

Minutes

Ordinary Meeting

Thursday, 29 August 2024

Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	DECLARATION OF OPENING	5
2	WELCOME AND OPENING	5
3	RECORD OF ATTENDANCE AND LEAVE OF ABSENCE	5
4	RECEIPT AND CONFIRMATION OF MINUTES.....	6
5	MAYORAL MINUTE.....	6
6	INFORMING OF CONFLICTS OF INTEREST	6
6.1	PRESCRIBED CONFLICTS OF INTEREST	6
6.2	DECLARABLE CONFLICTS OF INTEREST	6
7	PRESENTATIONS / COUNCILLOR REPORTS.....	7
7.1	PRESENTATION - MOUNTAIN BIKE TRACK IOT MONITORING SERVICE PROJECT	7
8	REPORTS DIRECT TO COUNCIL	8
8.1	QUARTERLY PROGRESS REPORT - QUARTER 4, 2023-24	8
8.2	COMMUNITY PARTNERSHIPS FUNDING PROGRAM RECOMMENDATIONS 2024.....	9
8.3	ENVIRONMENT LEVY PARTNERSHIPS FUNDING PROGRAM 2024/25	10
8.4	LOCAL DISASTER MANAGEMENT PLAN	11
8.5	DEVELOPMENT APPLICATION - MATERIAL CHANGE OF USE TO ESTABLISH A SHOPPING CENTRE (FULL LINE SUPERMARKET) - 22 PALMWOODS-MONTVILLE ROAD PALMWOODS	12
8.6	JULY 2024 FINANCIAL PERFORMANCE REPORT.....	15
8.7	DISPOSAL (LEASE) TO THE STATE OF QUEENSLAND	

	(DEPARTMENT OF EDUCATION) OVER PART OF 44-102 SPORTS ROAD, BLI BLI	16
8.8	ACCOMMODATION HOTEL INCENTIVES PACKAGE	17
8.9	SUNSHINE COAST E-BIKE AND E-SCOOTER TRIAL.....	18
8.10	PARKING FEES & CHARGES	19
9	NOTIFIED MOTIONS	20
10	TABLING OF PETITIONS	20
10.1	PETITION - GRAND PARADE ONSTREET PARKING	20
10.2	PETITION - AMATEUR RADIO OPERATORS' MASTS, AERIALS AND ANTENNAS PROPOSAL	21
10.3	PETITION - REQUEST TO FULLY FENCE DELORAINE DRIVE PARK, BUDERIM	22
10.4	PETITION - REQUEST COUNCIL REFUSE DEVELOPMENT APPLICATION MCU 24/0113 - MODEL PLANE AIRFIELD, VALDORA	23
10.5	PETITION – AGAINST CONSTRUCTION OF NEW STAIRCASE AT SECOND BAY, COOLUM	24
10.6	PETITION - NAMBAS TENNIS CLUB ACCESS - NAMBOUR SHOWGROUNDS	25
11	CONFIDENTIAL SESSION.....	25
12	NEXT MEETING.....	26
13	MEETING CLOSURE	26

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 C Dickson acknowledged the Traditional Custodians of the land on which the meeting took place.

Pastor Aaron Jackson from Church on the Rise Beerwah read a prayer.

The Mayor acknowledged the recent passing of former Maroochy Councillor Hermann Schwabe.

The Acting Chief Executive Officer acknowledged the recent passing of Council employee, Ian 'Yorkie' Smithson.

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

Councillor R Natoli	Mayor (Chair)
Councillor J Broderick	Division 1
Councillor T Landsberg	Division 2
Councillor T Burns	Division 3
Councillor J Natoli	Division 4
Councillor W Johnston OAM	Division 5 (Absent Item 8.6 – Item 13)
Councillor C Dickson	Division 6
Councillor E Hungerford	Division 7
Councillor T Bunnag	Division 8
Councillor M Suarez	Division 9 (Deputy Mayor)
Councillor D Law	Division 10

COUNCIL OFFICERS

Acting Chief Executive Officer
Acting Group Executive Built Infrastructure
Acting Group Executive Business Performance
Acting Group Executive Civic Governance
Acting Group Executive Customer and Planning Services
Group Executive Economic and Community Development
Group Executive Liveability and Natural Assets
Coordinator Meeting Management
Manager, Strategy and Policy
Community Connections & Partnerships Lead
Senior Projects Officer
Community Catchment Partnerships Manager
Coordinator Disaster Management
Lead Senior Development Planner

Manager Strategic Planning
Coordinator Planning Assessment
Chief Financial Officer
Acting Manager Leasing and Land Management
Interim Coordinator Planning Scheme Amendments
Head of Investment Trade and International
Head of Economic Development
Coordinator Community Land Permits and Parking
Parking and Transport Manager

4 RECEIPT AND CONFIRMATION OF MINUTES

Council Resolution

Moved: Councillor J Natoli

Seconded: Councillor C Dickson

That the Minutes of the Ordinary Meeting held on 24 July 2024 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

Councillor T Landsberg notified Council of a Declarable Conflict of Interest in relation to Item 8.2 Community Partnership Funding Program Recommendations 2024.

