

# **Additional Information**

**Item 8.1, 8.3, 8.5 & 8.9**

**Ordinary Meeting**

**Thursday, 12 December 2024**

---



---

**TABLE OF CONTENTS**

---

<b>ITEM</b>	<b>SUBJECT</b>	<b>PAGE NO</b>
<b>8.1</b>	<b>DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE TO ESTABLISH A CAR WASH - 211 SIPPY DOWNS DRIVE, SIPPY DOWNS</b>	
	ATTACHMENT 3 ADDITIONAL INFORMATION.....	5
<b>8.3</b>	<b>KULANGOOR CEMETERY MASTER PLAN 2024</b>	
	ATTACHMENT 3 ADDITIONAL INFORMATION.....	11
<b>8.5</b>	<b>BUDGET REVIEW 2</b>	
	ATTACHMENT 1 ADDITIONAL INFORMATION.....	13
<b>8.9</b>	<b>AMENDMENT SUBORDINATE LOCAL LAW NO. 2 (ANIMAL MANAGEMENT) 2024</b>	
	ATTACHMENT 1 ADDITIONAL INFORMATION.....	21



## Related Report / Additional Information

<b>Meeting:</b>	Ordinary Meeting	<b>Date:</b>	12 December 2024
<b>Requesting Councillor:</b>	Councillor C Dickson, Councillor J Natoli.		
<b>Item:</b>	8.1 - Development Application for a Material Change of Use to Establish a Car Wash - 211 Sippy Downs Drive, Sippy Downs		
<b>Circulation</b>	9 December 2024		
<b>Officer :</b>	Principal Development Planner	<b>Approving GE (title):</b>	Acting Group Executive Customer & Planning Services

In response to questions raised by Councillors, please note the following additional information for your consideration.

**Question:**

Provide information around the stormwater drainage conditions on the University sports fields.

**Response:**

Part of the Sippy Downs Drive road reserve to the west of the subject site was established by the State Government as part of a subdivision that created the land for the Service Centre (originally Lot 1 SP215755) and the land that contains Chancellor State College (Lot 2 SP215755) under the provisions of Section 3.7.8 of the *Integrated Planning Act 1997*, and was not subject to Council approval. Part of the Sippy Downs Drive road reserve to the south of the subject site was established as part of a boundary realignment approval undertaken by the University (app ref. REC08/0030), which was assessed under the provision of the *Maroochy Plan 2000* and decided in 2008. The lot that forms the subject site was also developed by the State Government as exempt development under the *Sustainable Planning Regulation 2009*.

The Operational Work approval (app ref. OPW17/2332) associated with the development of the Service Centre included stormwater drainage works for the subject site. The drainage works included piped networks to Sippy Downs Drive. However, it is noted that at the time of this Operational Work approval, Sippy Downs Drive had already been constructed, and the stormwater pipe that discharges water from the site to the University land was already existing with no easements over it. It is understood that the original construction of that portion of Sippy Downs Drive fronting the subject site, and the associated installation of stormwater infrastructure for



adjoining State Government land at the time, was initiated by the State Government to establish Chancellor State College and the University.

The stormwater networks are now under the control of Council.

It is understood that following the development of the Service Centre adjoining the subject site, the University raised concerns about the quality of the stormwater being discharged to their land.

This current Car Wash application is required to be assessed against the provisions of the *Sunshine Coast Planning Scheme 2014*, which allows for development to discharge to networks under the control of Council.

It is understood that the existing stormwater system is problematic as the University land is impacted by flows from surrounding land. However, the existing issues are not a result of the proposed Car Wash development. As long as the detention is sized correctly for all duration storms as per the Flooding and Stormwater Management Guidelines, the discharge from the development should not cause a worsening to the existing situation.

The proposed conditions for Stormwater Management have been reviewed by Council's Principal Development Engineer (Hydraulics).

Although the current conditions are satisfactory and would be subject to a subsequent Operational Work application assessment, it is proposed that Condition 20 in 'Appendix A - Recommended Conditions of Approval' could be amended (as shown in bold text below) to strengthen the requirements that would be applicable to the assessment of a future Operational Work application for stormwater work.

