

# Minutes

## Ordinary Meeting

**Thursday, 18 September 2025**

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 9am.

**2 WELCOME AND OPENING**

Councillor D Law acknowledged the Traditional Custodians of the land on which the meeting took place.

Reverend Tania Eichler from St Peter's Anglican Church Maroochydore read a prayer.

Acknowledgement of the passing of former Landsborough Shire and Caloundra City Council, Councillor Francis Geritz.

**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
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**

Chief Executive Officer  
Chief Financial Officer  
Director Business Transformation and Performance  
Director Community Strengthening  
Director Infrastructure and Natural Assets  
Acting Director Sustainable Growth and Planning  
Manager Governance and Executive Services  
Community Connections & Partnerships Lead  
Coordinator Response Services  
Coordinator Financial Services  
Principal Property Officer  
Acting Project Manager

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**4 RECEIPT AND CONFIRMATION OF MINUTES****Council Resolution****Moved: Councillor W Johnston****Seconded: Councillor C Dickson**

*That the Minutes of the Ordinary Meeting held on 21 August 2025 be received and confirmed.*

**Carried unanimously.**

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**5 MAYORAL MINUTE**

NIL

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**6 INFORMING OF CONFLICTS OF INTEREST****6.1 PRESCRIBED CONFLICTS OF INTEREST**

NIL

**6.2 DECLARABLE CONFLICTS OF INTEREST**

NIL

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**PROCEDURAL MOTION****Council Resolution****Moved: Councillor M Suarez****Seconded: Councillor T Burns**

*That Council allow the introduction of a new item of business onto the Agenda for the Ordinary Meeting held Thursday 18 September 2025 namely "Item 11.2 - Confidential Report - Maroochydore City Centre - Update on Contractual Negotiations" to be considered last on the agenda.*

**Carried unanimously.**

**7 PRESENTATIONS / COUNCILLOR REPORTS**

NIL

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**8 REPORTS DIRECT TO COUNCIL****8.1 COMMUNITY PARTNERSHIP FUNDING PROGRAM RECOMMENDATIONS 2025****File No:** Council Meetings**Author:** Community Connections & Partnerships Lead  
Community Strengthening**Appendices:** App A - Community Partnership Funding Program  
Recommendations 2025

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**Council Resolution** (OM25/79)**Moved:** Councillor T Bunnag**Seconded:** Councillor D Law*That Council:*

- (a) *receive and note the report titled "Community Partnership Funding Program Recommendations 2025" and*
- (b) *endorse the Community Partnership Funding Program Recommendations 2025 (Appendix A).*

**Carried unanimously.**  
  

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**8.2 RESIDENTIAL TENANCY AGREEMENTS - SUNSHINE COAST HOLIDAY PARKS**

**File No:** Council Meetings

**Author:** Contracts Manager (Holiday Parks)  
Community Strengthening

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**This item was withdrawn by the Chief Executive Officer.**

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**8.3 SYSTEMATIC INSPECTION PROGRAM - REGULATED DOGS**

**File No:** Council Meetings  
**Author:** Coordinator Response Services  
Community Strengthening  
**Attachments:** Att 1 - Mandatory conditions for keeping a regulated dog

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**Council Resolution** (OM25/80)

**Moved:** Councillor C Dickson  
**Seconded:** Councillor W Johnston

*That Council:*

- (a) *receive and note the report titled "Systematic Inspection Program - Regulated Dogs" and*
- (b) *approve the following systematic inspection program for the Sunshine Coast Council area in accordance with the Animal Management (Cats and Dogs) Act 2008, section 113 (Approval of an inspection program authorising entry):*
  - (I) *to undertake a compliance inspection of the premises within the Sunshine Coast local government area where Council's Regulated Dog Register indicates a regulated dog is being kept, and*
  - (II) *to undertake the program from 14 November 2025 to 13 November 2026.*

**Carried unanimously.**

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**8.4 AUGUST 2025 FINANCIAL PERFORMANCE REPORT**

**File No:** Council Meetings

**Author:** Coordinator Financial Services  
Finance and Commercial Partnerships

**Attachments:** Att 1 - August 2025 Financial Performance Report  
Att 2 - August 2025 Capital Grant Funded Project Report

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**Council Resolution** (OM25/81)

**Moved:** Councillor E Hungerford

**Seconded:** Councillor J Broderick

*That Council receive and note the report titled "August 2025 Financial Performance Report".*

