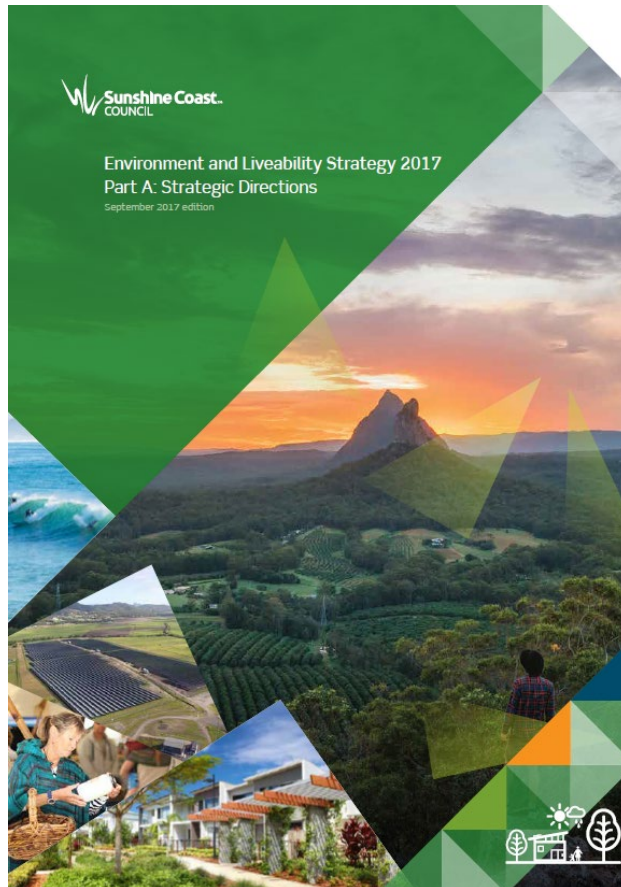
See council's website for further details
www.sunshinecoast.qld.gov.au



Ordinary Meeting
27 July 2023

Item 8.4
Sunshine Coast Ecological Park Master Plan

A Strategic Approach



A place of cherished nature
and ecological wonder for
generations to discover and
enjoy

Our Values

1

AN ECOLOGICALLY VALUABLE,
RESILIENT AND CONNECTED
LANDSCAPE.

4

AN IMMERSIVE EXPERIENCE
THAT PROMOTES BALANCE,
RESPITE AND REVIVAL.

2

A PLACE THAT WELCOMES
PEOPLE TO LEARN, PLAY AND
CONTRIBUTE TO THE FUTURE.

5

A PLACE OF UNEXPECTED AND
SPONTANEOUS DISCOVERY.

3

A PLACE TO BE INSPIRED BY
NATURE.