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, **as varied by the following:***
    - (i) ***the detention tanks and associated outlets sized in accordance with Section 4.3 of the Sunshine Coast Council Flooding and Stormwater Management Guidelines, using either the deemed to comply volumes, or the detailed sizing methodology including detailed calculations provided in conjunction with the first operational works application associated with this development approval; and,***
    - (ii) ***a piped minor system stormwater from Lot 2 SP278406 to connect directly into the piped drainage system in Sippy Downs Drive.***
  - (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.*

**Question:**

Provide information on the original approval on the Service Station site with regards to the conditions and litter disposal.

**Response:**

The approval for the adjoining Service Station site (app ref. MCU16/0111.03 - [Link to Development.i](#)) contains the following waste management conditions in the decision notice:

35. *Refuse storage, removal and collection facilities must be provided on site in accordance with the following:*
  - (a) *Collection by service vehicles within the site in a safe, efficient and unobstructed manner.*
  - (b) *Provision of hardstand impervious storage areas at each building for the permanent storage location of all refuse bins, sized to accommodate the required amount of bins commensurate with the use.*
  - (c) *Provision of a 1.8m high purpose built enclosure to the bin storage area at each building, which is screened from the street and adjoining properties by fencing and landscaping.*
  - (d) *The storage areas must be readily accessible and permit the movement of bulk bins to and from the storage area during servicing.*
  - (e) *Provision of a wash-down area in the vicinity of the permanent storage locations at each building fitted with a hose-cock and a drain connected to the sewer that has a stormwater catchment area of no more than 1m<sup>2</sup>.*
  
36. *Prior to the commencement of the use an inspection must be organised with Council Delegates (Development Services Environment Officer & Waste Management Services Officer) to confirm waste servicing arrangements particularly with regard to on-site servicing of waste containers. Where obstructions to waste collection vehicles prevent safe and efficient servicing, the obstruction must be removed or rectified.*

These conditions were applied to ensure the development achieved the outcomes sought by the Waste management code of the *Sunshine Coast Planning Scheme 2014*. There are no Sunshine Coast Planning Scheme code provisions relating to litter management, as this is regulated by the *Waste Reduction and Recycling Act 2011*.

Community members can report instances of littering to the State Government using their online form (<https://www.qld.gov.au/environment/circular-economy-waste-reduction/litter-illegal-dumping/report>), via email to [illegaldumping@des.qld.gov.au](mailto:illegaldumping@des.qld.gov.au) or phone 13 74 68.

**Question:**

Provide information on the storage lane project for Sippy Downs Drive to Claymore Road, including information on how it is this going to be funded and when it will be completed to model future traffic.

**Response:**

The storage lane works have an approval for Operational Work (app ref. OPW24/0214). However, the works are not a developer obligation under the current Infrastructure Agreement for Palmview (Harmony Estate).

Upgrading of the intersection of Sippy Downs Drive and Claymore Road is currently being discussed with the developers of Palmview. Council's position is that this intersection's upgrade is to commence within the next 4 months, and be completed in 11 months at the developer's cost. However, Infrastructure Agreement (3) for Palmview is yet to be executed.

**Question:**

Provide details about the current and proposed access easements arrangements for the site and adjoining properties.

**Response:**

The subject site (Lot 3 SP278406) is burdened by an access easement (Easement A) that contains the exit driveway from the adjoining Service Centre, as highlighted in the image below.





Easement A benefits the Common Property at 227-237 Sippy Downs Drive (Lot 0 SP301169) within the adjoining Service Centre shown in the image below.