7 PRESENTATIONS / COUNCILLOR REPORTS

7.1 PRESENTATION - MOUNTAIN BIKE TRACK IOT MONITORING SERVICE PROJECT

Council Resolution

Moved: Councillor J Broderick

Seconded: Councillor T Landsberg

That Council recognise the achievement of the Smart Cities Team recently winning the State Award for the Government & Public Sector Category for our Mountain Bike Track IoT monitoring service project.

Carried unanimously.



8 REPORTS DIRECT TO COUNCIL**8.1 QUARTERLY PROGRESS REPORT - QUARTER 4, 2023-24****File No:** Council Meetings**Author:** Manager, Strategy and Policy
Civic Governance**Appendices:** App A - Chief Executive Officer's Quarterly Highlights Report
Quarter 4, 2023-24
App B - Operational Plan Activities Report Quarter 4, 2023-24

Council Resolution (OM24/63)**Moved:** Councillor R Natoli**Seconded:** Councillor M Suarez*That Council:*

- (a) *receive and note the report titled "Quarterly Progress Report - Quarter 4, 2023-24"*
- (b) *receive and note the Chief Executive Officer's Quarterly Highlights Report – Quarter 4, 2023-24 (Appendix A) and*
- (c) *receive and note the Operational Plan Activities Report – Quarter 4, 2023-24 (Appendix B) reporting on implementation of the Corporate and Operational Plans.*

Carried unanimously.

**8.2 COMMUNITY PARTNERSHIPS FUNDING PROGRAM
RECOMMENDATIONS 2024**

File No: Council Meetings
Author: Community Connections & Partnerships Lead
Economic & Community Development Group
Appendices: App A - Community Partnership Funding Program
Recommendations 2024

Notification of Interest

In accordance with s150EQ(3)(b) of the *Local Government Act 2009* Councillor T Landsberg gave notice of a Declarable Conflict of Interest in relation to:

I, Councillor T Landsberg, notify that I have a Declarable Conflict of Interest in Item 8.2 Community Partnerships Funding Program Recommendations 2024 to be considered at the Ordinary Meeting on 29 August 2024. This conflict arises from my previous role as President of the Windansea Boardriders Club during the grant application process. I have since stepped down from this position as of 9 August 2024.

The Windansea Boardriders Club are recommended to receive funding through the Community Partnerships Funding Program 2024.

Councillor T Landsberg informed the Meeting that he would voluntarily not participate in the decision and left the place at which the meeting was being held, including any area set aside for the public and stayed away while the matter was considered and voted on.

Council Resolution (OM24/64)

Moved: Councillor T Burns
Seconded: Councillor D Law

That Council:

- (a) receive and note the report titled "Community Partnerships Funding Program Recommendations 2024" and*
- (b) endorse the Community Partnerships Funding Program Recommendations 2024 including three years of funding with annual CPI increases in 2025/26 and 2026/27 (Appendix A).*

Carried unanimously.

8.3 ENVIRONMENT LEVY PARTNERSHIPS FUNDING PROGRAM 2024/25**File No:** F2023/92282**Author:** Community Catchment Partnerships Manager
Liveability & Natural Assets Group**Appendices:** App A - Environment Levy Partnerships Program 2024/25
Recommendations

Council Resolution (OM24/65)**Moved:** Councillor T Burns**Seconded:** Councillor M Suarez*That Council:*

- (a) *receive and note the report titled "Environment Levy Partnerships Funding Program 2024/25" and*
- (b) *endorse the Environment Levy Partnerships Program 2024/25 Recommendations including three years of funding with annual CPI increases in 2025/26 and 2026/27 (Appendix A).*

Carried unanimously.

