

# Minutes

## Ordinary Meeting

**Thursday, 21 September 2023**

**Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore**



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

**1 DECLARATION OF OPENING**

The Chair declared the meeting open at 9:00am.

**2 WELCOME AND OPENING**

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

Anurag Goswami (Bobby), President of the Sunshine Coast Indian Association delivered a blessing on behalf of the Hindu Culture.

The Acting Chief Executive Officer acknowledged the recent passing of Council employee, Janelle Starkey, and expressed Council's deepest condolences to Janelle's family and friends.

**3 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE****COUNCILLORS**

Councillor M Jamieson	Mayor (Chair)
Councillor R Baberowski	Division 1 (Deputy Mayor)
Councillor T Landsberg	Division 2
Councillor P Cox	Division 3 (Teams)
Councillor J Natoli	Division 4
Councillor W Johnston	Division 5 (Teams) (Absent 8.5 – 13)
Councillor C Dickson	Division 6
Councillor E Hungerford	Division 7
Councillor J O'Pray	Division 8
Councillor M Suarez	Division 9
Councillor D Law	Division 10

**APOLOGIES**

Chief Executive Officer

**COUNCIL OFFICERS**

A/ Chief Executive Officer  
 Group Executive Built Infrastructure  
 A/ Group Executive Business Performance  
 Group Executive Civic Governance  
 Group Executive Customer and Planning Services  
 A/ Group Executive Economic and Community Development  
 Group Executive Liveability and Natural Assets  
 Manager Executive Management and Support Services  
 Coordinator Biodiversity & Waterways  
 Principal Engineer  
 Coordinator Strategic Flooding & Stormwater Policy & Planning  
 Strategic Planner  
 Governance Policy Lead  
 Coordinator Financial Services  
 Coordinator Financial Accounting  
 Chief Financial Officer  
 Manager Leasing and Land Management  
 Senior Property Officer  
 Property Development Officer

**4 RECEIPT AND CONFIRMATION OF MINUTES**

**Council Resolution**

**Moved: Councillor J Natoli**

**Seconded: Councillor E Hungerford**

*That the Minutes of the Ordinary Meeting held on 24 August 2023 be received and confirmed.*

**Carried unanimously.**



**5 MAYORAL MINUTE**

NIL

**6 INFORMING OF CONFLICTS OF INTEREST**

**6.1 PRESCRIBED CONFLICTS OF INTEREST**

NIL

**6.2 DECLARABLE CONFLICTS OF INTEREST**

NIL



**7 PRESENTATIONS / COUNCILLOR REPORTS**

NIL

  

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**8 REPORTS DIRECT TO COUNCIL****8.1 COASTAL HEALTH REPORT FOR THE SUNSHINE COAST****File No:** Council Meetings**Author:** Coordinator Biodiversity & Waterways  
Liveability & Natural Assets Group**Appendices:** App A - Coastal Health Report for the Sunshine Coast

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**Council Resolution** (OM23/97)**Moved:** Councillor M Suarez**Seconded:** Councillor J Natoli*That Council:*

- (a) *receive and note the report titled “**Coastal Health Report for the Sunshine Coast** for the Sunshine Coast” and*
- (b) *note the Coastal Health Report for the Sunshine Coast 2023 (Appendix A) for the purpose of promoting our coastal health and to inform ongoing planning and management.*

**Carried unanimously.**  
  

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**8.2 FLOOD MAPPING AND INFORMATION UPDATE**

**File No:** Council Meetings  
**Author:** Principal Engineer  
Customer & Planning Services Group  
**Appendices:** App A - Maroochydore South Master Drainage Plan  
**Attachments:** Att 1 - Changes to Defined Flood Event  
Att 2 - 2022 Flood Event Map  
Att 3 - Locations of additional models  
Att 4 - Stormwater Risk Mapping

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**Council Resolution** (OM23/98)

**Moved:** Councillor C Dickson  
**Seconded:** Councillor J O'Pray

*That Council:*

- (a) *receive and note the report titled "**Flood Mapping and Information Update**"*
- (b) *endorse the revision to Council's public flood mapping products, and*
- (c) *endorse the Maroochydore South Master Drainage Plan (Appendix A).*

