

Agenda

Ordinary Meeting
Thursday, 26 February 2026

commencing at 9:00am

Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore

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ORDINARY MEETING

NOTICE

13 February 2026

Dear Councillors, Directors and relevant staff,

In accordance with Section 254C(2) of the *Local Government Regulation 2012*, I wish to advise that an Ordinary Meeting has been convened for

26 February 2026

commencing at 9.00am.

A handwritten signature in black ink that reads "John Baker".

John Baker | Chief Executive Officer

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1 DECLARATION OF OPENING

On establishing there is a quorum, the Chair will declare the meeting open.

2 WELCOME AND OPENING**3 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE****4 RECEIPT AND CONFIRMATION OF MINUTES**

That the Minutes of the Ordinary Meeting held on 29 January 2026 be received and confirmed.

5 MAYORAL MINUTE**6 INFORMING OF CONFLICTS OF INTEREST****6.1 PRESCRIBED CONFLICTS OF INTEREST**

Pursuant to section 150EL of the *Local Government Act 2009* (the Act), a Councillor who has a prescribed conflict of interest in an issue to be considered at a meeting of the local government must –

- (a) immediately inform the meeting of the prescribed conflict of interest including the particulars stated in section 150EL(4) of the Act and
- (b) pursuant to section 150EM(2) of the Act must leave the place at which the meeting is being held, including any area set aside for the public, and stay away from the place while the matter is being discussed and voted on.

6.2 DECLARABLE CONFLICTS OF INTEREST

Pursuant to section 150EQ of the *Local Government Act 2009*, a Councillor who has a declarable conflict of interest in a matter to be considered at a meeting of the local government, must stop participating in the meeting and immediately inform the meeting of the declarable conflict of interest including the particulars stated in section 150EQ(4) of the Act.

If the Councillor with a declarable conflict of interest does not voluntarily decide not to participate in the decision, pursuant to section 150ES(3)(a) of the Act the eligible Councillors must, by resolution, decide

- (a) whether the Councillor may participate in the decision despite the Councillors conflict of interest or
- (b) that the Councillor must not participate in the decision and must leave the place at which the meeting is being held, including any area set aside for the public and stay away while the eligible Councillors discuss and vote on the matter.

The Councillor with the declarable conflict of interest must comply with any conditions the eligible Councillors impose per section 150ES(4) and (5) of the Act.

7 PRESENTATIONS / COUNCILLOR REPORTS

8 REPORTS DIRECT TO COUNCIL

8.1 QUARTERLY PROGRESS REPORT, QUARTER 2 2025-26

File No: Council Meetings

Author: Manager Strategy and Policy
Business Transformation and Performance

Appendices: App A - Chief Executive Officer’s Quarterly Progress Report - Quarter 2, 2025-26..... 13 [↓](#)

PURPOSE

To present the Chief Executive Officer’s Progress Report for Quarter 2, 2025-26 which covers the period from 1 October to 31 December 2025. The Report provides Council and the community with an update on progress of the 77 activities in Council’s Operational Plan 2025-26.

EXECUTIVE SUMMARY

Under section 174(3) of the *Local Government Regulation 2012*, the Chief Executive Officer is required to provide a regular report to Council at intervals of not more than 3 months, outlining progress in delivering its annual operational plan activities.

At the end of Quarter 2, 2025-26, 94 per cent of operational plan activities were progressed as planned, with 4 activities not meeting current timeframe and/or budget expectations, and 7 activities have been completed.

The snapshot below provides a summary of progress of operational activities against the goals in the Corporate Plan 2025-30.

OPERATIONAL PLAN 2025-26 SNAPSHOT



Key highlights from Quarter 2 2025-26 include:

- Two deliberative engagement sessions were held with our newly formed Citizens' Panel, exploring Budget and Service Prioritisation, and Waste - Large Bulky Items, gaining deeper community understanding of issues and informing future planning and service delivery.
- Completion of stage one of the Moffat Beach seawall and car park ahead of the Christmas period, which included the western section of the seawall, upgraded coastal pathway, car park, beach ramp and landscaping.
- Commencement of early works in the Maroochydore City Centre for the delivery of the Brisbane 2032 Olympic and Paralympic Games Arena and Athletes' Village, which will transition to 1,800 new homes post the event.
- Community feedback was received on the Draft Active Transport Plan to help create a more connected, safe, healthy and sustainable transport network.
- Five funding agreements were entered with the Queensland Government for infrastructure projects across the region.

The list below provides an exception-based report of the 4 activities that did not meet current timeframe or budget expectations.

- Delays have occurred with the First Avenue Streetscape Project due to the relocation design for the Energex Public Utility Plant and is being managed to ensure completion in early 2026. Progress has been made on the completion of the design, tender for construction awarded and early works (relocation of bus stops).
- Weather conditions caused delays to the Moffat Beach seawall reconstruction project, stage one was completed prior to the Christmas holidays, with remaining stages anticipated to progress in 2026.
- Public tender for the construction for the Caloundra Transport Corridor Upgrade (Section 1 and Section 2) is delayed pending the Australian Government's approval of the controlled action under the *Environment Protection and Biodiversity Conservation Act 1999*, with timeframes to be confirmed once approval is granted.
- The delivery of the Strategic Parking Framework has not commenced and prioritisation of delivery of this activity is under review.

The Chief Executive Officer's Quarterly Progress Report - Quarter 2, 2025-26 (Appendix A) provides details of all 77 activities and their progress for the quarter, aligned to the goals of the Sunshine Coast Council Corporate Plan 2025-30.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Quarterly Progress Report, Quarter 2 2025-26" and**
- (b) endorse the Chief Executive Officer's Quarterly Progress Report - Quarter 2, 2025-26 (Appendix A).**

FINANCE AND RESOURCING

Quarterly reports are developed and funded within operational budgets and existing resources.

CORPORATE PLAN

Corporate Plan Goal:	<i>Organisational excellence</i>
Strategic Pathway:	We serve our community by providing this great service
Operational Activity:	S29 - Strategy and Planning - Provision of integrated strategy, corporate planning and performance monitoring that inform corporate reporting and prioritisation processes as well as advocacy for state and federal funding partnerships.

CONSULTATION

Councillor Consultation

This report has been discussed with Councillor E Hungerford and Councillor J Broderick as Portfolio Councillors for the Organisational Excellence goal.

Portfolio Councillors are updated and kept informed on activities within their respective portfolios.

Internal Consultation

All Departments have contributed to content reporting on progress against their Operational Plan 2025-26 activities, and Directors have approved the content that has informed the development of this report.

External Consultation

This is a statutory reporting requirement and does not require external consultation.

Community Engagement

This is a statutory reporting requirement and does not require community engagement, noting that community engagement is an inherent part of progressing many of the activities in the Operational Plan 2025-26

PROPOSAL

Under section 174(3) of the *Local Government Regulation 2012*, the Chief Executive Officer is required to provide a regular report to a Council meeting at intervals of not more than three months, outlining progress in delivering its operational plan activities.

