

# **Additional Information**

**Item 8.1, 8.2 & 8.9**

**Ordinary Meeting**

**Thursday, 19 June 2025**

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<b>Meeting:</b>	<b>Ordinary Meeting</b>	<b>Date:</b>	<b>19 June 2025</b>
<b>Requesting Councillors:</b>	<b>Councillor T Burns &amp; Councillor M Suarez</b>		
<b>Item:</b>	<b>8.1 - Development Permit for Material Change of Use of Premises to establish Multiple Dwelling Units (116 Units) at Sunrise Drive, Maroochydore</b>		
<b>Circulation</b>	<b>Tuesday 17 June 2025</b>		
<b>Officer :</b>	<b>Development Planner / Lead Senior Development Planner</b>	<b>Approving GE (title):</b>	<b>Group Executive Customer &amp; Planning Services</b>

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

**Question:**

**Provide details on best built outcome for form and how it resonates with surrounding area - Prelodgement; lodgement application and current application comparisons to be provided.**

**Response:**

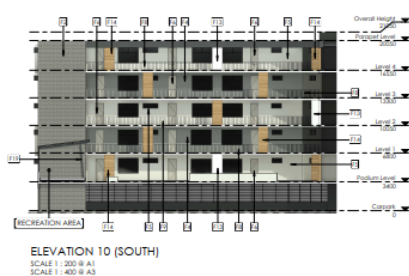
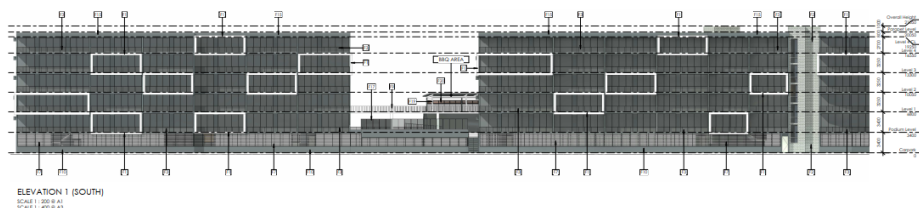
Consideration	Pre-lodgement Meeting	Lodgement	Current Proposal
<b>Number of Units</b>	110	128	116
<b>Composition of Units</b>	33 x 3 bedroom units, 67 x 2 bedroom units, 10 x 1 bedroom units	27 x 3 bedroom units, 101 x 2 bedroom units, 0 x 1 bedroom units	4 x 4 bedroom units, 28 x 3 bedroom units, 76 x 2 bedroom units, 8 x 1 bedroom units (note - greater variety of unit types)
<b>Height</b>	21.05m from Natural Ground Level	16.26m from Natural Ground Level	15m from Natural Ground Level
<b>Storeys</b>	6 (including ground level car parking)	5 (including a semi-basement which projects more than 1m above ground level)	4 (including a semi-basement which project no more than 1m above ground level)