**Carried unanimously.**

### 8.3 FORMAL DESIGNATION OF THE FLOOD HAZARD AREA FOR BUILDING REGULATION PURPOSES

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File No:	Council Meetings
Author:	Coordinator Strategic Flooding & Stormwater Policy & Planning Customer & Planning Services Group
Appendices:	App A - Flood Hazard Area Map for Building Regulation Purposes
Attachments:	Att 1 - 2021 Newsflash - Important Update on Council Flood Mapping and Information

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#### Council Resolution (OM23/99)

Moved: Councillor J Natoli  
Seconded: Councillor M Suarez

That Council:

- (a) receive and note the report titled "**Formal Designation of the Flood Hazard Area for Building Regulation Purposes**"
- (b) designate a flood hazard area in accordance with section 32(b) of the Building Act 1975 and section 8 of the Building Regulation 2021 (Appendix A – Flood Hazard Area Map for Building Regulation Purposes)
- (c) declare the following for the designated flood hazard area (Appendix A – Flood Hazard Area Map for Building Regulation Purposes) in accordance with section 32(b) of the Building Act 1975 and section 8 of the Building Regulation 2021:
  - i. the flood likelihood and planning period for climate change for the defined flood event is in accordance with Column 2 of Table 8.2.7.3 Flood levels and flood immunity requirements for development and infrastructure, of the Sunshine Coast Council Planning Scheme 2014 Flood Hazard Overlay Code
  - ii. the defined flood level and maximum flow velocity of water (where available) are the flood levels and velocities for the adopted defined flood events derived from the flood modelling for each catchment of the flood hazard area
  - iii. the following are provided in a Flood Information Search (where available) for lots within the flood hazard area:
    - defined flood level
    - maximum flow velocity
    - inactive flow or backwater area
    - freeboard
    - finished floor level of class 1 buildings and
- (d) in response to item (b), that the existing flood hazard area designation in the Sunshine Coast Planning Scheme 2014, be further considered as part of a future planning scheme amendment or as part of the New Sunshine Coast Planning Scheme Project.

Carried unanimously.

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**8.4 PROPOSED PLANNING SCHEME AMENDMENT - QUEENSLAND RECONSTRUCTION AUTHORITY RESILIENT HOMES FUND - VOLUNTARY HOME BUY-BACK SITES**

**File No:** Council Meetings  
**Author:** Strategic Planner  
Customer & Planning Services Group  
**Appendices:** App A - Explanatory Memorandum  
App B - Amendment Instrument  
**Attachments:** Att 1 - Voluntary Home Buy Back Program Resilient Homes Fund  
- Local Government Program Guidelines

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**Council Resolution** (OM23/100)

**Moved:** Councillor T Landsberg  
**Seconded:** Councillor M Suarez

*That Council:*

- (a) receive and note the report titled "***Proposed Planning Scheme Amendment - Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites***"
- (b) decide to make a 'minor amendment' to the Sunshine Coast Planning Scheme 2014 (referred to as the proposed Sunshine Coast Planning Scheme 2014 (Minor Amendment) – Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites) (Appendix A and Appendix B)
- (c) adopt the proposed Sunshine Coast Planning Scheme 2014 (Minor Amendment) – Queensland Reconstruction Authority Resilient Homes Fund - Voluntary Home Buy-Back Sites (Appendix A and Appendix B) and
- (d) delegate authority to the Chief Executive Officer to undertake the necessary steps to finalise the planning scheme amendment for incorporation into the Sunshine Coast Planning Scheme 2014, in accordance with the Planning Act 2016 and the Minister's Guidelines and Rules 2023.