Progress report

The Chief Executive Officer's Quarterly Progress Report – Quarter 2, 2025-26 (Appendix A) consists of a summary of achievements under each of the Corporate Plan goals with details on the implementation of the 77 activities outlined in Council's Operational Plan 2025-26. It includes the status of each activity including percentage complete, on time and on budget as well as progress updates.

Legal

This report has been prepared in accordance with the requirements of section 174 (3) of the *Local Government Regulation 2012*.

Policy

There are no policy requirements for the presentation of a quarterly progress report.

Previous Council Resolution**Ordinary Meeting 13 November 2025 (OM25/98)**

That Council:

- (a) receive and note the report titled "Quarterly Progress Report, Quarter 1 2025-26" and
- (b) endorse the Chief Executive Officer's Quarterly Progress Report - Quarter 1, 2025-26 (Appendix A).

Related Documentation

- [Corporate Plan 2025-30](#)
- [Operational Plan 2025-26](#)

Critical Dates

The *Local Government Regulation 2012* requires progress reports to be presented to Council at intervals of not more than three months. Council meets these requirements by providing quarterly progress reports that are usually presented to Council within eight weeks of the end of the calendar quarter, subject to the scheduled Council meeting cycle.

Implementation

The Report will be published and made accessible via Council's website, and a digital copy will be provided to the State Library of Queensland as required by legislation.

Sunshine Coast Council

Chief Executive Officer's Report Quarter 2, 2025-26

Progress against Operational Plan 2025-26 activities



Traditional acknowledgement

Sunshine Coast Council acknowledges the Sunshine Coast Country, home of the Kabi Kabi peoples and the Jinibara peoples, the Traditional Custodians, whose lands and waters we all now share.

We recognise that these have always been places of cultural, spiritual, social and economic significance. The Traditional Custodians' unique values, and ancient and enduring cultures, deepen and enrich the life of our community.

We commit to working in partnership with the Traditional Custodians and the broader First Nations (Aboriginal and Torres Strait Islander) communities to support self-determination through economic and community development.

Truth telling is a significant part of our journey. We are committed to better understanding the collective histories of the Sunshine Coast and the experiences of First Nations peoples. Legacy issues resulting from colonisation are still experienced by Traditional Custodians and First Nations people.

We recognise our shared history and will continue to work in partnership to provide a foundation for building a shared future with the Kabi Kabi and the Jinibara peoples.

We wish to pay respect to their Elders – past, present and emerging, and acknowledge the important role First Nations people continue to play within the Sunshine Coast community.

Together, we are all stronger.

Message from the Chief Executive Officer

I am pleased to present the second quarterly progress report for the 2025-26 financial year, outlining the progress of activities for the period 1 October to 31 December 2025 in Council's Operational Plan 2025-26.



This quarter, 94 per cent of our Operational Plan 2025-26 activities are progressing as planned, with 7 activities fully completed, 3 experiencing minor delays to their expected delivery timeframes, and one is currently under review.

A snapshot of the progress of activities against Council's Corporate Plan 2025-30 goals is provided below, with more detailed commentary on each activity included within this Report.

OPERATIONAL PLAN 2025-26 SNAPSHOT



Quarter 2 is a vibrant and busy time for our region, with residents and visitors enjoying our events, open spaces, and facilities during the holiday season. More than 2 million beachgoers visited our beaches, which is a strong reminder of the lifestyle and natural assets that make the Sunshine Coast such a special place to live, work and visit.

Alongside seasonal activity, Council continued to progress a wide range of initiatives that deliver on our Corporate Plan 2025-30 and support our region's future planning and growth, including:

- Two deliberative engagement sessions were held with our newly formed Citizens' Panel, exploring Budget and Service Prioritisation, and Waste - Large Bulky Items, gaining deeper community understanding of issues and informing future planning and service delivery.
- Completion of stage one of the Moffat Beach seawall and car park ahead of the Christmas period, which included the western section of the seawall, upgraded coastal pathway, car park, beach ramp and landscaping.
- Commencement of early works in the Maroochydore City Centre for the delivery of the Brisbane 2032 Olympic and Paralympic Games Arena and Athletes' Village, which will transition to 1,800 new homes post the event.
- Community feedback was received on the Draft Active Transport Plan to help create a more connected, safe, healthy, and sustainable transport network.
- Five funding agreements were entered with the Queensland Government for infrastructure projects across the region.

These examples represent only a small snapshot of the work undertaken over the past 3 months. I encourage you to explore this report to learn more about the progress Council is making, in partnership with community business and government, to deliver on our shared priorities.

John Baker
Chief Executive Officer

Summary

Operational Plan activities


Quarter 2, 2025-26



Strong community

Goal: Communities thrive through connection with people, places and spaces and staying true to our principles as a welcoming, caring and vibrant community, with opportunities to participate for all.

Operational Plan 2025-26 delivery

Operational Activities:	Progressing as planned		Challenges identified	
	Completed	On Track	Time	Budget
20	2	20 	-	-

Key activity highlights

Excellence in Engagement

- Council continued to embed best practice community engagement across the organisation, including the launch of a new online Community Engagement Training Program for employees and a new data analysis tool to improve insights and reporting.
- Eleven projects were launched on Council's Have your Say platform in the quarter, enabling the community to provide valuable input into initiatives across the region.
- Two sessions of the Sunshine Coast Citizens' Panel were delivered, exploring Budget and Service Prioritisation, and Waste - Large Bulky Items.

Support for homelessness

- Council continued to progress practical place-based responses to homelessness, working with the Queensland Government on options for temporary supported accommodation and a day hub in Nambour.
- Continued patrols and engagement with people experiencing homeless to connect them with relevant support services and encourage the safe use of public spaces.
- The promotion, volunteer recruitment, location and site permit for the expanded Sunny Coast Sleeper Service - a partnership with Maroochy Neighbourhood Centre - now offering 3 nights of safe sleeps in Nambour in addition to its Maroochydhore service.
- A review of the Amenity Pass Program was completed ahead of its recommencement in early 2026, providing access to amenities at Council aquatic centres for people experiencing homelessness.
- Support for 4 local churches to form the Nambour Shelter Network, to offer seasonal and storm shelter from mid-2026.

Healthy Sunshine Coast Program

- The Healthy Sunshine Coast Program continues to deliver a diverse range of inclusive, low-cost health and wellbeing activities across the region, providing 93 regular holistic sessions to the community each week.
- Recent additions to the Program include meditation and Qi Gong on the beach, and men's gathering and meditation which is scheduled to commence in 2026.



Environment and liveability

Goal: Natural assets are preserved and enhanced as we continue to create a built environment and living practices that support a sustainable community.