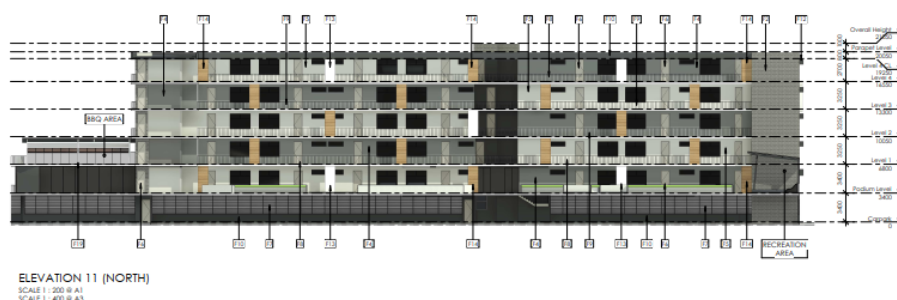
Consideration	Pre-lodgement Meeting	Lodgement	Current Proposal																																						
Dwelling Unit Factor (DUF)	Equivalent Dwelling Unit Factor of 115.94	Equivalent Dwelling Unit Factor of 134.75	Equivalent Dwelling Unit Factor of 122.15																																						
Roof Type	Flat Roof	Flat Roof	Articulated Roof																																						
Setbacks			<table><tr><th>Boundary Location</th><th>Proposed</th></tr><tr><td>Sunshine Cove Way</td><td>5m</td></tr><tr><td>Somerton Drive</td><td>1m (0m to lift)</td></tr><tr><td>Oaklands Lane</td><td>5m</td></tr><tr><td>Amity Avenue</td><td>4.5m</td></tr><tr><td>Sunrise Drive</td><td>29m approximately</td></tr></table>	Boundary Location	Proposed	Sunshine Cove Way	5m	Somerton Drive	1m (0m to lift)	Oaklands Lane	5m	Amity Avenue	4.5m	Sunrise Drive	29m approximately	<table><tr><th>Boundary Location</th><th>Proposed</th></tr><tr><td>Sunshine Cove Way</td><td>4.5m (2.0m to edge of lobby roof)</td></tr><tr><td>Somerton Drive</td><td>2m (0m to lift)</td></tr><tr><td>Oaklands Lane</td><td>2m</td></tr><tr><td>Amity Avenue</td><td>2m</td></tr><tr><td>Sunrise Drive</td><td>29m approximately</td></tr></table>	Boundary Location	Proposed	Sunshine Cove Way	4.5m (2.0m to edge of lobby roof)	Somerton Drive	2m (0m to lift)	Oaklands Lane	2m	Amity Avenue	2m	Sunrise Drive	29m approximately	<table><tr><th>Boundary Location</th><th>Proposed</th></tr><tr><td>Sunshine Cove Way</td><td>6m generally but 4.5m to indented bus bay</td></tr><tr><td>Somerton Drive</td><td>Ground - 3m to balcony  Levels 2-4 - 4m to balcony</td></tr><tr><td>Oaklands Lane</td><td>2m to balcony and 3m to wall</td></tr><tr><td>Amity Avenue</td><td>4.5m</td></tr><tr><td>Sunrise Drive</td><td>7.3m</td></tr></table>	Boundary Location	Proposed	Sunshine Cove Way	6m generally but 4.5m to indented bus bay	Somerton Drive	Ground - 3m to balcony  Levels 2-4 - 4m to balcony	Oaklands Lane	2m to balcony and 3m to wall	Amity Avenue	4.5m	Sunrise Drive	7.3m
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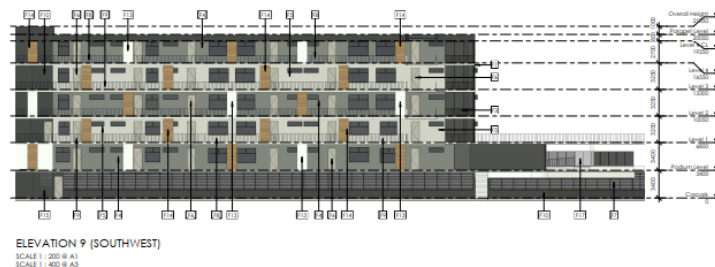
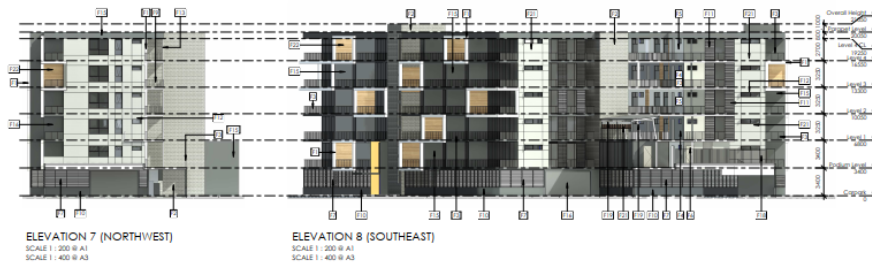
### Pre-lodgement Meeting (PLM20/0167)

Development Permit for Material Change of Use of Premises to establish Multiple Dwelling Units (110 Units) within a six (6) storey building including ground level parking (21.050m in height), 33 x 3 bedroom units, 67 x 2 bedroom units & 10 x 1 bedroom units