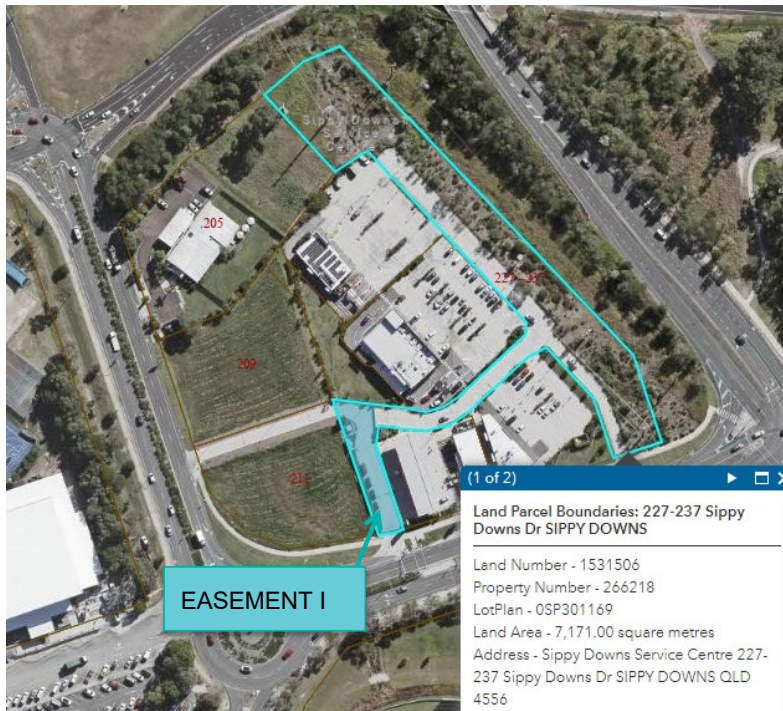
Easement A on SP308422 also benefits the adjoining lot to the north at 209 Sippy Downs Drive (Lot 2 SP278406) shown in the image below.



Easement A was granted by the State in 2020 and was exempt from assessment by Council.

The terms of Easement A on SP308422 provide for both adjoining properties to the east and north of the subject site (Lot 0 SP301169 and Lot 2 SP278406) to have unimpeded access through the subject site, at all times.

The adjoining property (Lot 0 SP301169) is burdened by an access easement (Easement I on SP301169) that contains the entry driveway to the Service Station, located adjacent to the eastern boundary of the subject site as shown in the image below.



Easement I was required to be created by a condition of the approval for the lots that form the Service Centre site (app ref. REC16/0166.02 - [Link to Development.i](#)). Easement I on SP301169 benefits the subject site (Lot 3 SP278406) and the adjoining site to the north (Lot 2 SP278406). The terms of Easement I on SP301169 provide for Lots 2 & 3 SP278406 to have unimpeded access, at all times. Easement I is identified on the DA Form 1 as land that forms part of the development application for the Car Wash.

Landowners consent is not required to accompany a development application or to permit use of an access easement which is proposed in accordance with the existing terms of the easement.

## Related Report / Additional Information

<b>Meeting:</b>	<b>Ordinary Meeting</b>	<b>Date:</b>	<b>12 December 2024</b>
<b>Requesting Councillor:</b>	<b>Mayor R Natoli, Councillor D Law.</b>		
<b>Item:</b>	<b>8.3 Kulangoor Cemetery Master Plan 2024</b>		
<b>Circulation</b>	<b>9 December 2024</b>		
<b>Officer :</b>	<b>Coordinator Cemetery Services</b>	<b>Approving GE (title):</b>	<b>Acting Group Executive, Customer &amp; Planning Services</b>

In response to questions raised by Councillors, please note the following additional information for your consideration.

**Question:**

**The proposed Kulangoor Cemetery Master Plan includes a crematorium, and buildings which could house a chapel, areas for services, a café and florist. Specifically with regard to the cost of funding these inclusions, should Council operate services/facilities of this nature?**

**Response:**

The Kulangoor Cemetery Master Plan 2024 (Master Plan) is a long-term planning document that:

- Provides guidance to manage future growth and development of the Kulangoor cemetery site.
- Plans for up to 80 years of services to be delivered with a range of memorial spaces offered.
- Embraces change and reflects a modern approach to the cemetery network and design.

Inclusion of a crematorium, and buildings such as a chapel, a café and florist are intended to:

- respond to changes in how the community views cemeteries and the services and facilities they are seeking, and
- support Council's cemetery services to be financially sustainable subsequently reduce costs to our community.

If the Master Plan is endorsed by Council, officers will investigate funding opportunities required to deliver the capital design elements of the Master Plan. This will include seeking funding through Council's budget processes, grant funding opportunities and partnerships.