Operational Plan 2025-26 delivery

Operational Activities:	Progressing as planned				Challenges identified			
	Completed		On Track		Time		Budget	
19	3		17		2		1	

Key activity highlights

Moffat Beach Seawall Reconstruction Project

- Stage one of the Moffat Beach seawall reconstruction was completed in December 2025, enabling safe public access over the Christmas holiday period.
- Works delivered included the western section of the seawall, upgraded coastal pathway, car park, beach ramp and landscaping.

Sunshine Coast Shorebird Conservation Plan 2025–30

- Council adopted the Sunshine Coast Shorebird Conservation Plan 2025–30 at the October 2025 Ordinary Meeting, providing a strategic roadmap to protect the rapidly declining shorebird populations.
- The Plan incorporates extensive input from our local community, Traditional Owners, community groups, researchers and government agencies, ensuring a collaborative approach to conservation.

Dog Exercise Area Plan Regional Plan 2025-45

- Council endorsed the Dog Exercise Area Regional Plan and Network Blueprint 2025-45 at the December 2025 Ordinary Meeting, balancing protection of sensitive coastal and natural environments while maintaining generous access for exercising dogs in outdoor spaces.

Environment Levy conservation projects

- More than 4,000 native trees and shrubs were planted at the Honey Farm Road Environment Reserve during a community planting day. The 11th annual Australasian Bat Night was held in Maleny, providing opportunities for residents to learn about living alongside bats in a wildlife-friendly biosphere.



Resilient economy

Goal: Resilient, high-value economy of choice drives business performance, investment and enduring employment.

Operational Plan 2025-26 delivery

Operational Activities:	Progressing as planned		Challenges identified	
	Completed	On Track	Time	Budget
10	1	10	-	-

Key activity highlights

Artificial Intelligence (AI) Development Assistant Tool

- Council launched the new AI Development Assistant Tool on 5 November 2025, providing residents with instant guidance on planning and development enquiries.

Crowne Plaza Maroochydore development approval

- Council approved the Crowne Plaza Maroochydore development on Ocean Street, a full-service hotel featuring 180 rooms alongside more than 900 square metres of meeting and event space and is the second luxury hotel approved under Council's Accommodation Hotel Incentive Measures.

Maroochydore City Centre development

- Early works commenced under the Queensland Government's Residential Activation Fund to help unlock more than 1,800 new homes within the Maroochydore City Centre.
- These works are delivering essential road, power and service upgrades, fast tracking development and preparing the Sunshine Coast Athlete Village site, which will transition to residential use after Brisbane 2032 Olympic and Paralympic Games.
- Concept designs are underway for the Brisbane 2032 Olympic and Paralympic Games Arena and Athletes Village.

Tabua Subsea Fibre Optic Cable Project

- A major milestone was achieved for the region with the landing of the Tabua international submarine fibre optic cable at Maroochydore, as part of the Australia Connect initiative.
- The new cable delivers high-speed and secure infrastructure that will enable faster, more reliable digital services for businesses, governments, and communities across Australia all via the Sunshine Coast.
- The Project supports long-term economic growth, unlocking opportunities in technology, data centres, smart city development, and strengthening the region's reputation as an innovation hub.



Managing for growth

Goal: Growth is well managed, connecting urban and transport planning, to maintain our region's unique characteristics and support sustainable development.

Operational Plan 2025-26 delivery

Operational Activities:	Progressing as planned			Challenges identified					
	Completed	On Track		Time		Budget			
17	1	15		1		1		1	

Key activity highlights

Draft Active Transport Plan

- Council invited the community to have their say on the Draft Active Transport Plan between 7 October and 3 November 2025 and received 124 survey responses, 227 map contributions and more than 20 formal submissions.
- Community feedback is being reviewed to identify where changes to the Draft Plan may be required.

Stormwater upgrade projects

- Priority stormwater upgrade projects progressed during the quarter to improve drainage efficiency and reduce flooding risks including completion of a condition 5 pipe upgrade and stormwater optimisation at Balkin Road, Eumundi, and the continued open channel rehabilitation at Forestwood Drive, Buderim.

The Wave (formally Direct Sunshine Coast Rail Line)

- Council continued collaboration with the Queensland Government on The Wave, providing input into Stage 1 proposal evaluations, review of the Stage 2 Project Scope and Technical Reference document including Birtinya Station, and options for Stage 3 proposed alignment and station locations.
- Once complete, The Wave will include a heavy passenger rail line from Beerwah to Birtinya, connecting with a metro-style service to allow journeys to the Sunshine Coast Airport via Mountain Creek and Maroochydore central business district.



Organisational excellence

Goal: An agile organisation that achieves high performance by being community centred, building trust and providing a great place to work.

Operational Plan 2025-26 delivery

Operational Activities:	Progressing as planned		Challenges identified			
	Completed	On Track	Time		Budget	
11	-	11	-		-	

Key activity highlights

Digital Plan 2023-2027

- Council progressed work with South East Queensland (SEQ) local governments to agree on priority programs for funding under the Council of Mayors SEQ City Deal Smart Region Digital Plan.
- The program, once agreed will allow Council and other SEQ local governments to leverage federal and state funds or coordinate co-investment opportunities, providing potential saving or reduction when delivering our corporate priorities.
- The priority programs considered for inclusion in the funding request focus on housing, infrastructure, digital innovation and regional collaboration.

VIBE Program

- The VIBE Program continues to guide organisational initiatives aimed at enhancing employee experience and ensuring Council remains a great place to work.
- Key activities delivered include updating position profiles, reviewing delegations, and strengthening cultural alignment through values-based actions.

Funding partnerships and advocacy

- Council entered into 5 funding agreements with the Queensland Government to deliver commitments made during the 2024 State Election:
 - Caloundra Transport Corridor Upgrade for the delivery of Section 2 between Arthur Street and Nicklin Way
 - Caloundra Town Square to design and build a central town square at Bulcock Street and Otranto Avenue
 - Currimundi Community Hall to upgrade into a multi-use hub
 - Nambour Streetscape to support the revitalisation of the Nambour central business district, and
 - Coolum High School Sports Facility to support the delivery of A-grade quality playing field and a multi-use clubhouse.
- Council also provided a pre-budget submission for the Australian Government, advocating for priority projects across transport, community, facilities, and housing to support liveability and future growth.

Council services

Council services are the foundation of our daily operations and provide essential support for the wellbeing and functionality for the community we serve. Through our services and operational plan activities, we provide a holistic approach to meeting the needs of our community and continue to progress towards our vision as Australia's most sustainable region. Connected. Liveable. Thriving.

Service statistics

The list below presents key service statistics for the quarter, highlighting the scope and impact of our services across the region.