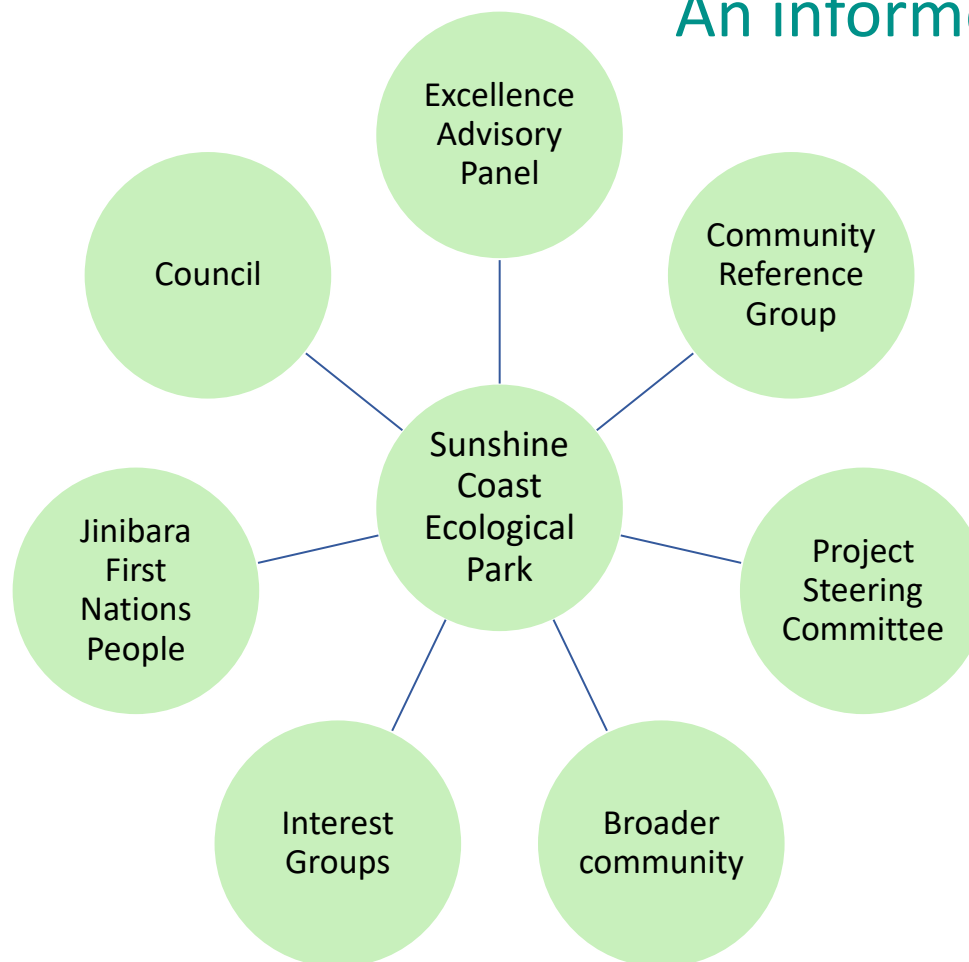
6

A PLACE THAT SHARES THE
STORIES OF LOCAL PEOPLE
AND THE NATURAL HISTORY
OF THE REGION.





An informed approach



What did the community tell us?

3 stages of community engagement

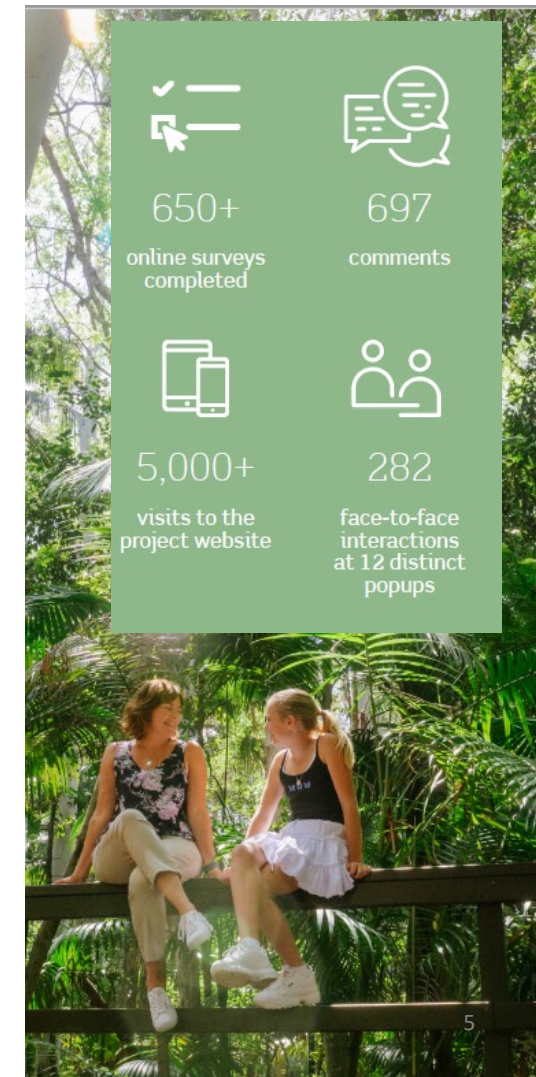
- Stage 1 – 71%-95% supported each of the park values
- Stage 2 – 82% believed the park to be a valuable asset, 79% agreed with the strategies
- Stage 2 – favourite park elements included walking trails, wetland, loop path and treetop bridge, forest lookout
- Stage 3 – 58% were supportive of the draft Master Plan, 78% indicated they would visit