FINISHES LEGEND	
○	Exterior Wall - Render
○	Exterior Wall - Brick
○	Exterior Wall - Concrete
○	Exterior Wall - Stone
○	Exterior Wall - Timber
○	Exterior Wall - Metal
○	Exterior Wall - Glass
○	Exterior Wall - Other
○	Interior Wall - Render
○	Interior Wall - Brick
○	Interior Wall - Concrete
○	Interior Wall - Stone
○	Interior Wall - Timber
○	Interior Wall - Metal
○	Interior Wall - Glass
○	Interior Wall - Other
○	Floor - Carpet
○	Floor - Tiles
○	Floor - Concrete
○	Floor - Timber
○	Floor - Other
○	Roof - Asphalt
○	Roof - Concrete
○	Roof - Other
○	Window - Timber
○	Window - Metal
○	Window - Glass
○	Window - Other
○	Door - Timber
○	Door - Metal
○	Door - Glass
○	Door - Other



[illegible]PERSPECTIVES  
NTS





### Lodgement (MCU22/0111)

Development Permit for Material Change of Use of Premises to establish Multiple Dwelling Units (128 Units)





EAST ELEVATION



WEST ELEVATION

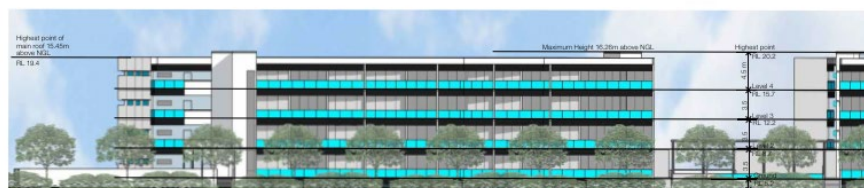
Somerton - Lot 72  
Sunshine Coast, Maroochydore  
Development Application

ELEVATIONS B

1:250 @ A3  
210004 - DA01b 03 February 2022  
INNOVATIVE PLANNING SOLUTIONS



SOUTH ELEVATION (East)

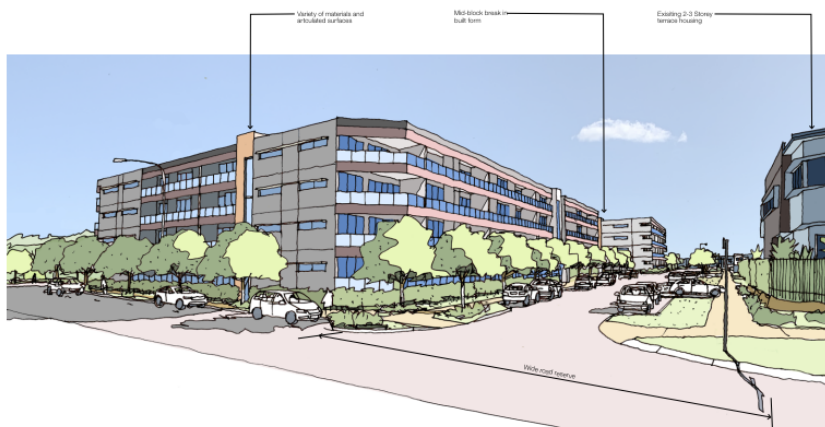


SOUTH ELEVATION (West)