- **428** community grant applications awarded, worth more than **\$1.5 million**
- **110,130** people attended community events at Council's venues
- **812** street trees planted as part of the Street Tree Master Plan
- **5,634 hectares** of landscape and garden beds maintained
- **24,292 tonnes** of greenhouse gases flared or combusted for power generation
- **\$89.8 million** spent with local businesses through procurement activities, representing **72%** of the available of procurement spend
- **3,625 businesses** accessed specialist advice and information
- **15 sponsored major events** generated an estimated economic impact of **\$12.4 million**
- **263** community land permits issued
- **\$7.4 million** invested in rehabilitating **7.6 kilometres** of roads for the safety of our community
- **83,691** customers assisted through our customer contact centres
- **6.9 out of 10** rating for experience with Council services
- **6.7 out of 10** rating - customers trust Council to act in the community's best interest

Operational Plan Activities Report

Quarter 2, 2025-26





Quarterly Progress Report









Corporate Plan Goal: Strong Community





Goal: Communities thrive through connection with people, places and spaces and staying true to our principles as a welcoming, caring and vibrant community, with opportunities to participate for all.





Strategic Pathway: Healthy, active communities

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
1.1.1	Deliver a broad range of inclusive health and well being events and initiatives as part of the Healthy Sunshine Coast Program.	50%			The Healthy Sunshine Coast Program continued to deliver a wide range of inclusive health and wellbeing activities across the region. With 93 regular holistic sessions available, the Program supports people of all ages and abilities to stay healthy, connected, and engaged. Recent additions include meditation and Qi Gong on the beach, with men's gathering and meditation sessions starting at Mudjimba in 2026. Participation has grown to 8,085 registered members, and the program's Facebook community now exceeds 4,500 members. A participant survey was conducted to shape future activities and ensure the program continues to meet local health and wellbeing needs. A total of 595 responses were received, and outcomes of the participant survey will be available and reported next quarter	Community Strengthening
1.1.2	Deliver a winter lifeguard service at Coolum North and additional resourcing at Marcoola, Mudjimba and Discovery Beaches as outlined in the Lifeguard Service Plan 2023-2028. Commence review of remaining activities recommended for future years.	100%			All lifeguard service uplifts for the winter lifeguard service at Coolum North and additional resourcing at Marcoola, Mudjimba and Discovery beaches have been enacted throughout the 2025 winter period. A review of the Lifeguard Service Plan with Surf Life Saving Queensland (SLSQ) has occurred with further uplifts to service delivery placed on hold for the remainder of the Plan. Ongoing review and engagement with SLSQ will occur to identify risks and evaluate high demand points.	Community Strengthening





Strategic Pathway: Vibrant communities





Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
1.2.1	Identify and secure an enduring legacy for the Sunshine Coast as a key delivery partner in the Brisbane 2032 Olympic and Paralympic Games and work collaboratively with our key partners to identify and implement Sunshine Coast specific themes, opportunities and challenges.	50%			Council continues to advocate for the delivery of legacy outcomes through current infrastructure projects relating to venues, transport and other associated initiatives including procurement opportunities. Council has an endorsed the 2032 Legacy Vision which is in the process of being developed into a 2032 Legacy Action Plan. This work is being undertaken with input from the Sunshine Coast Legacy Community Reference Group, with the view to being presented to Council for adoption in the first half of 2026.	Community Strengthening
1.2.2	Partner in the planning, design and delivery of the Sunshine Coast Stadium expansion project and Sunshine Coast Mountain Bike Centre as part of the region's Brisbane 2032 Olympic and Paralympic Games venues.	50%			Council remains actively engaged in planning for the region's 2032 Games venues including the Sunshine Coast Stadium expansion, where the Games Independent Infrastructure Coordination Authority (GIICA) has responsibility for the delivery of this project and has completed an expression of interest process for design services, with the tender for these works expected to be finalised in early 2026. Project delivery for the Sunshine Coast Mountain Bike Centre will be overseen by Council with a Project Framework Agreement and Funding Deed presented to Council by GIICA, currently under review. Finalisation of these agreements is anticipated in the first quarter of 2026, paving the way for project commencement.	Community Strengthening
1.2.3	Deliver prioritised actions from the Sunshine Coast Sport and Active Recreation Plan 2011-2026 and the Sunshine Coast Aquatic Plan 2011-2026: <ul style="list-style-type: none"> • review the Aquatic Plan for regional network planning • finalise the Sunshine Coast Indoor Sports Plan • develop operational plans for the activation and use of the Honey Farm Sport and Recreation Precinct, and • activate the Nirimba Rugby League Grounds and Baringa Sports Complex. 	50%			Review of the endorsed Sunshine Coast Aquatic Plan will progress in 2026, and the Sunshine Coast Indoor Sports Network Plan is on track to be presented to Council's Ordinary Meeting in February 2026. The Honey Farm Sport and Recreation Precinct, template Management Plan and User Agreements have been drafted and will be sent to proposed user groups for review in 2026 in readiness for relocations from early 2027. New sports precincts were opened this quarter in Nirimba and Baringa to service tennis, pickleball, AFL and rugby league.	Community Strengthening



Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
1.2.4	Finalise the Sunshine Coast Library Services Plan 2025-2035 and deliver priority projects in the Sunshine Coast Library Network Plan, including the opening of the new Library+ Caloundra and ongoing operations.	50%			Council engagement on the draft Sunshine Coast Library Services Plan was undertaken. Library+ Caloundra continues to exceed expectations, welcoming more than 100,000 visitors since opening on 22 September 2025 compared to 49,000 visitors at the former Caloundra Library during the same period last year. The digital studios fit out and staff training was completed, enhancing service delivery for our community. Libraries also partnered with the Sunshine Coast Gallery of Art to activate the Makerspace at Library+ Caloundra through the successful and well-attended artist residency, Wild Women.	Community Strengthening
1.2.5	Identify opportunities to develop and attract events at Council venues including Caloundra Indoor Stadium, Maroochydore Multi Sports Complex, Nambour Showgrounds, Sunshine Coast Stadium and Venue 114 and other community spaces.	50%			Attendance at major events increased by 80% compared to the same quarter in 2024, driven by the arrival of a brand-new national event, the Strummingbird Festival, the Sunshine Coast's biggest-ever one-day festival which took place at Kawana Sports Precinct and attracted 29,000 country music fans. Sunshine Coast Stadium hosted its first official A-League fixture, as Brisbane Roar and Newcastle Jets played in front of 7,200 fans, marking another milestone for the venue. Attendance numbers for community events remain largely consistent with the same quarter last year. Notable growth was experienced across venues with attendances increasing by 13% at Venue 114 and Altitude Nine, 22% at the Events Centre and, in comparison to the previous quarter, Coolum Civic Centre achieved a 25% increase. Maroochydore Multi Sports Complex has attracted 4 AFL clubs to train at the venue between December 2025 and January 2026, with each club having an open community training session. Two National Rugby League (NRL) trial games were announced in December 2025 to be played at Sunshine Coast Stadium in February 2026 including Brisbane Broncos, Melbourne Storm and Gold Coast Titans NRL teams.	Community Strengthening