Key Focus Areas

Balance between
recreation and
conservation

Pedestrian connections to
the Mary Cairncross Scenic
Reserve

Community and
residential
impacts





Implementation

- Revised project governance
- Deliver 'quick wins'/ initial revegetation
- Staged detailed design and delivery
- Strategic and financial partnerships



Recommendation

That Council:

- a) receive and note the report titled “Sunshine Coast Ecological Park Master Plan”
- b) endorse the Sunshine Coast Ecological Park Master Plan
- c) note that the Sunshine Coast Ecological Park Master Plan will inform the development of staged implementation projects for consideration in future capital and operational budgets and applications for external funding opportunities and
- d) receive and note the Sunshine Coast Ecological Park Excellence Advisory Panel Letter of Support.



Ordinary Meeting 27 July 2023

Item 8.5 Proposed Planning Scheme Amendment - Site Specific and Editorial Matters

Purpose and Background

- **28 April 2022** – Council decided to amend the planning scheme to respond to site specific and editorial matters
- **24 June 2022** – Proposed amendment forwarded to Planning Minister for consideration of State interests and to seek approval to proceed to public consultation
- **25 October 2022** – Approval received from the Planning Minister for Council to proceed to public consultation, subject to Ministerial conditions
- Public consultation – **21 November to 19 December 2022**
- Report presents the outcomes from public consultation

Overview of proposed amendment

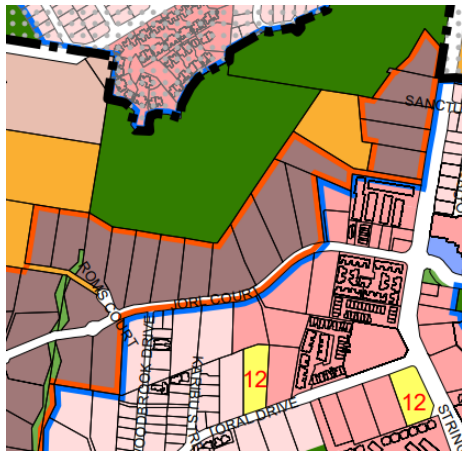
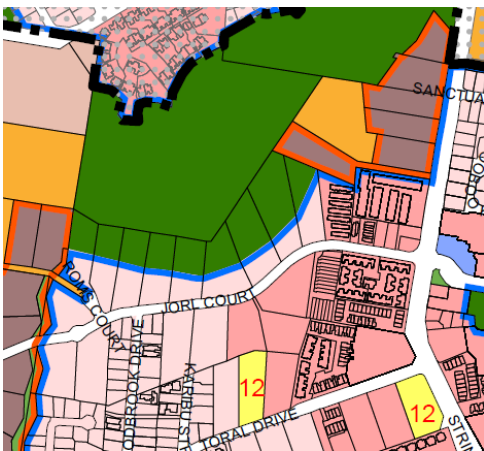
- Amends zones and planning scheme provisions for 12 sites
- Responds to a Council resolution, property related matters, specific community concerns, mapping anomalies or reflects existing development approvals
- Addresses other minor editorial matters
- Part of the ongoing amendment program to maintain currency of planning scheme