Somerton - Lot 72  
Sunshine Coast, Maroochydore  
Development Application

ELEVATIONS C

1:250 @ A3  
210004 - DA01b 03 February 2022  
INNOVATIVE PLANNING SOLUTIONS

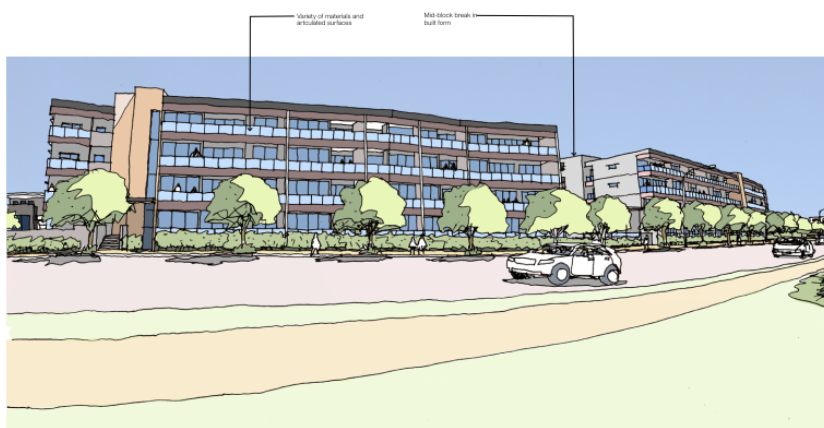


VIEW - CORNER OF AMITY WAY + SOMERTON DRIVE

Somerton - Lot 7  
Sunshine Coast, Maroochydore  
Development Application

BUILT FORM MASSING

NTS @ A3  
210804-DA00146-21 February 2022



VIEW - SUNSHINE COVE WAY

Somerton - Lot 7  
Sunshine Coast, Maroochydore  
Development Application

BUILT FORM MASSING

NTS @ A3  
210804-DA00146-21 February 2022





### Current Proposal

Development Permit for Material Change of Use of Premises to establish Multiple Dwelling Units (116 Units)



DRAFT  
for approval only

Somerton Dr - Lot 72, Sunshine Cove, Maroochydore - RESIDENTIAL DEVELOPMENT  
Perspective View from southwest  
# A3 / 05 - 02 - 2025 / 290 - DA - 01 - C



DRAFT  
for approval only

Somerton Dr - Lot 72, Sunshine Cove, Maroochydore - RESIDENTIAL DEVELOPMENT  
Perspective View from southeast  
# A3 / 05 - 02 - 2025 / 290 - DA - 1B - C



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DRAFT  
for approval only

Somerton Dr - Lot 72, Sunshine Cove, Maroochydore - RESIDENTIAL DEVELOPMENT  
Elevated Perspective View from southeast  
# A3 / 05 - 02 - 2025 / 290 - 0A - 19 - C

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

**Question:**


**What was the date of flood modelling for the area?**

**Response:**

Flood Information Search Cer21/19511 was issued on 24 November 2021. A regional / riverine peak 1% AEP flood level (under projected 2100 climate) level of 3.24m AHD is listed with the source of this information listed as the **Cornmeal Creek Flood Study prepared by Cardno and dated 2017**.

Council's Flood Search GIS information was accessed by Council's Principal Development Engineer (Hydraulics) when preparing the Specialist Final Assessment Memorandum in April 2025 and again on 9 June 2025. It is confirmed that the current best estimate of the peak 1% AEP flood level (under projected 2100 climate) level in the Sunshine Cove Lake is 3.24m AHD. The source of this peak 1% AEP flood level (under projected 2100 climate) in the Sunshine Cove Lake is still listed as the **Cornmeal Creek Flood Study prepared by Cardno and dated 2017**.

It is acknowledged that Flood Information Search Cer21/19511 is now over 4 years old. However, in deciding this application Council's latest GIS information used to issue flood information searches was checked and the source of the flood level information and the level remained unchanged. It was therefore decided that there was no justification to require the applicant obtain a current Flood Information Search as Council had all the necessary information required in order to decide the application.



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

**Question:**

**In relation to the setbacks on the site, provide further information if the pad mount transformer is to be located or relocated.**

**Response:**


There is an existing pad-mount transformer on the subject property, adjacent Sunshine Cove Way, which is proposed to be removed and relocated to enable the proposed development to occur.

The applicant/developer has made an allowance within their property adjacent Somerton Drive for a pad-mount transformer. Refer to the below services layout plan and landscape plans below. It is noted landscape is proposed around the pad-mount transformer