8.4 LOCAL DISASTER MANAGEMENT PLAN**File No:** Council Meetings**Author:** Coordinator Disaster Management
Built Infrastructure Group**Appendices:** App A - Sunshine Coast Council Local Disaster Management Plan

Council Resolution (OM24/66)**Moved:** Councillor M Suarez**Seconded:** Councillor W Johnston*That Council:*

- (a) *receive and note the report titled "Local Disaster Management Plan"*
- (b) *adopt the Sunshine Coast Council Local Disaster Management Plan (Appendix A) and*
- (c) *note that the Sunshine Coast Council Local Disaster Management Plan August 2024 edition supersedes the Sunshine Coast Council Local Disaster Management Plan 2023-2027.*

Carried unanimously.

8.5 DEVELOPMENT APPLICATION - MATERIAL CHANGE OF USE TO ESTABLISH A SHOPPING CENTRE (FULL LINE SUPERMARKET) - 22 PALMWOODS-MONTVILLE ROAD PALMWOODS

File No: MCU23/0178 & RAL23/0059
Author: Senior Development Planner
Customer & Planning Services Group
Attachments: Att 1 - Detailed Assessment Report
Att 2 - Shopping Centre Proposal Plan
Att 3 - Subdivision Proposal Plan
Att 4 - Concurrence Agency Response
Att 5 - Advice Agency Response
Att 6 - Submitters Map

Council Resolution (OM24/67)**Moved:** Councillor W Johnston**Seconded:** Councillor J Natoli*That Council:*

- (a) *receive and note the report titled "Development Application - Material Change of Use to Establish a Shopping Centre (Full Line Supermarket) - 22 Palmwoods-Montville Road Palmwoods", and*
- (b) *REFUSE Application MCU23/0178 & RAL23/0059 for a Material Change of Use of Premises to Establish a Shopping Centre (Full Line Supermarket) and Reconfiguration of a Lot (1 Lot into 2 Lots and New Road), situated at 22 Palmwoods-Montville Rd, Palmwoods for the following reasons.*
 - i. *The proposed development departs from the policy direction of the Strategic Framework for the Sunshine Coast Planning Scheme 2014, in particular, the Strategic Intent and Theme 2 – Economic development, and the Strategic Outcomes and Specific Outcomes therein relating to activity centres and minimising dependency on private motor vehicle use, because:*
 - a. *The proposed development represents a major out-of-centre development that would undermine the Sunshine Coast Activity Centre Network and would fragment the Palmwoods Local Activity Centre. The proposed development would draw retailing activity away from and outside of the Palmwoods Local Retail Activity Centre and would result in Palmwoods having a fragmented, disconnected and unwalkable centre, to the detriment of its character, identity, functionality and viability.*
 - b. *The proposed development is not located or designed to increase walking and cycling or minimise dependency on private motor vehicle use or contribute to greater levels of self-containment.*
 - ii. *The proposed development departs from Overall Outcomes (2) (c), (e), (f), (g) and (j), (n), PO3, PO4, PO18 (a), (d), (e), (g), and (i), of the Palmwoods local plan code, and,*

- the Purpose and Overall Outcomes (1), (2) (a), (d)(i), (ii), (iii), and (vi), (e) (i) and (ii), (i), (j) and (q) of the Medium density residential zone code, because:*
- a. The proposal would result in a significant loss of Medium density residential zoned land, and this loss would severely compromise the delivery of a mix of low and medium density residential activities for the Palmwoods area.*
 - b. The development would compromise the integrity of the Medium density residential zone because it would neither integrate with nor be compatible with intended future uses of medium density residential zoned land immediately to the east.*
 - c. The development is not sympathetic to the existing and intended scale and character of surrounding residential development, given the significant bulk and scale of the proposed built form and large commercial carpark addressing the street.*
 - d. The development is located in a residential zone where it is not intended to occur, and is not small scale and low intensity and is not compatible with the local residential character and amenity of the area.*
- iii The proposed development departs from the Purpose and Overall Outcomes (1) (a), (2) (c)(i), PO1(a), PO2 (a), (b), (c), (e), (h), and (l), PO3 (a) and (b), PO8, PO11 (a), (b), and (d), PO17, and PO20 of the Reconfiguring a Lot Code, because:*
- a. The proposal involves a particular arrangement of lots, including new road and drainage reserve, associated with the shopping centre use. The reconfiguration reflects the proposed development regardless of the surrounding uses and subdivision pattern.*
 - b. The proposed reconfiguration reflects the associated intended land use approval (supermarket). In the absence of a coincidental land use approval, the proposed reconfiguration would unnecessarily fragment the land and therefore has the potential to prejudice the future ability to develop the site in accordance with future planning policy and directions, including possible future infrastructure requirements.*
 - c. The proposed reconfiguration would constrain and prejudice the orderly development of the land for its planned residential purposes.*
- iv. The departures from the assessment benchmarks above are not capable of being addressed or mitigated by conditions of approval.*
- v. The departures from the assessment benchmarks support refusal of the proposed development.*
- vi. Compliance with some assessment benchmarks and the submission of relevant matters advanced by the applicant should be given little weight and do not otherwise sufficiently support approval of the proposed development.*
- vii. Refusal of the proposed development advances the purpose of the Planning Act 2016 because the development would not facilitate the achievement of ecological sustainability in that it fails to maintain the cultural, economic, physical and social wellbeing of people and communities.*