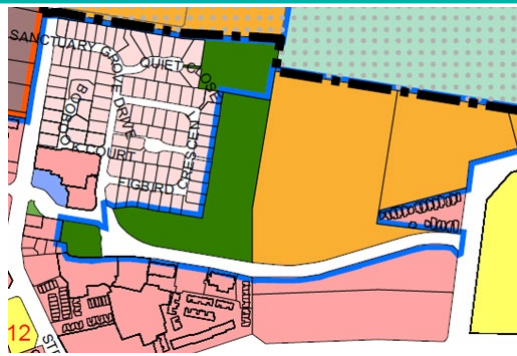
Summary of public consultation outcomes

- Range of community engagement activities implemented
- **107 submissions** received
- **79 submissions** provided full or provisional support and **28** objected
- **10 submissions** raised matters outside scope of amendment
- **Consultation Report**
 - provides a summary of issues raised and Council's proposed response
 - issues raised largely addressed by existing or proposed provisions
 - copy to be provided to submitters and uploaded to Council's website

Jorl Court/Roms Court, Buderim

Existing	Proposed	No of submissions	Key issues/concerns
 <p> Rural Residential Zone Low Density Residential Zone Environmental Management and Conservation Zone </p>	 <p>Proposed to include land in the Low density residential zone and Environmental management and conservation zone</p>	<ul style="list-style-type: none"> • Total – 15 submissions • 5 submissions outlined either provisional or full support • 10 submissions objected 	<ul style="list-style-type: none"> • New development opportunities • Limited development potential • Maintenance of environmental land • Traffic impact / parking • Impact on environmental values • Flooding, stormwater, local character and amenity concerns • Request for a further zone change

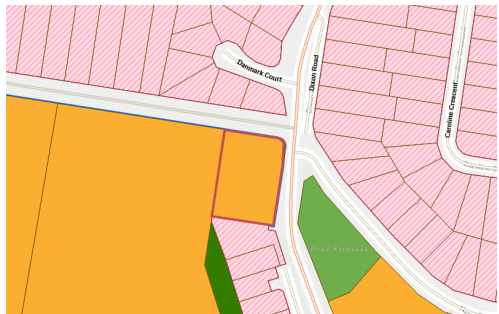




Power Road/Starling Street, Buderim

Existing	Proposed	No of submissions	Key issues/concerns
 <p> Limited Development (Landscape Residential) Zone Environmental Management and Conservation Zone Medium Density Residential Zone </p>	 <p>Proposed to remove the zoning over the planned Goshawk Boulevard road reserve and align zoning of adjoining land</p>	<ul style="list-style-type: none"> • Total – 5 submissions • 4 submissions outlined either provisional or full support • 1 submission objected 	<ul style="list-style-type: none"> • Request for increased environmental buffers • Impact on environmental values • Impact on amenity of neighbouring properties • Request for a further zoning change






8 Lavarack Cres, 3 and 31 Lavarack Lane, Buderim

Existing	Proposed	No of submissions	Key issues/concerns
 <p>  Low Density Residential Zone  Precinct LDR1 (Protected Housing Area)  Local Centre Zone </p>	 <p>Proposed to include land in the Local centre zone and provide for a service station in limited circumstances</p>	<ul style="list-style-type: none"> • Total – 11 submissions • 10 submissions outlined either provisional or full support • 1 submission objected 	<ul style="list-style-type: none"> • Traffic impact • Request for services stations to be included as an Environmentally relevant activity (ERA)