**Question:**

**Will the commercial building at Kulangoor Cemetery be a Council managed or leased building?**

**Response:**

The ownership and operational management of a commercial building and/or crematorium at Kulangoor Cemetery will be investigated should Council endorse the Master Plan.

Options for investigation will include (but may not be limited to) feasibility of facilities that are:

- Council owned and managed.
- Delivered through a partnership between Council and a private investor (shared ownership and/or operational management).
- Council owned building, with leasing of all areas or part thereof.

Noting, Council is aware of its responsibilities under the National Competitive Policy (NCP).

Accordingly, a review of the NCP will be included as part of investigating the above-mentioned options.

## Related Report / Additional Information

<b>Meeting:</b>	<b>Ordinary Meeting</b>	<b>Date:</b>	<b>12 December 2024</b>
<b>Requesting Councillor:</b>	<b>Councillor E Hungerford</b>		
<b>Item:</b>	<b>8.5 - Budget Review 2</b>		
<b>Circulation</b>	<b>9 December 2024</b>		
<b>Officer:</b>	<b>Co-ordinator Financial Services</b>	<b>Approving GE (title):</b>	<b>Group Executive Business Performance</b>

In response to question raised by Councillor E Hungerford, please note the following additional information for your consideration.

**Question:**

**Provide a breakdown of the \$26 million Operating Expenditure change.**

**Response:**

<b>Adjustment</b>	<b>2024-25 Expenditure \$'000</b>
<b>Total Operating Expenditure Adjustments</b>	<b>26,386</b>
Depreciation adjustment based on 2023-24 financial year-end result due to revaluation resulting in high asset values.	11,136
Waste Levy Budget not captured in original budget related to revenue budget	8,233
Sunshine Coast Stadium impact of delayed construction start	1,182
Caloundra Library + additional operational funding for 2024-25	289
Waste Collections increase to expenditure related to increased Waste Collections revenue	280

Adjustment	2024-25 Expenditure \$'000
Planning Appeal Legal Expenses increase due to longer appeal duration and high complexity	260
Consolidated small Operational Adjustments	210
Holiday Park related expenditure to increase in fees and charges revenue	208
Communications related expenditure to revenue	127
Interest on borrowings reduction – new loans interest rate lower than budgeted	(160)
<b><i>Budget Efficiency Savings not achieved:</i></b>	
Employee Costs Vacancy Rate <i>(% of positions unfilled over a period of time)</i>	1,600
Organisational Alignment	1,000
Fleet	1,000
Quarry Review	721
Property Integration	300



<b>Meeting:</b>	<b>Ordinary Meeting</b>	<b>Date:</b>	<b>12 December 2024</b>
<b>Requesting Councillor:</b>	<b>Councillor T Landsberg</b>		
<b>Item:</b>	<b>8.5 Budget Review 2</b>		
<b>Circulation</b>	<b>9 December 2024</b>		
<b>Officer:</b>	<b>Co-ordinator Financial Services</b>	<b>Approving GE (title):</b>	<b>Group Executive Business Performance</b>

In response to questions raised by Councillor T Landsberg, please note the following additional information for your consideration.

**Question:**

**The revenue that increased for Holiday Parks, can we get a break down on the individual parks?**

**Response:**

	2024-25 Revenue Budget \$'000	2024-25 Expenditure Budget \$'000	2024-25 Net Impact \$'000
Coolum Beach Holiday Park	49,910	34,982	14,928
Cotton Tree Holiday Park	180,323	76,064	104,259
Dicky Beach Holiday Park	107,147	17,520	89,627
Maroochydore Beach Holiday Park	78,740	23,748	54,992
Mudjimba Beach Holiday Park	210,000	55,313	154,687
<b>TOTAL Holiday Park Operating Adjustment</b>	<b>626,120</b>	<b>207,627</b>	<b>418,493</b>





<b>Meeting:</b>	<b>Ordinary Meeting</b>	<b>Date:</b>	<b>12 December 2024</b>
<b>Requesting Councillor:</b>	<b>Councillor T Landsberg</b>		
<b>Item:</b>	<b>8.5 Budget Review 2</b>		
<b>Circulation</b>	<b>9 December 2024</b>		
<b>Officer:</b>	<b>Co-ordinator Financial Services</b>	<b>Approving GE (title):</b>	<b>Group Executive Business Performance</b>

In response to questions raised by Councillor T Landsberg, please note the following additional information for your consideration.