**Carried unanimously.**

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**8.5 PROPOSE TO MAKE AMENDMENT SUBORDINATE LOCAL LAW NO.2 (ANIMAL MANAGEMENT) 2023**

**File No:** Council Meetings  
**Author:** Governance Policy Lead  
Civic Governance  
**Appendices:** App A - Amendment Subordinate Local Law No.2 (Animal Management) 2023

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**Council Resolution** (OM23/101)

**Moved:** Councillor J Natoli  
**Seconded:** Councillor T Landsberg

*That Council:*

- (a) *receive and note the report titled “**Propose to Make Amendment Subordinate Local Law No.2 (Animal Management) 2023**”*
- (b) *resolve to propose to make Amendment Subordinate Local Law No. 2 (Animal Management) 2023*
- (c) *resolve to undertake community consultation on the draft subordinate local law from 25 September 2023 to 30 October 2023 (5 weeks) and*
- (d) *note the proposed amendments have been reviewed pursuant to section 38 of the Local Government Act 2009 and the amendments do not contain anti-competitive provisions.*

**For:** Councillor M Jamieson, Councillor R Baberowski, Councillor T Landsberg, Councillor P Cox, Councillor J Natoli, Councillor J O'Pray, Councillor M Suarez and Councillor D Law.

**Against:** Councillor C Dickson and Councillor E Hungerford.

**Carried.**

**Councillor W Johnston was absent for the discussion and vote on this item.**

**8.6 AUGUST 2023 FINANCIAL PERFORMANCE REPORT**

**File No:** Council Meetings  
**Author:** Coordinator Financial Services  
Business Performance Group  
**Attachments:** Att 1 - August 2023 Financial Performance Report  
Att 2 - Capital Grant Funded Project Report August 2023

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**Council Resolution** (OM23/102)

**Moved:** Councillor E Hungerford  
**Seconded:** Councillor J Natoli

*That Council receive and note the report titled “August 2023 Financial Performance Report”.*

**Carried unanimously.**

**Councillor W Johnston was absent for the discussion and vote on this item.**

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**8.7 QUEENSLAND AUDIT OFFICE - SECOND INTERIM MANAGEMENT REPORT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2023**

**File No:** Council Meetings  
**Author:** Coordinator Financial Accounting  
Business Performance Group  
**Attachments:** Att 1 - Queensland Audit Office Second Interim Report 2023

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**Council Resolution** (OM23/103)

**Moved:** Councillor E Hungerford  
**Seconded:** Councillor J Natoli

*That Council receive and note the report titled “Queensland Audit Office - Second Interim Management Report for the financial year ended 30 June 2023”.*

Carried unanimously.

Councillor W Johnston was absent for the discussion and vote on this item.

  

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**8.8 BUDGET REVIEW 1 - 2023/24**

**File No:** Council Meetings  
**Author:** Coordinator Financial Services  
Business Performance Group  
**Appendices:** App A - 2023/24 Amended Budget Financial Statements  
App B - Minor Capital Works Program

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**Council Resolution** (OM23/104)

**Moved:** Councillor E Hungerford  
**Seconded:** Councillor R Baberowski

*That Council:*

- (a) *receive and note the report titled "**Budget Review 1 - 2023/24**"*
- (b) *adopt Appendix A as tabled, pursuant to sections 169 and 170 of the Local Government Regulation 2012, Council's amended budget for 2023/24 financial year incorporating:*
  - (i) *the statement of income and expenditure*
  - (ii) *the statement of financial position*
  - (iii) *the statement of changes in equity*
  - (iv) *the statement of cash flow*
  - (v) *the relevant measurers of financial sustainability*
  - (vi) *the long term financial forecast*
  - (vii) *Council's 2023/24 Capital Works Program, endorse the indicative four-year program for the period 2025 to 2028, and note the five-year program for the period 2029 to 2033*
- (c) *note the following documentation applies as adopted 22 June 2023*
  - (i) *the Debt Policy*
  - (ii) *the Revenue Policy*
  - (iii) *the total value of change, expressed as a percentage, in the rates and utility charges levied for the financial year compared with the rates and utility charges levied in the previous budget*
  - (iv) *the Revenue Statement*
  - (v) *the rates and charges to be levied for the 2023/24 financial year and other matters as adopted 22 June 2023*
  - (vi) *the Strategic Environment Levy Policy*
  - (vii) *the Strategic Arts and Heritage Levy Policy*
  - (viii) *the Strategic Transport Levy Policy*
  - (ix) *the Derivatives Policy and*
- (d) *endorse the Minor Capital Works Program (Appendix B).*