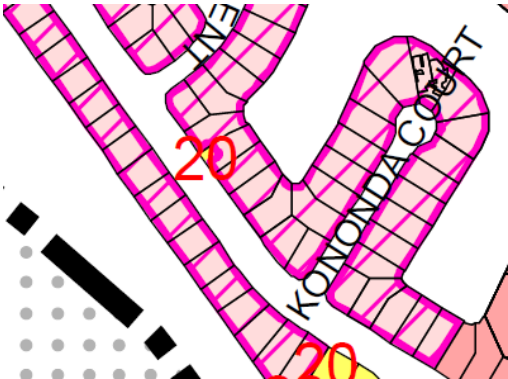
22 Dixon Road, Buderim

Existing	Proposed	No of submissions	Key issues/concerns
 <p>  Low Density Residential Zone  Precinct LDR1 (Protected Housing Area)  Limited Development (Landscape Residential) Zone </p>	 <p>Proposed to include land in the Low density residential zone – Precinct LDR1 (Protected Housing Area)</p>	<ul style="list-style-type: none"> • Total – 2 submissions • 1 submission outlined provisional support • 1 submission objected 	<ul style="list-style-type: none"> • Alignment with the South-East Queensland Regional Plan • Request to remove limit on number of lots • Concern about further subdivision due to site constraints


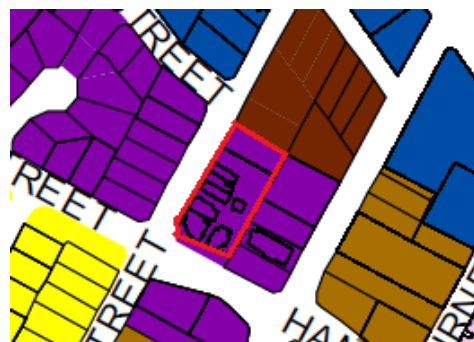
33 Quorn Close, Buderim

Existing	Proposed	No of submissions	Key issues/concerns
 <p>  Open Space Zone  Low Density Residential Zone  Precinct LDR1 (Protected Housing Area) </p>	 <p>Proposed to include land in the Low density residential zone - Precinct LDR1 (Protected Housing Area)</p>	<ul style="list-style-type: none"> • Total – 2 submissions • 1 submission in support • 1 submission objected 	<ul style="list-style-type: none"> • Land should be retained as greenspace • Opportunity for connectivity with Buderim Forest Park • Land not suitable for affordable housing

52 Amarina Avenue, Mooloolaba

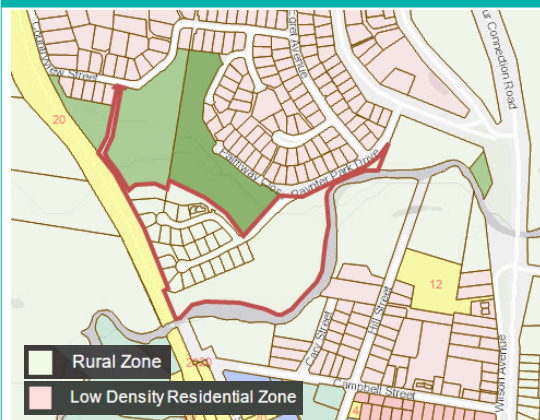
Existing	Proposed	No of submissions	Key issues/concerns
 <p>Community Facilities Zone Low Density Residential Zone Precinct LDR1 (Protected Housing Area)</p>	 <p>Proposed to include land in the Low density residential zone – Precinct LDR1 (Protected Housing Area)</p>	<ul style="list-style-type: none"> Total – 2 submissions 1 submission in support 1 submission objected 	<ul style="list-style-type: none"> Land not suitable for affordable housing Limited useable space after subdivision Concern land is not surplus to Council's needs

13 and 21 Smith Street, Mooloolaba

Existing	Proposed	No of submissions	Key issues/concerns
 <p>21 Smith Street</p> <p>13 Smith Street</p> <p>Legend:</p> <ul style="list-style-type: none"> 12 metres 15 metres 18 metres 21 metres 25 metres 37.5 metres 45 metres 	 <p>Proposed to increase the maximum building height from 18 metres to 25 metres</p>	<ul style="list-style-type: none"> Total – 8 submissions 3 submission outlined provisional support 5 submissions objected 	<ul style="list-style-type: none"> Traffic impact Impact on amenity of adjoining residents Protection of beaches/turtle nesting areas Request for further increase in height of 13 Smith Progressive increase in building heights across region