**Question:**

**Can you please provide some more information regarding the Sunshine Coast Surf Management Plan?**

**Response:**

Development of the Surf Management Plan was not deemed as a priority in the 2024-25 financial year and the allocated funds have been redistributed to other Minor Capital Works projects including:

- Koala Park Little Mountain - Footpath Extension
- Duporth Ave Maroochydore - Installation of Speed Cushions
- Buderim Girl Guides Hall - Driveway Resurface

Council's Coastal Hazard Adaptation Strategy (CHAS) does include a Task to Develop a regional scale Surf Management Plan in the coming years.





<b>Meeting:</b>	<b>Ordinary Meeting</b>	<b>Date:</b>	<b>12 December 2024</b>
<b>Requesting Councillor:</b>	<b>Councillor J Broderick</b>		
<b>Item:</b>	<b>8.5 Budget Review 2</b>		
<b>Circulation</b>	<b>9 December 2024</b>		
<b>Officer:</b>	<b>Co-ordinator Financial Services</b>	<b>Approving GE (title):</b>	<b>Group Executive Business Performance</b>

In response to questions raised by Councillor J Broderick, please note the following additional information for your consideration.

**Question:**

**Can we get those figures on the Waste Changes?**

**Response:**

Adjustment	2024-25	2024-25	2024-25
	Revenue	Expenditure	NET Impact
	\$'000	\$'000	\$'000
Waste Levy Budget not captured in original budget	8,910	8,233	677
Waste Collections revenue increase based on year-end forecast calculated on first quarter trend with related increase to expenditure	462	280	182

<b>Meeting:</b>	<b>Ordinary Meeting</b>	<b>Date:</b>	<b>12 December 2024</b>
<b>Requesting Councillor:</b>	<b>Councillor J Broderick</b>		
<b>Item:</b>	<b>8.5 Budget Review 2</b>		
<b>Circulation</b>	<b>9 December 2024</b>		
<b>Officer:</b>	<b>Co-ordinator Financial Services</b>	<b>Approving GE (title):</b>	<b>Group Executive Business Performance</b>

In response to questions raised by Councillor J Broderick, please note the following additional information for your consideration.

**Question:**

**Operating Adjustments – is that broken down somewhere for the public to see?**

**Response:**

The Ordinary Meeting Budget Review 2 Report has been updated to include a table detailing the operating adjustments. That report has been published as part of the Ordinary Meeting papers.



<b>Meeting:</b>	<b>Ordinary Meeting</b>	<b>Date:</b>	<b>12 December 2024</b>
<b>Requesting Councillor:</b>	<b>Councillor T Bunnag</b>		
<b>Item:</b>	<b>8.5 Budget Review 2</b>		
<b>Circulation</b>	<b>9 December 2024</b>		
<b>Officer:</b>	<b>Co-ordinator Financial Services</b>	<b>Approving GE (title):</b>	<b>Group Executive Business Performance</b>

In response to questions raised by Councillor T Bunnag, please note the following additional information for your consideration.

**Question:**

**Please provide further advice in relation to capital expenditure reductions prior to Budget Review 3.**

**Response:**

Further deferrals of capital expenditure for individual projects has no impact on the overall capital program or cash position. These deferrals only serve to reduce the Deliverability Factor Credit of \$14.4 million, and do not affect any other outcomes.



<b>Meeting:</b>	<b>Ordinary Meeting</b>	<b>Date:</b>	<b>12 December 2024</b>
<b>Requesting Councillor:</b>	<b>Councillor W Johnston</b>		
<b>Item:</b>	<b>8.5 Budget Review 2</b>		
<b>Circulation</b>	<b>9 December 2024</b>		
<b>Officer:</b>	<b>Co-ordinator Financial Services</b>	<b>Approving GE (title):</b>	<b>Group Executive Business Performance</b>

In response to questions raised by Councillor W Johnston, please note the following additional information for your consideration.