**Carried unanimously.**

**Councillor W Johnston was absent for the discussion and vote on this item.**

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**8.9 DISPOSAL (LEASES) TO QUEENSLAND FIRE AND EMERGENCY SERVICES OVER VARIOUS RURAL FIRE BRIGADE SITES**

**File No:** Council Meetings  
**Author:** Manager Leasing and Land Management  
Business Performance Group  
**Attachments:** Att 1 - Rural Fire Brigade locations

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**Council Resolution** (OM23/105)

**Moved:** Councillor R Baberowski  
**Seconded:** Councillor M Suarez

*That Council:*

- (a) *receive and note the report titled “**Disposal (Leases) to Queensland Fire and Emergency Services over various Rural Fire Brigade sites**”*
- (b) *resolve, pursuant to Section 236 of the Local Government Regulation 2012, that an exception to dispose of an interest (lease) in land to a government agency being the Queensland Fire and Emergency Services up until 30 June 2043 for the following sites:-*
  - (i) *Palmwood Rural Fire Brigade at Margaret Street, Palmwoods*
  - (ii) *Glasshouse Mountains Rural Fire Brigade at Ryan Street, Glass House Mountains*
  - (iii) *Kureelipa Rural Fire Brigade at 8 Braford Road, Kureelipa*
  - (iv) *Landsborough Rural Fire Brigade at Maleny Street, Landsborough*
  - (v) *Mapleton Rural Fire Brigade at 37 Obi Obi Road, Mapleton*
  - (vi) *Yandina/North Arm Rural Fire Brigade at Monak Road, North Arm*
  - (vii) *Valdora Rural Fire Brigade at 269 Valdora Road, Valdora*
  - (viii) *Eumundi Rural Fire Brigade at 20 Napier Road, Eumundi*
  - (ix) *Beerwah Rural Fire Brigade at 175 Roys Road, Beerwah*
  - (x) *Conondale Rural Fire Brigade at 1723 Maleny Kenilworth Road, Conondale*
  - (xi) *Eudlo Rural Fire Brigade at 6 Rosebud Street, Eudlo*
  - (xii) *Verrierdale Rural Fire Brigade at 460-478 Verrierdale Road, Verrierdale and*
- (c) *delegate authority to the Chief Executive Officers to authorise that annual consideration for these Leases be set at \$1.00 payable on demand whilst the sites are being used for Rural Fire Brigade purposes.*

**Carried unanimously.**

**Councillor W Johnston was absent for the discussion and vote on this item.**

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**8.10 DISPOSAL (EASEMENT) TO ENERGEX TO SUPPORT VARIOUS COUNCIL PROJECTS**

**File No:** Council Meetings  
**Author:** Manager Leasing and Land Management  
Business Performance Group  
**Attachments:** Att 1 - Aerial Map - Honey Farm Sport Precinct  
Att 2 - Easement Plan - Honey Farm Sport Precinct  
Att 3 - Aerial Map - Caloundra Administration Building site  
Att 4 - Easement Plan - Caloundra Administration Building site  
Att 5 - Aerial Map - Nambour Materials Recovery Facility  
Att 6 - Easement Plan - Nambour Materials Recovery Facility

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**Council Resolution** (OM23/106)

**Moved:** Councillor T Landsberg  
**Seconded:** Councillor R Baberowski

*That Council:*

- (a) *receive and note the report titled “**Disposal (Easement) to Energex to support various Council Projects**” and*
- (b) *resolve, pursuant to section 236 of the Local Government Regulation 2012, that an exception to dispose of an interest (easement) in land (other than by tender or auction) is applied as the disposal is to Energex, a government organisation, pursuant to Section 236(1)(b)(i) over the following Council freehold land:*
  - (i) 4 Honey Farm Road, Meridan Plains, legally described as Lot 70 on SP324776
  - (ii) 1 Omrah Avenue, Caloundra, legally described as Lot 22 on RP883293 and
  - (iii) 66 Cooney Road, Bli Bli, legally described as Lot 3 on SP193049.