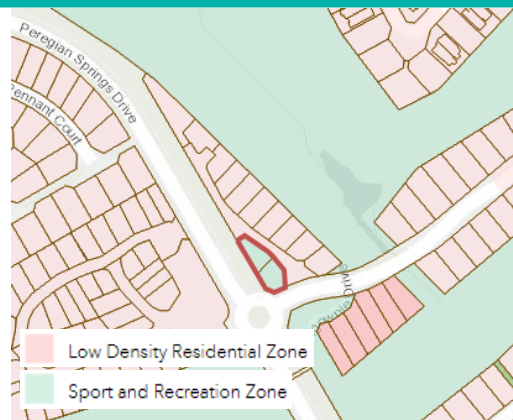
Items reflecting development approvals

49 Countryview Street, Woombye



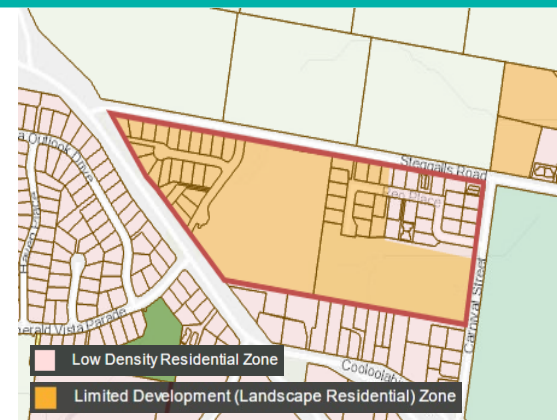
- Proposed zones – Low density residential zone, Environmental management and conservation zone and Open space zone
- **No submissions received**

114 Peregrin Springs Drive, Peregrin Springs



- Proposed zone - Low density residential zone
- **7 submissions (3 in support / 4 objecting)**

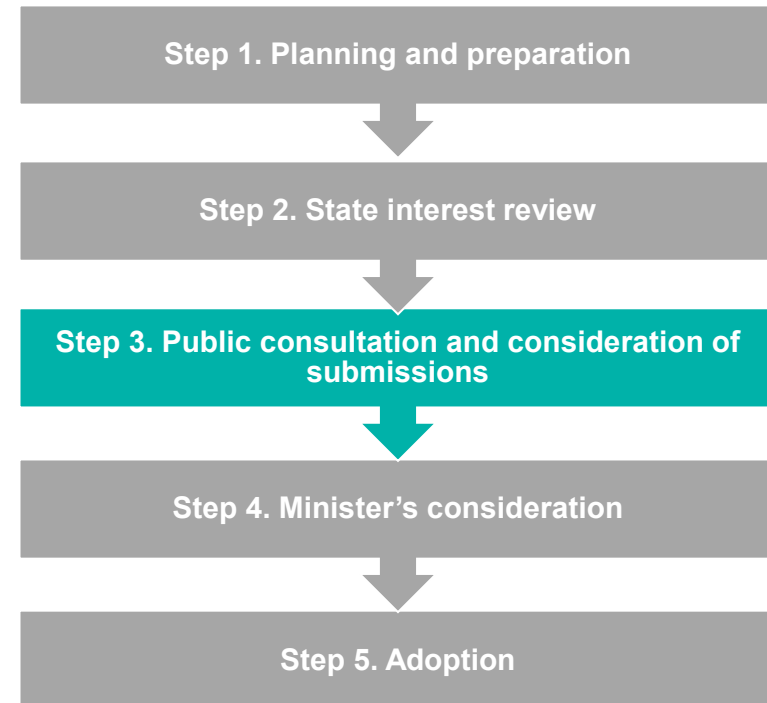
Honeysuckle/Appleberry Place and Reo Place, Yandina



- Proposed zones – Low density residential zone and Environmental management and conservation zone
- **8 submissions in support**

Recommendation and next steps

- **Report recommends:**
 - **proceed with the proposed amendment, without changes and**
 - **delegate authority to the CEO to finalise the proposed amendment**
 - **adopt the proposed amendment, subject to receiving advice from the Planning Minister that Council may adopt the amendment**
- Once approval is received, publish notice and prepare amendment for commencement



Thank you.