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
1.2.6	Deliver initiatives in collaboration with community organisations and government agencies that raise awareness, enhance people's understanding, and support improved outcomes for people experiencing homelessness	50%			Council continued working with the Queensland Government to progress a place-based response to homelessness in Nambour including options for temporary supported accommodation and a day hub. Council has supported 4 local churches to form the Nambour Shelter Network, offering seasonal and storm shelter from mid-2026. In partnership with Maroochy Neighbourhood Centre, the Sunny Coast Sleeper will provide 3 nights of safe sleeps in Nambour commencing in early 2026 to add to the existing service in Maroochydhore. Council has assisted with promotion, volunteer recruitment, location and site permit for the expanded service. Council officers continue to patrol and engage with people sleeping rough to connect individuals with support services and encourage safe use of spaces. Outreach coordination response in Nambour with Council, Integrated Family and Youth Services and the Queensland Government has seen fewer rough sleeper numbers. The Amenity Pass Program, which provides individuals experiencing homelessness with access to amenities at public aquatic centres has been reviewed and the Program will recommence in early 2026 with strengthened controls.	Community Strengthening
1.2.7	Deliver prioritised projects that achieve affordable housing outcomes as outlined in the Sunshine Coast Housing and Homelessness Action Plan 2023.	100%			All 22 dwellings for the Marcoola Affordable Housing Project have been completed and are fully tenanted. Coast2Bay Housing Group are managing the tenancies to eligible low-income key worker households.	Sustainable Growth & Planning



Strategic Pathway: Inclusive communities







Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
1.3.1	Deliver prioritised actions set out in the Sunshine Coast Stretch Reconciliation Action Plan in partnership with Traditional Custodians and the First Nations community.	50%			The Sunshine Coast Stretch Reconciliation Action Plan (RAP) 2025-2028 received final endorsement from Reconciliation Australia in October 2025. The Stretch RAP Working Group established a reporting framework that supports accountability and transparency in achieving the RAP commitments. The Sunshine Coast First Nations Business Showcase celebrated Indigenous Business Month on 14 October 2025, featuring more than 50 First Nations businesses and attracting over 300 attendees. As Queensland's largest indigenous business month event, the showcase strengthened procurement pathways and supported economic outcomes by connecting First Nations businesses with government, corporate, and community buyers. This event was delivered by Council in partnership with the Queensland Government and Stockland. A series of roundtable discussions were held with First Nations community leaders to strengthen NAIDOC celebrations on the Sunshine Coast. Coordination of the First Nations Community Advisory Group continued, with members providing input into key RAP priorities, including the draft Youth Plan, regional NAIDOC celebrations and the Brisbane 2032 Olympic and Paralympic Games.	Community Strengthening
1.3.2	Deliver on the prioritised actions set out in the All Abilities Action Plan 2024-2028 that educate and raise awareness of, and provide support for disability in the community.	50%			A series of events were held during Disability Action Week in November with community partners, including the Dicky Beach All Access Day, which saw increased use of accessible blue matting and mobility beach chairs, supporting inclusive beach experiences for all. The FUNctional Market Day provided opportunities for people with disability to sell products to the public and included educational sessions, with Carers Queensland presenting on the upcoming Be Your Own Boss Project launching on the Coast in 2026, and Equity Works delivering an important message on disaster preparedness. Council also produced a comprehensive calendar showcasing accessible events available across the Sunshine Coast, helping people with a disability connect with inclusive activities, and ran an accessible photo competition that encouraged community members to share photos of their favourite accessible venues on the Coast, promoting awareness and engagement. Accessibility Technology Cerge, designed to enhance access and inclusion, is now available at 39 Council venues, offering companion websites and apps with sensory/visual guides, 360° tours, communication boards, and real-time support.	Community Strengthening

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
1.3.3	Develop a Youth Action Plan for youth led initiatives as part of the Young Leaders Academy Program that fosters civic engagement and participatory leadership practices.	85%			Council continued developing the draft Thriving Futures: Sunshine Coast Youth Plan 2026-2031, which promotes youth-led initiatives and civic engagement. The second phase of engagement ran from late October to late November 2025, including an online survey and focus groups with young people across the region. Feedback highlighted strong support for safe, inclusive youth spaces, practical life skills workshops, youth-led advocacy on housing and transport, and better promotion of Council events and activities. Young Leaders Academy members contributed throughout the process, ensuring youth perspectives inform the Plan. An expression of interest process for the next intake was completed, with 12 new participants selected to commence in 2026. The Program helps young people build leadership skills, connect with peers, and make a positive impact in their communities.	Community Strengthening
1.3.4	Deliver the Shine a Light on Racism Campaign, migrant employment and business opportunities and other key initiatives that foster a welcoming, inclusive and culturally diverse community.	50%			The Train-the-Trainer course completed by Council staff and community patrons now enables local delivery of Anti-Racism Upstarter Training to equip sporting clubs and businesses to recognise, prevent and respond to racism. Planning commenced for the 2026 Harmony Day event with 19 expressions of interest received for hosting a community activity or facilitating a library workshop. Grant applications were submitted to the Queensland Government to support a Welcoming Champions initiative and Welcoming picnic event. The Employer Peer Network hosted its third meeting, fostering collaborations and informing strategies to address labour shortages, while planning commenced for the 2026 Migrant Job Expo. Eight participants graduated from the Migrant Business Ready program, with evaluation underway to ensure sustainability. Council also piloted mentorships and work experience placements for migrants within its workforce, reinforcing pathways to employment. Support was provided to the local Jewish community in hosting their Menorah Lighting and Chanukah celebrations following the Bondi Beach tragedy, demonstrating unity and compassion and a firm stance against violence and discrimination.	Community Strengthening





Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
1.3.5	Implement the Excellence in Engagement Framework and commence a review to further embed best practice community engagement.	50%			A new online community engagement training program launched in October 2025 for employees to access on-demand, alongside a new data analysis tool released in November 2025 to support enhanced insights and reporting outcomes. There were 11 projects that launched for broad community engagement this quarter, including the Sunshine Coast Draft Active Transport Plan, Street Tree Master Plan Refresh, Naming Proposal - Mudjimba Multisports Complex, Wilkins Park - Pacific Paradise Improvements, Sunshine Coast Draft Youth Plan, Goshawk Boulevard Extension, River Esplanade - Mooloolaba Active Transport Link, Maroochydore City Centre to Alexandra Headland Active Transport Link, Mooloolaba to University Active Transport Corridor, Coastal Hazard Adaptation Precinct Planning - Golden Beach and Caloundra (Bulcock Beach), and Diamond Head Seawall and Foreshore Improvements. The first 2 deliberative sessions of the Sunshine Coast Citizens' Panel were hosted throughout October and November 2025, exploring the topics of Budget and Services Prioritisation, and Waste - Large Bulky Items, with evaluation of these processes showing strong positive sentiment from Panel participants.	Community Strengthening