**Carried unanimously.**

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**8.5 BUDGET REVIEW 1**

**File No:** Council Meetings  
**Author:** Coordinator Financial Services  
Finance and Commercial Partnerships  
**Appendices:** App A - 2025-26 Amended Budget Financial Statements  
App B - 2025-26 Amended Minor Capital Works Program

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**Council Resolution** (OM25/82)

**Moved:** Councillor E Hungerford

**Seconded:** Councillor J Broderick

*That Council:*

- (a) *receive and note the report titled "Budget Review 1" and*
- (b) *adopt Appendix A as tabled, pursuant to sections 169 and 170 of the Local Government Regulation 2012, Council's amended budget for 2025-26 financial year incorporating:*
  - (i) *the statement of income and expense*
  - (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 2025-26 Capital Works Program, endorse the indicative four-year program for the period 2027 to 2030, and note the five-year program for the period 2031 to 2035.*
  - (viii) *Debt Policy*
- (c) *note the following documentation applies as adopted 7 July 2025*
  - (i) *Revenue Policy*
  - (ii) *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*
  - (iii) *the Revenue Statement*
  - (iv) *the rates and charges to be levied for the 2025-26 financial year and other matters as adopted 7 July 2025*
  - (v) *the Strategic Environment Levy Policy*
  - (vi) *the Strategic Arts and Heritage Levy Policy*

- (vii) the Strategic Transport Levy Policy*
- (viii) Prescribed Services Charge Plan (No. 2) 2025-26 Financial Year and*
- (d) endorse the Minor Capital Works Program (Appendix B).*

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

**Against:** Councillor D Law.

**Carried.**

**Councillor D Law raised a Point of Order regarding the comments made by Councillor J Natoli.**

**The Mayor upheld the Point of Order.**

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**8.6 AUDIT COMMITTEE MEETING - 1 SEPTEMBER 2025**

**File No:** Council Meetings

**Author:** Manager Audit, Assurance and Risk Advisory Services  
Finance and Commercial Partnerships

**Appendices:** App A - Minutes of the Audit Committee Meeting of 1 September 2025

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**Council Resolution** (OM25/83)

**Moved:** Councillor J Broderick

**Seconded:** Councillor E Hungerford

*That Council:*

- (a) *receive and note the report titled "Audit Committee Meeting - 1 September 2025" and*
- (b) *endorse the Minutes of the Audit Committee Meeting of 1 September 2025 at Appendix A to this report.*

**Carried unanimously.**

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**9 NOTIFIED MOTIONS**

NIL

**10 TABLING OF PETITIONS****10.1 PETITION - REDUCE THE SIZE OF MCU25/0215 DEVELOPMENT AT 31 BRUCE PARADE, GLASS HOUSE MOUNTAINS****Council Resolution** (OM25/84)**Moved: Councillor J Broderick****Seconded: Councillor T Burns**

*That the petition tabled by Councillor J Broderick relating to the request to reduce the size of MCU25/0215 development at 31 Bruce Parade, Glass House Mountains be received and referred to the Chief Executive Officer to determine appropriate action.*

**Carried unanimously.****10.2 PETITION - REGULATION OF LONG-TERM AND UNSAFE ON-STREET PARKING OF CARAVANS, CAMPERVANS, MOTORHOMES****Council Resolution** (OM25/85)**Moved: Councillor J Broderick****Seconded: Councillor J Natoli**

*That the petition tabled by Councillor J Broderick relating to the request for Regulation of long-term and unsafe on-street parking of caravans, campervans, motorhomes be received and referred to the Chief Executive Officer to determine appropriate action.*

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

**Against: Councillor T Burns and Councillor T Bunnag.**

**Carried.**

**10.3 PETITION - AGAINST MEDIUM DENSITY RESIDENTIAL ZONING  
PROPOSED UNDER THE SUNSHINE COAST PROPOSED PLANNING  
SCHEME 2025 FOR AREAS IN MOOLOOLABA TO THE WEST OF DOUGLAS  
STREET AND SOUTH OF MARJORIE STREET**

**Council Resolution** (OM25/86)

**Moved: Councillor J Natoli**

**Seconded: Councillor E Hungerford**

*That the petition tabled by Councillor J Natoli relating to the request Against Medium Density Residential zoning proposed under the Sunshine Coast Proposed Planning Scheme 2025 for areas in Mooloolaba to the west of Douglas Street and south of Marjorie Street be received and referred to the Chief Executive Officer to determine appropriate action.*