See council's website for further details
www.sunshinecoast.qld.gov.au

FINAL Video 1 SCEP new maps.mp4



Ordinary Meeting 27 July 2023

Item 8.6

Proposed Interim Local Government Infrastructure Plan Amendment Adoption

Cycle of Council's Local Government Infrastructure Plans (LGIP)

- Current LGIP – is part of the Planning Scheme (LGIP adopted 2018)
- 5-year review – statutory requirement (completed June 2023 OM)
- New LGIP will be drafted with the Planning Scheme 2024
- In the meantime, a minor update has been through the process (interim LGIP amendment) – recommended for adoption today



Interim LGIP Amendment Process



Interim LGIP amendment

Minor amendments:

- Updated the costing, timing and accuracy of LGIP projects
- Minor typographical changes

MAJOR amendments will occur with the new LGIP in the Planning Scheme

Public consultation

- 4 October – 1 November 2022 (longer than required)
- 23 submissions
- Majority of submissions (21) related to matters not covered by the interim LGIP amendment (such as zoning changes)
- 2 submissions resulted in changes to the draft LGIP – all related to the transport network

Transport network changes



a request for an establishment cost to be included for a new road link on a Wises Road site which had been added as a new project, but on review, was identified as non-trunk infrastructure, therefore, should not be in the Local Government Infrastructure Plan. Accordingly, this project has been removed from the Schedule of Works (and associated mapping).

Transport network changes

- to amend the road network Schedule of Works (and associated mapping) to remove road project R-26-010 (CD road, Maroochydore),
- update the description of road project R-26-008 Sugar Road, Maroochydore and
- update the description of road project R-19-002 Ulm Street, Caloundra in the Schedule of Works



Officer Recommendation

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Proposed Interim Local Government Infrastructure Plan Amendment Adoption”, and
- (b) having considered all submissions received in relation to the proposed Sunshine Coast Planning Scheme 2014 – Interim Local Government Infrastructure Plan Amendment, decide to:
 - (i) proceed with the proposed amendment, with changes, and
 - (ii) adopt the proposed amendment, as detailed in Appendix A and Appendix B, and
 - (iii) delegate authority to the Chief Executive Officer to complete the process in accordance with the *Minister’s Guidelines and Rules 2020*.

Thank you.



See council's website for further details
www.sunshinecoast.qld.gov.au



Review of the Classification and Management of Council Information

GWI Future State Report

Recommendations:

1. Improve how Council communicates its processes and efforts to make Council meeting information available to the public.
2. Update and operationalise Council's Information Access and Management Policy.
3. Update and operationalise Council's Custodianship Policy.
4. Review scope and logical order of training modules and formulise a plan for modules' completion.
5. Operationalise the recently developed Administrative Access and Right to Information Policy and Guideline.
6. Ensure information systems that are a source of truth for Council's records and information have up-to-date information security classification labels.

Officer recommendation

That Council:

- (a) **receive and note the report titled “Review of the Classification and Management of Council Information”**
- (b) **endorse the recommendations outlined in the *GWL Future State Report* (Appendix A)**
- (c) **authorise the Chief Executive Officer to develop a detailed implementation plan with action items recorded and reported within Council’s corporate reporting system and**
- (d) **acknowledge the contribution made to the project by the project Steering Committee, in particular, the contribution made by Mr Matt O’Mara and Ms Danielle Wickman as the external Steering Committee members.**

Thank you.



See Council's website for further details
www.sunshinecoast.qld.gov.au