For: Councillor R Natoli, Councillor J Broderick, Councillor T Landsberg, Councillor T Burns, Councillor J Natoli, Councillor W Johnston, Councillor E Hungerford, Councillor T Bunnag, Councillor M Suarez and Councillor D Law.

Against: Councillor C Dickson.

Carried.

Councillor C Dickson foreshadowed a motion to defer the matter should the motion by moved by Councillor W Johnston and seconded by Councillor J Natoli be lost.

Council Resolution

Moved: Councillor T Bunnag

Seconded: Councillor M Suarez

That Council grant Councillor W Johnston an extension of time for five minutes to speak further to the motion.

Carried unanimously.



8.6 JULY 2024 FINANCIAL PERFORMANCE REPORT

File No: Council Meetings

Author: Acting Coordinator Financial Services
Business Performance Group

Attachments: Att 1 - July 2024 Financial Performance Report
Att 2 - Capital Grant Funded Project Report July 2024

Council Resolution (OM24/68)

Moved: Councillor E Hungerford

Seconded: Councillor J Broderick

That Council receive and note the report titled "July 2024 Financial Performance Report".

Carried unanimously.

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

8.7 DISPOSAL (LEASE) TO THE STATE OF QUEENSLAND (DEPARTMENT OF EDUCATION) OVER PART OF 44-102 SPORTS ROAD, BLI BLI

File No: F2024/44263
Author: Property Officer
Business Performance Group
Attachments: Att 1 - Locality plan
Att 2 - Lease area plan
Att 3 - Proposed terms of new lease

Council Resolution (OM24/69)

Moved: Councillor M Suarez
Seconded: Councillor T Burns

That Council:

- (a) *receive and note the report titled "Disposal (Lease) to The State of Queensland (Department of Education) over part of 44-102 Sports Road, Bli Bli"*
- (b) *resolve that in accordance with Section 236(1) of the Local Government Regulation 2012, that an exception to dispose of an interest in land (lease) other than by tender or auction applies as per Section 236(1)(b)(i) as The State of Queensland (represented by Department of Education) is a government agency and*
- (c) *authorise the Chief Executive Officer to publicly release details relating to the lease once the negotiations have been finalised and registered with the Titles Registry.*

Carried unanimously.

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

8.8 ACCOMMODATION HOTEL INCENTIVES PACKAGE

File No: Council Meetings
Author: Interim Coordinator Planning Scheme Amendments
Customer & Planning Services Group
Appendices: App A - Accommodation Hotel Incentives Strategic Policy
App B - Temporary Local Planning Instrument (Accommodation
Hotel Incentive Measures)

Council Resolution (OM24/70)**Moved:** Councillor R Natoli**Seconded:** Councillor J Natoli*That Council:*

- (a) *receive and note the report titled "Accommodation Hotel Incentives Package"*
- (b) *adopt the proposed Accommodation Hotel Incentives Strategic Policy (Appendix A)*
- (c) *defer consideration of the proposed Temporary Local Planning Instrument to allow for community consultation to occur and*
- (d) *request the Chief Executive Officer to report back to the December 2024 Ordinary Meeting, if not before, on the outcome of the consultation process with recommendations regarding the future progress of the proposed Temporary Local Planning Instrument.*

For: Councillor R Natoli, Councillor J Broderick, Councillor T Landsberg,
Councillor T Burns, Councillor J Natoli, Councillor C Dickson, Councillor T
Bunnag and Councillor M Suarez.

Against: Councillor E Hungerford and Councillor D Law.

Carried.

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

8.9 SUNSHINE COAST E-BIKE AND E-SCOOTER TRIAL

File No: Council Meetings
Author: Coordinator Community Land Permits and Parking
Customer & Planning Services Group
Attachments: Att 1 - e-Bike and e-Scooter Trial Review (Part A)
Att 2 - e-Bike and e-Scooter Trial Review (Part B) - *Confidential*

Council Resolution (OM24/71)

Moved: Councillor J Natoli
Seconded: Councillor T Bunnag

That Council:

- (a) *receive and note the report titled "Sunshine Coast e-Bike and e-Scooter Trial"*
- (b) *endorse an end to the Sunshine Coast e-bike and e-scooter trial effective 30 September 2024 and*
- (c) *note the Chief Executive Officer will reassess the Sunshine Coast's readiness for commercial e-transport hire offerings on Council-controlled land in 2026 with consideration to the recommendations within the review.*

Carried unanimously.