**Carried unanimously.**

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**11 CONFIDENTIAL SESSION****CLOSURE OF THE MEETING TO THE PUBLIC****Council Resolution****Moved: Councillor C Dickson****Seconded: Councillor T Landsberg**

*That the meeting be closed to the public pursuant to s254J(3)(g) & (h) of the Local Government Regulation 2012 to consider the following items:*

11.1 *Confidential - Not for Public Release - Acquisition of Land - Alexandra Headland*

11.2 *Confidential - Not for Public Release - Maroochydore City Centre- Update on Contractual Negotiations.*

**Carried unanimously.**

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**RE-OPENING OF THE MEETING TO THE PUBLIC****Council Resolution****Moved: Councillor M Suarez****Seconded: Councillor T Bunnag**

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

**Carried unanimously.**

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**11.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - ACQUISITION OF LAND - ALEXANDRA HEADLAND****File No:** F23/00361**Author:** Principal Property Officer  
Finance and Commercial Partnerships

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In preparing this report, the Chief Executive Officer recommends it be considered confidential in accordance with Section 254J (3) (h) *of the Local Government Regulation 2012* as it contains information relating to negotiations relating to the taking of land by the local government under the *Acquisition of Land Act 1967* (Qld) (the Act).

This report is confidential in respect to the content and timeframes of negotiations with land owners and recognising that, until a voluntary acquisition is settled or a compulsory land acquisition is gazetted, the acquisition has no certainty.

Public disclosure at this time would potentially impact adversely on the negotiation process and Council's ability to secure the land parcels at market value. Further, it would potentially impact the compulsory land acquisition process under the Act by prematurely releasing sensitive planning information that is still subject to change instead of as part of the resumption process under the Act, which formally commences with the serving of a Notice of Intention to Resume and associated background information, current at that time, to affected land owners.

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**Council Resolution** (OM25/87)

**Moved:** Councillor J Natoli  
**Seconded:** Councillor C Dickson

*That Council:*

- (a) note that Council Resolution OM22/86 authorised the Chief Executive Officer to commence negotiations to acquire land for the Sugar Road upgrade project, including Lot 1 on RP176929*
- (b) delegate authority to the Chief Executive Officer to commence the process under the Acquisition of Land Act 1967 to compulsorily acquire Lot 1 on RP176929 for the Sugar Road upgrade project*
- (c) note that if there is an objection to a Notice of Intention to Resume, a report on the objection will be presented to Council for it to consider and decide whether Council should amend the Notice of Intention to Resume, discontinue the resumption or make an application to the Minister for Natural Resources and Mines, Manufacturing, and Regional and Rural Development to take Lot 1 on RP176929 under section 9 of the Acquisition of Land Act 1967*
- (d) if no objections are received, delegate authority to the Chief Executive Officer to make an application to the Minister for Natural Resources and Mines, Manufacturing, and Regional and Rural Development to take Lot 1 on RP176929 under section 9 of the Acquisition of Land Act 1967*
- (e) delegate authority to the Chief Executive Officer to settle claims for compensation if Lot 1 on RP176929 is compulsorily acquired and*
- (f) authorise the Chief Executive Officer to publicly release details in relation to the acquisition of the land parcel identified in this report, once the transfer of ownership of land to Sunshine Coast Regional Council has registered with Titles Queensland.*

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

**Against:** Councillor D Law.

**Carried.**

**11.2 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - MAROOCHYDORE CITY CENTRE- UPDATE ON CONTRACTUAL NEGOTIATIONS**

**File No:** Council Meetings  
**Author:** Acting Project Manager  
Finance and Commercial Partnerships

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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.

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 of a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government. The information contained in this report is confidential as it relates to the terms and parameters that Council is being asked to consider in the context of finalising a contractual negotiation with a third party for land within the Maroochydore City Centre Priority Development Area. The disclosure of this information would breach commercial confidentiality undertakings with another party and potentially undermine Councils negotiations.

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**Council Resolution** (OM25/88)

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

*That Council delegate authority to the Chief Executive Officer to finalise negotiations for the proposed Maroochydore City Centre Project Agreement generally in accordance with the conditions outlined in this report.*

**Carried unanimously.**

**12      NEXT MEETING**

The next Ordinary Meeting will be held on 16 October 2025 in the Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore

**13      MEETING CLOSURE**

The meeting closed at 1:14pm.

Confirmed 16 October 2025.

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CHAIR