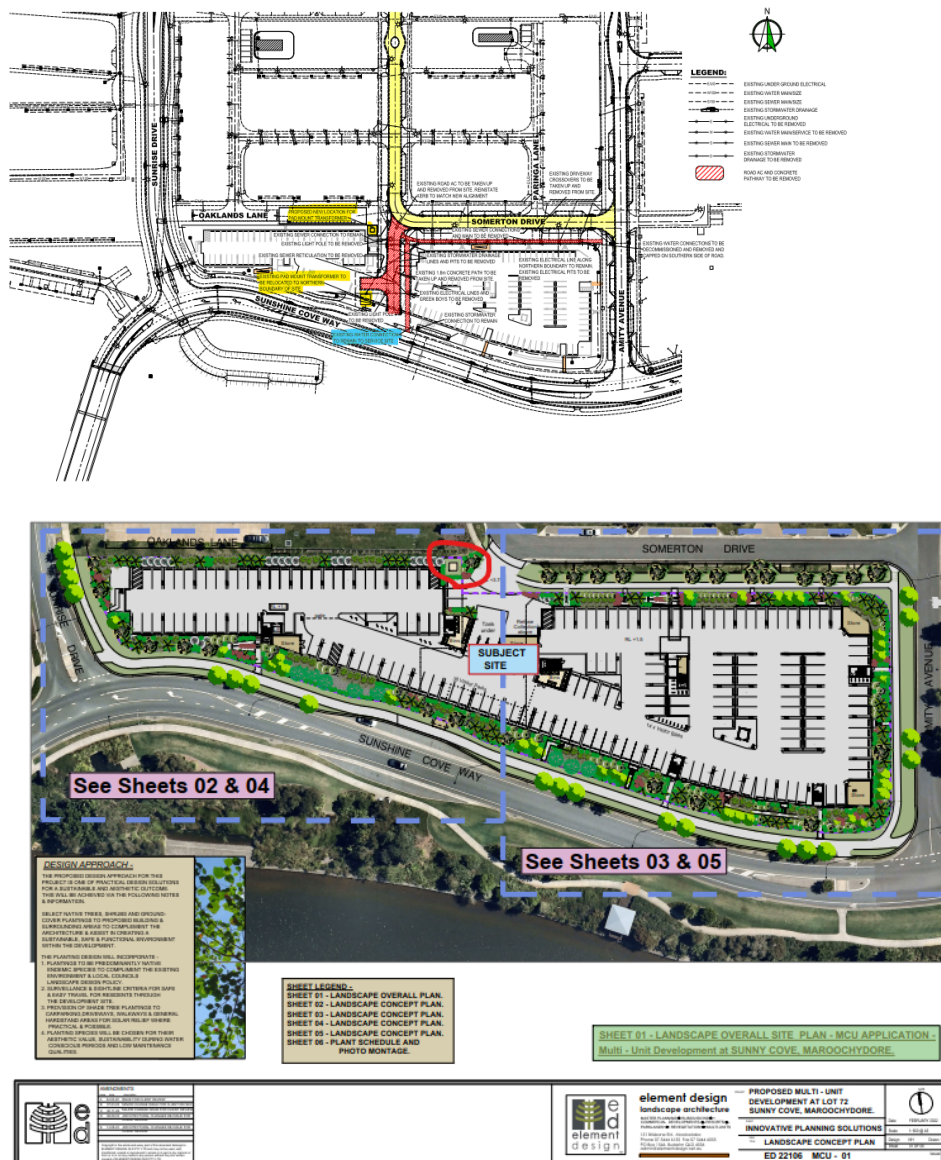
Council sought third party advice from Energex regarding the relocation options for the pad-mount transformer currently adjacent Sunshine Cove Way. Energex advised that the Applicant/Developer is responsible for any request and costs associated with the asset relocation.