**Carried unanimously.**

**Councillor W Johnston was absent for the discussion and vote on this item.**

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**8.11 DISPOSAL (EASEMENT) OF PART OF COUNCIL FREEHOLD LAND  
WITHIN MULTIPLE PROPERTIES MERIDAN PLAINS TO AURA**

**File No:** F2023/43207  
**Author:** Manager Leasing and Land Management  
Business Performance Group  
**Attachments:** Att 1 - Aerial Map of Easements

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**Council Resolution** (OM23/107)

**Moved:** Councillor R Baberowski  
**Seconded:** Councillor C Dickson

*That Council:*

- (a) *receive and note the report titled “Disposal (Easement) of part of Council Freehold Land within multiple properties Meridan Plains to Aura” and*
- (b) *resolve, pursuant to section 236 of the Local Government Regulation 2012, that an exception to dispose of an interest (easement) in land (other than by tender or auction) is applied as the disposal is to Energex, a government organisation, pursuant to Section 236(1)(b)(i) over the following Council freehold land:*
  - (i) *Lot 10 on SP231637*
  - (ii) *Lot 2 on RP97720*
  - (iii) *Lot 14 on SP264093*
  - (iv) *Lot 70 on SP324776*
  - (v) *Lot 903 on SP209288*
  - (vi) *Lot 1200 on SP306968 and*
  - (vii) *Lot 1198 on SP306968.*

**Carried unanimously.**

**Councillor W Johnston was absent for the discussion and vote on this item.**

**9 NOTIFIED MOTIONS**

NIL

  

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**10 TABLING OF PETITIONS**

**10.1 PETITION - REQUEST FOR INCREASE OF FLAGGED AREAS /  
LIFEGUARD SERVICES AT THE KAWANA STRETCH OF BEACH**

**Council Resolution** (OM23/108)

**Moved: Councillor J Natoli**

**Seconded: Councillor P Cox**

*That the petition tabled by Councillor J Natoli relating to the request to increase flagged areas / lifeguard services at the Kawana stretch of beach be received and referred to the Chief Executive Officer to determine appropriate action.*

**Carried unanimously.**

**Councillor W Johnston was absent for the discussion and vote on this item.**

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**10.2 PETITIONS - HOUSING CRISIS REQUEST TO REVIEW TOWN PLAN IN  
RELATION TO TINY HOMES AND OTHER ACCOMMODATION OPTIONS****Council Resolution** (OM23/109)

**Moved:** Councillor D Law  
**Seconded:** Councillor R Baberowski

*That the petitions tabled by Councillor D Law relating to the request to review the town plan to recognise caravans, buses and tiny homes during the housing crisis be received and referred to the Chief Executive Officer to determine appropriate action.*

**Carried unanimously.**

**Councillor W Johnston was absent for the discussion and vote on this item.**

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**11 CONFIDENTIAL SESSION**

**CLOSURE OF THE MEETING TO THE PUBLIC**

**Council Resolution**

**Moved: Councillor E Hungerford**

**Seconded: Councillor M Suarez**

*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 – Peregian Beach.*

**Carried unanimously.**

**Councillor W Johnston was absent for the vote on this item.**

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**RE-OPENING OF THE MEETING TO THE PUBLIC**

**Council Resolution** (OM23/110)

**Moved: Councillor M Suarez**

**Seconded: Councillor C Dickson**

*That the meeting be re-opened to the public.*

**Carried unanimously.**

**Councillor W Johnston was absent for the vote on this item.**

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**11.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - STRATEGIC LAND ACQUISITION – PEREGIAN BEACH**

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

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In preparing this report, the Chief Executive Officer recommends it 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.

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**Council Resolution** (OM23/111)

**Moved:** Councillor M Suarez  
**Seconded:** Councillor E Hungerford

*That Council:*

- (a) *delegate authority to the Chief Executive Officer to enter into negotiations, execute all documentation and assist the Queensland Government to finalise the acquisition of the identified strategic property in Peregian Beach*
- (b) *authorise the Chief Executive Officer to enter into a partnership agreement with the Queensland Government for the long-term management of the property in Peregian Beach and*
- (c) *authorise the Chief Executive Officer to publicly release details relating to the site location and contract price for the identified strategic property once the negotiations have been finalised and the transfer of ownership of land to the Queensland Government has been registered with the Titles Registry.*

**Carried unanimously.**

**Councillor W Johnston was absent for the vote on this item.**

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