Council Resolution

Moved: Councillor C Dickson
Seconded: Councillor T Burns

That Council grant Councillor J Natoli an extension of time for five minutes to speak further to the motion.

Carried unanimously.

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

8.10 PARKING FEES & CHARGES

File No: Council Meetings
Author: Manager Transport Infrastructure Management
Built Infrastructure Group

Council Resolution (OM24/72)

Moved: Councillor R Natoli
Seconded: Councillor J Natoli

That Council:

- (a) receive and note the report titled "Parking Fees & Charges"
- (b) amend fee 11381 in the Register of General Cost-Recovery Fees and Commercial Charges 2024/25 as follows:
- (i) Fee Description: 'Hourly Parking Fee – Maroochydore City Centre Priority Development Area Off-Street At-Grade Council Controlled Carparks (daily rate capped at \$7/day)'
 - (ii) Class: C
 - (iii) Local Government Act Authority: 262(3)(c)
 - (iv) Fee type: Parking Fee
 - (v) GST: 10%
 - (vi) 2024/2025 Fee Incl GST: \$2.50/hour and
- (c) request the Chief Executive Officer to include the following property note on all residential properties within the Maroochydore City Centre Priority Development Area:
- (i) This property is within the Maroochydore City Centre Priority Development Area and may be subject to further parking restrictions in the future.

For: Councillor R Natoli, Councillor J Broderick, Councillor T Landsberg, Councillor T Burns, Councillor J Natoli, Councillor C Dickson and Councillor M Suarez.

Against: Councillor E Hungerford, Councillor T Bunnag and Councillor D Law.

Carried.

Councillor D Law raised a Point of Order with regards to the application of meeting processes. The Mayor noted the Point of Order.

Councillor D Law foreshadowed moving the officer recommendation should the motion moved by Councillor R Natoli and seconded by Councillor J Natoli be lost.

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

9 NOTIFIED MOTIONS

NIL

10 TABLING OF PETITIONS**10.1 PETITION - GRAND PARADE ONSTREET PARKING****Council Resolution** (OM24/73)**Moved: Councillor J Natoli****Seconded: Councillor T Bunnag**

That the petition tabled by Councillor J Natoli relating to the residents at Marine Apartments would like to request that the items parked along Grand Parade be fined and requested to move 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.**

10.2 PETITION - AMATEUR RADIO OPERATORS' MASTS, AERIALS AND ANTENNAS PROPOSAL

Council Resolution (OM24/74)

Moved: Councillor C Dickson

Seconded: Councillor T Burns

That the petition tabled by Councillor C Dickson relating to Amateur Radio Operators' masts, aerials and antennas proposal 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.

**10.3 PETITION - REQUEST TO FULLY FENCE DELORAINE DRIVE PARK,
BUDERIM**

Council Resolution (OM24/75)

Moved: Councillor E Hungerford

Seconded: Councillor J Natoli

That the petition tabled by Councillor E Hungerford relating to the request to fully fence Deloraine Drive Park Buderim 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.

**10.4 PETITION - REQUEST COUNCIL REFUSE DEVELOPMENT APPLICATION
MCU 24/0113 - MODEL PLANE AIRFIELD, VALDORA**

Council Resolution (OM24/76)

Moved: Councillor M Suarez

Seconded: Councillor T Bunnag

That the petition tabled by Councillor M Suarez relating to the request for Council to refuse Development Application MCU 24/0113 – Model Plane Airfield Valdora 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.

10.5 PETITION – AGAINST CONSTRUCTION OF NEW STAIRCASE AT SECOND BAY, COOLUM

Council Resolution (OM24/77)

Moved: Councillor M Suarez

Seconded: Councillor C Dickson

That the petition tabled by Councillor Suarez against the construction of a new staircase at Second Bay Coolum 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.

10.6 PETITION - NAMBAS TENNIS CLUB ACCESS - NAMBOUR SHOWGROUNDS

Council Resolution (OM24/78)

Moved: Councillor D Law

Seconded: Councillor T Burns

That the petition tabled by Councillor D Law relating to Nambas Tennis Club access – Nambour Showgrounds 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.

11 CONFIDENTIAL SESSION

NIL