**Question:**

**Provide a breakdown of the \$722,000 Stadium Impacts.**

**Response:**

The table below provides the two-part breakdown of the Sunshine Coast Stadium impacts. Those caused by the delayed construction start and the cancellation of a secured scheduled event unrelated to the stadium delay.

Please note the \$722,000 previously identified in the Budget Review 2 presentation has changed, as an additional \$96,000 reduction in expenditure was identified, lowering the impact to \$626,000.

Adjustment	2024-25	2024-25	2024-25
	Revenue	Expenditure	NET
	\$'000	\$'000	Impact \$'000
Sunshine Coast Stadium impact of delayed construction start	816	1,182	366
Revenue reduction due to cancellation of secured scheduled event	(260)		260
<b>TOTAL Stadium Impact</b>	<b>556</b>	<b>1,182</b>	<b>626</b>



## Related Report / Additional Information

<b>Meeting:</b>	<b>Ordinary Meeting</b>	<b>Date:</b>	<b>12 December 2024</b>
<b>Requesting Councillor:</b>	<b>Councillor J Natoli, Mayor R Natoli</b>		
<b>Item:</b>	<b>8.9 - Amendment Subordinate Local Law No. 2 (Animal Management) 2024</b>		
<b>Circulation</b>	<b>9 December 2024</b>		
<b>Officer:</b>	<b>Acting Manager Customer Response</b>	<b>Approving GE (title):</b>	<b>Acting Group Executive Customer &amp; Planning Services</b>

In response to a question raised by Councillor J Natoli, please note the following additional information for your consideration.

**Question: Do officers have any feedback or information about how the regulation of the local laws is going? Are dog owners complying with the local laws?**

**Response:**

Customer requests asking for Council to conduct patrols in specific locations has remained consistent (Table 1).

**Table 1** - Regional data related to requests for patrols in public spaces.

	<b>August</b>	<b>September</b>	<b>October</b>	<b>November</b>
<b>2023</b>	31	36	48	26
<b>2024</b>	40	33	50	24

**Table 2** - Data for the Point Cartwright and La Balsa area related to requests for patrols in public spaces.

	<b>August</b>	<b>September</b>	<b>October</b>	<b>November</b>
<b>2023</b>	2	2	2	0
<b>2024</b>	3	0	3	0



Council continues to patrol and monitor dogs being exercised in public places to ensure their owners are complying with the relevant law. Taking into consideration the change to the *Animal Management (Cats and Dogs) Act 2008* in July 2024 the level of activity is as expected and reflects Council’s education approach during the first phase of introducing the new infringement amounts.

**Table 3** - Regional data related to infringements and cautions issued for dogs not being under effective management in a public place (this excludes dogs in prohibited areas).


	August	September	October	November
2023	82	64	45	34
2024	9	39	27	35

**Table 4** - Data for the Point Cartwright and La Balsa area related to infringements and cautions issued for dogs not being under effective management in a public place (this excludes dogs in prohibited areas).

	August	September	October	November
2023	4	1	3	2
2024	0	1	3	1

Anecdotally, Council officers report that most dog owners appear to be complying with the changes to the local law for the Point Cartwright and La Balsa Reserve. The level of non-compliant activity appears to be consistent with other areas within the Region.





In response to a question raised by Mayor Natoli, please note the following additional information for your consideration.

**Question: Do officers have any feedback or data in relation to visitation or usage of Point Cartwright following the changes to the Local Law?**

**Response:**

Council has two Wi-Fi counters installed in Point Cartwright Reserve and La Balsa Park. These sensors have been installed since August 2021. The Wi-Fi counters produce counts of devices that are enabled and searching for Wi-Fi. Data produced by these devices provide an indication of how the area is being utilised e.g. trends and patterns of visitor usage.

Council officers have compared data from these counters for two periods:

- 1 August 2023 to 31 October 2023 and
- 1 August 2024 to 31 October 2024

The data does show a difference in activity with the La Balsa device showing a 17.4% reduction in devices which are Wi-Fi enabled and the Point Cartwright device showing a 21.8% reduction.

Anecdotally, operational teams report that while they have seen a change in the type of use, the area remains popular. The area is heavily utilised by the community for a variety of recreational activities such as exercise, family outings, swimming, dogs on-leash and park use.