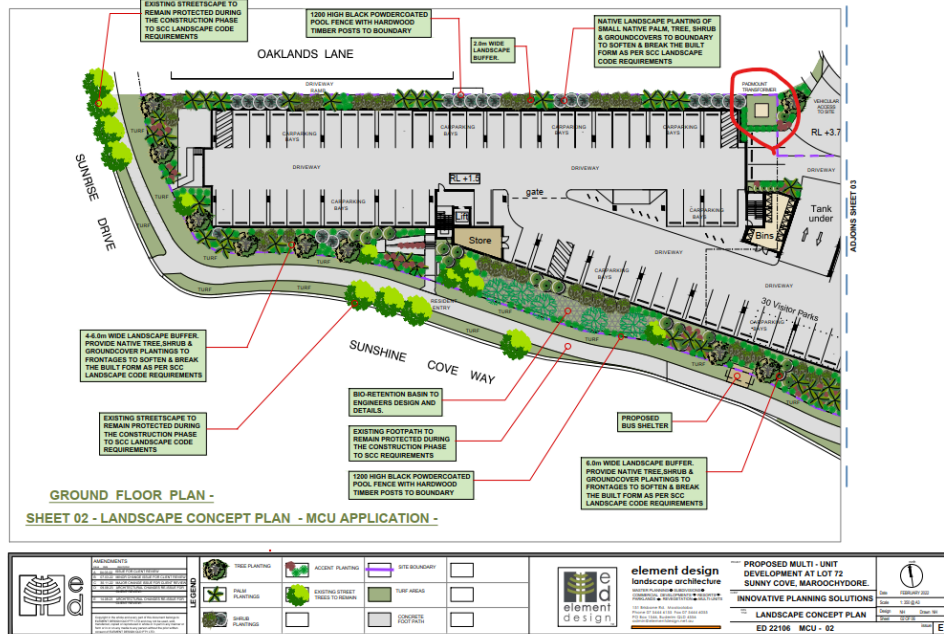
There is an existing water connection adjacent Sunshine Cove way which is proposed to remain to service the site (refer to blue highlight in services layout plan below). It is assumed that any fire hydrant boosters and water meters would be located within close proximity to this existing water connection.

It is noted that as per recommended Condition 49, the applicant is required to demonstrate that services (electrical, sewer, stormwater and water) are located to not compromise landscape outcomes (i.e. are located on hardstand areas or on the outer edges of landscape). Subsequent Operational Work applications will confirm the location of all services following detailed design being undertaken.











## Related Report / Additional Information

Meeting:	Ordinary Meeting	Date:	19 June 2025
Requesting Councillor:	Councillor W Johnston		
Item:	8.2 May 2025 Financial Performance Report		
Circulation	Tuesday 17 June 2025		
Officer:	Co-ordinator Financial Services	Approving GE:	Chief Financial Officer

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

**Question:**

**Provide an estimate of the unrestricted cash amount at end of June**

**Response:**

	May 2025	Forecast 30 June 2025
Total Cash	135.3	94.8
<b>Unrestricted Cash</b>	<b>55.8</b>	<b>22.3</b>
Restricted Cash	79.5	72.5



## Related Report / Additional Information

Meeting:	Ordinary Meeting	Date:	19 June 2025
Requesting Councillor:	Councillor T Landsberg		
Item:	8.2 May 2025 Financial Performance Report		
Circulation	Tuesday 17 June 2025		
Officer :	Co-ordinator Financial Services	Approving GE:	Chief Financial Officer

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

**Question:**

**Provide a breakdown on where the increased revenue has been obtained from for Parking Infringements**

**Response:**

Below is the breakdown of the increased revenue from Parking Infringements, with a focus on significant variance related to parking infringements from Park Smart.

Account Code	Area	Variance
Parking Infringements - Park Smart	Regulated Parking	572,943
	Birtinya Regulated Parking Infringements	164,551
	Caloundra CBD Parking Infringements	17,805
	Parking Infringements - Buderim	15,680
<b>Total Parking Infringements - Park Smart</b>		<b>770,979</b>



## Related Report / Additional Information

<b>Meeting:</b>	<b>Ordinary Meeting</b>	<b>Date:</b>	<b>19 June 2025</b>
<b>Requesting Councillor:</b>	<b>Councillor T Landsberg</b>		
<b>Item:</b>	<b>8.9. Disposal (Lease): The Pavilion - 37 Esplanade Headland Kings Beach</b>		
<b>Circulation</b>	<b>Tuesday 17 June 2025</b>		
<b>Officer:</b>	<b>Coordinator Strategic Property</b>	<b>Approving GE:</b>	<b>Acting Group Executive Business Performance</b>

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

**Question:**

**Please confirm any further improvements/proposed works planned by Council in relation to the pavilion and the toilet block at Kings Beach.**

**Response:**

In recent months, the following maintenance works have been undertaken by Council in the public amenities (within the Kings Beach Bathing Pavilion building):

- Touch up painting to internal walls and cubicles
- Polishing of stainless-steel panels, door kick plates etc.
- Re-painting epoxy flooring
- Repairing or replacing sanitary fixtures, as required

There are no further works planned, at this stage.