Strategic Pathway: Connected, resilient communities

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
1.4.1	Deliver the Horizon Festival, citizenship ceremonies, community awards, the festive season program and other community events that contribute to connected and resilient communities.	50%			The 2026 Horizon Festival program is being finalised with the program launch scheduled for February 2026. A \$30,000 grant from Tourism and Events Queensland was received to support delivery of the Festival, and media sponsorships were also secured. Festive banners and 24 trees were installed and/or decorated across the region. Festive and Commemorative Grants were provided to community carols events across the region, and to New Year's Eve events at Coolum Beach and Caloundra. New Year's Eve fireworks were delivered at 8.30pm and midnight off Mooloolaba Beach to over 34,000 onlookers in collaboration with emergency services and others. The Citizenship Ceremony on 14 November saw 324 conferees become new citizens. The Sunshine Coast Australia Day Community Awards Program was finalised and includes 112 nominees across 6 categories with the ceremony to be held on 23 January 2026.	Community Strengthening

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
1.4.2	Deliver the Community Grants Program to support community organisations deliver projects, events and operate facilities that meet community's need.	50%			A total of \$1,562,968 was allocated to the community through 428 funding applications - an increase of 10 applications compared the same quarter last year. This included 130 major grants to the amount of \$719,631 and 79 minor grant allocations to the value of \$153,338 through the Community Grants Program, 72 Landholder Environment Grants and 2 Environment Levy Grants through the Environment Levy Funding Program. An additional 15 Festive and Commemorative Events Grants were awarded to single-year grant recipients, 13 applications were funded via Heritage Levy funded programs, 8 Creative Industry Investment applications (supported by the Arts and Heritage Levy) and 16 Regional Arts Development Fund applications were supported. Two grants were also awarded through Emergency Grants, 51 Individual Development Grants and 39 Councillor Discretionary Funding Program grants for one-off projects. A total of 12,454 community volunteers will be engaged in these funded projects and activities.	Community Strengthening
1.4.3	Deliver coordinated planning, preparedness, response and recovery for the region in response to disaster events and undertake a review of Council's Local Disaster Management Plan.	50%			The coordinated approach to disaster planning, preparedness, response, and recovery remains on track. Key actions include establishing the Local Disaster Coordination Centre for the storm season and maintaining Council's Local Disaster Management Plan to ensure compliance and best practice. Ongoing stakeholder engagement and inter-agency collaboration continue to drive effective outcomes.	Infrastructure and Natural Assets
1.4.4	Deliver initiatives that raise awareness and understanding of domestic and family violence in collaboration with community organisations and government agencies.	50%			Council partnered with local organisations to promote awareness and understanding of domestic and family violence (DFV) during the 16 Days of Activism Against Gender Based Violence Campaign. Key initiatives included a Legislative Theatre Project delivered in collaboration with Caloundra Community Centre, Zonta, Queensland Shakespear Ensemble and Women Speak (a group of women with lived experience of DFV) with 3 performances at Caloundra, Maleny, and Nambour that shared real stories of families impacted by DFV and explored systemic barriers to achieving safety. Over 50 participants gathered at Allan Walker Park, Buddina for the fifth annual Seeds of Hope Tree Planting event on 9 December 2025, where Council staff and community members planted 500 native trees and shrubs, symbolising hope, resilience, and solidarity with victims and survivors of DFV and to restore vital coastal habitat. Men's Convo Sessions continued to provide a safe space for men to share experiences and foster strength through vulnerability and acceptance.	Community Strengthening





Strategic Pathway: Creative, innovative communities



Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
1.5.1	<p>Deliver prioritised actions from the Sunshine Coast Creative Arts Plan 2023-2038, including:</p> <ul style="list-style-type: none"> • an annual program of development opportunities for the creative sector • the Regional Arts Development Fund • the Regional Public Art Strategy and a broad program of exhibitions and events for the Regional Gallery • Council's annual Arts Levy Program including a First Nations Arts Strategy • Creative Industries competitive investment and business development programs, and • arts philanthropy in the region. 	50%			The Regional Arts Development Fund Grants Program received 20 applications this quarter, 9 of which were supported with \$58,768 in funding. MadeSC professional development workshops engaged a total of 346 participants across 3 webinars and a networking event. The First Nations Strategic Arts Plan has been drafted and provided to stakeholders for feedback. Artworks currently on loan from the National Gallery of Australia are in place in Felicity Park, Caloundra and Sunshine Coast City Hall.	Community Strengthening
1.5.2	<p>Deliver priority projects as outlined in the Sunshine Coast Heritage Plan 2021-2031 and annual Heritage Levy Program, including:</p> <ul style="list-style-type: none"> • a Regional Collections store and managing Council's museums and cultural collections • programming of Landsborough Museum and Bankfoot House, and • deliver grants for the heritage sector and our First Nations traditional owners. 	50%			The Regional Cultural Collections Storage Facility progressed to tender, enabling future sustainability of collections while managing, conserving, documenting, and showcasing the region's heritage and arts collections. Bankfoot House featured a range of exhibitions and community events with visitation for the calendar year totalling 3,620 people (compared to 2,462 visitors for the same period last year). Landsborough Museum showcased Transformations and On the Heights exhibitions, talks, and a Halloween event, with total visitation for the calendar year to date of 4,369 people (compared to 3,562 visitors for the same period last year). Applications for Arts and Heritage Levy funded Heritage Program grants were awarded this quarter, totalling \$170,940 across three programs.	Community Strengthening

Corporate Plan Goal: Environment and Liveability





Goal: Natural assets are preserved and enhanced as we continue to create a built environment and living practices that support a sustainable community.

Strategic Pathway: Clever planning and good design









Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
2.1.1	Deliver feasibility research and approach relevant stakeholders regarding a potential partnership to deliver a Medium Density Demonstration Project in a growth area of the Sunshine Coast.	50%			<p>The feasibility investigation for a Medium Density Demonstration Project in the growth area has advanced to 50%. This reflects completion of viability workshops and meetings, updated market analysis, and preliminary developer feedback discussions. This work was supported by internal and external stakeholder involvement.</p> <p>The review questioned earlier feasibility studies that identified barriers such as high land values, rising construction costs, and limited builder capacity to complete a physical development. Updated assessments confirm townhouses may be marginally feasible, while multi-storey projects face capacity constraints. Potential sites within Council control, and Queensland Government land parcels were investigated.</p> <p>Engagement with developers has commenced to understand their delivery models and incentives, and how including access to Council land and planning support may assist. Additional master planning to balance commercial viability and community benefits will be required.</p> <p>Next steps include refining brief options to consider current build projects underway with developers on the coast, review site options, update feasibility metrics, and seek Council direction on delivery models.</p>	Sustainable Growth & Planning
2.1.2	Deliver tree planting initiatives as part of the Annual Street Trees Program within urban areas to provide shade and cool our neighbourhoods.	50%			<p>A total of 812 trees were planted during Quarter 2, which is slightly above the target of 800. The Program is ahead of the half-yearly target and remains on track to meet the annual target of 3,200 trees.</p>	Infrastructure and Natural Assets









Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
2.1.3	Develop a Sunshine Coast Landscape Design Guide to assist consultants, designers, the development industry and local residents and encourage a greener Sunshine Coast region.	50%			The development of the Landscape Design Guide is progressing with wide ranging cross council internal and external workshops underway. The concepts, inclusions, audience and delivery techniques are currently being considered. These initiatives aim to transform street corridors into leafy, people-focused spaces that enhance liveability. The Guide will provide practical advice for consultants, developers, and residents, promoting deep planting, biodiversity, First Nations knowledge, prioritising tree canopy, biodiversity, water-sensitive design, and safe, inclusive streetscapes. Next steps include managing design and delivery, allocation of budget to progress to finalisation, feedback from stakeholders and planning for programming launch.	Sustainable Growth & Planning



Strategic Pathway: Natural assets, distinctive landscapes

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
2.2.1	Review the Shorebird Conservation Plan to support the recovery and conservation of Shorebird populations on the Sunshine Coast.	100%			The review of the Shorebird Conservation Plan was adopted at Council's October 2025 Ordinary Meeting.	Infrastructure and Natural Assets
2.2.2	Deliver the priority programs, projects and activities funded through the Environment Levy including the Strategic Land Acquisition Program, partnerships and grants.	50%			More than 4,000 trees and shrubs were planted at the Honey Farm Road Environment Reserve (acquired via the Environment Levy) during a community planting day and the 11th Annual Australasian Bat Night, held in October 2025, focused on species conservation and management. Through the Levy-funded partnership with South East Queensland Resilient Rivers initiative, on-groundwork commenced in November 2025 to control cat's claw creeper on multiple properties in the Mooloolah River catchment as well as fencing and off stream watering points constructed at sites in the Maroochy River Catchment.	Sustainable Growth & Planning



Strategic Pathway: Sustainable living

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
2.3.1	Progress the staged design of the Caloundra Community and Creative Hub precinct, commencing with the new Town Square and new Regional Gallery concept design.	50%			Detail design of the new town square advanced with consultancy firm Urbis working closely with Council to progress the concept design developed through community consultation. Vacating and decommissioning the former Council administration building at 77 Bulcock Street, Caloundra has substantially advanced, including an open market tender for a demolition contractor being released and scheduled to progress in Quarter 3. Concept design for the new regional Gallery paused, with the precinct's prioritised focus being the new town square.	Infrastructure and Natural Assets
2.3.2	Deliver prioritised actions to repurpose the Nambour administration buildings.	45%			Asset intervention works focused on roof and glazing upgrades to improve the Eddie De Vere building's condition and usability. Procurement for these improvements continued with contractor appointment and works commencement expected in Quarter 3. An options analysis for the medium-term activation of both the Fred Murray and Eddie De Vere buildings was completed. Consequently, an open market leasing opportunity was released for the use of the Fred Murray building, which will be evaluated in Quarter 3.	Infrastructure and Natural Assets
2.3.3	Progress the implementation of the First Avenue streetscape by confirming the design and proceeding to construction commencement, satisfying the key milestones and deliverables of the approved grant funding agreement.	50%			The First Avenue Streetscape Design Project is complete with some minor landscape elements being refined. The Energex Public Utility Plant relocation design is being finalised for completion in Quarter 3, which remains a risk and is being managed to ensure accelerated delivery of this project. The tender for the construction has now been awarded to the preferred contractor with some early works (relocation of bus-stops) occurring during Quarter 2 and expected major contractor works will commence in early 2026. An update has been provided to the wider community during December 2025 along with one-on-one trader consultation about the Project.	Infrastructure and Natural Assets
2.3.4	Deliver strategic actions outlined in the Recreation Parks Plan, including: <ul style="list-style-type: none"> • finalise the Play Opportunities Plan • develop guidelines for park trees which meet urban forest objectives, and • provide additional opportunities for community tree planting in recreation parks. 	50%			The Play Opportunities Plan has been endorsed and is now being actively used to provide strategic direction for Council managed open space in the region. The refresh of the Street Tree Master Plan continues to progress with community engagement carried out during the second quarter.	Infrastructure and Natural Assets





Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
2.3.5	Deliver the Dog Exercise Area Regional Plan and Network Blueprint that will guide the future provision of dog exercise areas and support the health and lifestyle needs of our region's communities.	100%			The Dog Exercise Area Regional Plan and Network Blueprint 2025-45 was endorsed at the Council Ordinary Meeting on 11 December 2025.	Infrastructure and Natural Assets
2.3.6	Deliver coastal hazard adaptation precinct planning at Golden Beach, Caloundra, Maroochydore and Mooloolaba as part of the Integrated Coastal Management Program.	50%			Coastal hazard adaptation precinct planning has continued with the second phase of community engagement on the Golden Beach Coastal Hazard Adaptation Precinct Plan held from 17 November to 12 December 2025.	Sustainable Growth & Planning
2.3.7	Deliver critical coastal seawall reconstruction projects for Moffat Beach and TS Onslow, Golden Beach.	60%			Moffat Beach Seawall and car park is 55% complete with weather causing construction delays. Stage One was completed and open to the public for Christmas, including the western section of the seawall and coastal path, car park, beach ramp and landscaping. Stage 2 to 5 is scheduled for completion mid-2026. TS Onslow Golden Beach is now 75% complete.	Infrastructure and Natural Assets
2.3.8	Investigate and commence establishment of a regional tracks and trails network that provides world-class experiences and builds on existing discreet trail experiences, including commencing recreation trail planning and implementation as part of Blue Heart Sunshine Coast.	50%			<p>The region's recreational tracks and trails network planning is being progressed in alignment with the Queensland Government's Destination 2045 Plan and Council's Environment and Liveability Strategy. The key projects currently being investigated, in planning, or underway are:</p> <ul style="list-style-type: none"> • Parklands Conservation Reserve and Mountain Bike Olympic Venue legacy facility for a nature-based recreation precinct • Glass House Mountains 7 Peaks trail development • Nambour to Coolum Trail Joint Working Group, including investigating opportunities for sections of the Nambour to Coolum trail to be delivered through the \$5 million City Deal funding for Sunshine Coast Blue Heart recreation outcomes. <p>Council is developing a trail usage monitoring system to inform maintenance schedules and are developing a whole of life asset maintenance schedule and renewal planning.</p>	Infrastructure and Natural Assets





Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
2.3.9	Deliver design initiatives as outlined in the Sunshine Coast Ecological Park Masterplan and explore strategic and financial partnerships.	50%			<p>The Sunshine Coast Ecological Park advanced its masterplan vision through strategic partnerships and cultural engagement, including:</p> <ul style="list-style-type: none"> • Hosting a second Walk on Country with the Jinibara People to build relationships and support ongoing collaboration on country. • Barung Landcare commenced establishment of 1.5 hectares of subtropical rainforest and planting 3,750 native trees and shrubs on site to restore habitat for the endangered Southern Pink Underwing Moth in partnership with Council. • Griffith University continued onsite research complementing the project's comprehensive environmental assessments to inform future design and long-term site management. • Monthly community working bees have been held onsite which involved volunteers and Jinibara freshwater rangers in revegetation and weed management. 	Sustainable Growth & Planning

Strategic Pathway: Well-planned infrastructure

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
2.4.1	Partner with the community to deliver initiatives that raise community awareness and understanding of the Sunshine Coast Biosphere and how they can play a role.	50%			<p>Our Sunshine Coast Biosphere community celebrated International Day for Biosphere Reserves with an inaugural Biosphere Festival, running from 29 October to 8 November 2025. The festival featured 13 events celebrating innovation, culture, environment and arts with over 1,000 people participating. The Sunshine Coast Biosphere continued to play a lead role in Australia's Biosphere Reserves Network, by facilitating an online workshop focused on governance, networking and collaboration.</p>	Sustainable Growth & Planning

Strategic Pathway: Innovation and sustainable



Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
2.5.1	Develop a Master Plan for the Sustainability Park at Corbould Park to support the establishment of a new waste management precinct in order to prepare for the region's future growth and waste recovery requirements.	100%			The Master Plan for Sustainability Park has been completed.	Infrastructure and Natural Assets
2.5.2	Finalise the procurement process for a Food Organics and Garden Organics Facility which would support achieving landfill diversion targets and improve emissions reductions.	50%			Tenders have closed and are currently being assessed with internal consultation underway.	Infrastructure and Natural Assets

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
2.5.3	Construct a new Resource Recovery Centre within the Nambour waste precinct to support ongoing modernisation of Council's waste management facilities.	30%			Detailed design of the Primary Sort and Retail Market has been awarded and scheduled for delivery by 30 June 2026. Concept design of a bulk haul transfer station has commenced and scheduled for completion in late 2026.	Infrastructure and Natural Assets
2.5.4	Investigate and engage with our community regarding opportunities and the costs to introduce alternative large items waste services such as kerbside collection, vouchers and skip bag collection.	50%			Alternative large items waste services were presented to the Sunshine Coast Citizens Panel and feedback is currently being reviewed.	Infrastructure and Natural Assets





Corporate Plan Goal: Resilient Economy



Goal: Resilient, high-value economy of choice drives business performance, investment and enduring employment.

Strategic Pathway: Leadership, sustainability and equity





Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
3.1.1	Manage Council's statutory governance and contractual responsibilities and leverage the economic opportunities associated with the Maroochydore City Centre project.	50%			Early works have commenced on site as part of the Queensland Government's Residential Activation Fund and concept designs for the Arena and Athletes village are underway.	Finance and Commercial Partnerships

Strategic Pathway: Investment and growth

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
3.2.1	Leverage current and emerging key infrastructure including Sunshine Coast Airport, Maroochydore City Centre and the Sunshine Coast's digital assets to enable economic investment and growth for the region.	50%			<p>Council progressed the following activities:</p> <ul style="list-style-type: none"> A full-service hotel was approved in Maroochydore with an expected 180 room capacity, helping to address the current regional shortfall. A major milestone was achieved with the landing of the Tabua subsea fibre optic cable at Maroochydore as part of the Australia Connect initiative. This new submarine cable will deliver high-speed and secure infrastructure that will enable faster, more reliable digital services for businesses, governments, and communities across Australia all via the Sunshine Coast. Regional investment updates reached an average of 5,574 targeted national/international recipients per month, achieving an open rate of 46.23% and click thought rate of 4.85%, well above known industry benchmarks. 	Sustainable Growth & Planning
3.2.2	Commence construction of the Mooloolaba Foreshore Revitalisation Project, Stage 2 - Central Meeting Place and Southern Seawall - in line with funding agreements and the Mooloolaba Master Plan.	45%			The Mooloolaba Foreshore Revitalisation Stage 2 - Central Meeting Place and Southern Parklands Seawall construction continues with works currently focussed on seawall replacement, particularly in front of Mooloolaba Surf Life Saving Club. The beach area between the construction site and ocean has remained open and reports from accommodation businesses suggest bookings in Quarter 2 were strong. External stakeholders continue to be updated, mostly via emailed construction notifications, webpage updates and face to face meetings. In response to recommendations made by Business Activation Group members, the priorities and implementation of the Mooloolaba Business Activation Plan have been amended and currently awaiting endorsement. Mooloolaba Transport Corridor Stage 4 construction remains on hold.	Infrastructure and Natural Assets

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
3.2.3	Progress Stage 1 of the Caloundra Aerodrome Master Plan 2042 to transform the aerodrome into a modern aerospace and innovation hub through significant infrastructure investment and strategic land development.	50%			Design work for Stage 1 of the Caloundra Aerodrome Master Plan is nearing completion, with plans now 90% finalised. The Project Gateway Review will soon take place to assess project feasibility before moving forward to construction.	Finance and Commercial Partnerships

Strategic Pathway: Business retention and expansion

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
3.3.1	Identify key priority initiatives in collaboration with Chambers of Commerce and industry associations that support local business to build capability and resilience.	50%			<p>Council supported the Sunshine Coast's small business community by providing specialist advice and support to 965 businesses across the region.</p> <p>During Quarter 2, 24 events and workshops specifically targeted at small businesses were delivered, attracting 2,287 attendees including:</p> <ul style="list-style-type: none"> Over 850 local businesses participated in the 30th annual Sunshine Coast Business Awards Gala, which celebrated 34 category winners and inducted 6 businesses into the Hall of Fame. 13 businesses participated in the 'Doing Business' with Government workshops, offering insights into procurement and tendering. Council hosted the Sunshine Coast First Nations Business Showcase, celebrating Indigenous entrepreneurship, featuring 55 First Nations businesses from diverse industries, and attracting 300 attendees. 	Sustainable Growth & Planning
3.3.2	Review the Local preference, Social Benefit and First Nations Procurement Guidelines and deliver priority procurement activities identified in the Stretch Reconciliation Action Plan.	50%			Review of the Procurement Guidelines has been completed and percentage of spend with local companies and First Nations businesses continue to be measured and monitored to ensure the Guidelines meet their intended objectives. Priority procurement activities for the 2025-26 financial year identified in the Stretch Reconciliation Action Plan are the development and implementation of a First Nations procurement strategy and working towards achieving 2% of procurement spend from First Nations owned businesses.	Finance and Commercial Partnerships

8.2 DEVELOPMENT APPLICATION FOR A VARIATION APPROVAL TO ESTABLISH A RESIDENTIAL COMMUNITY AT 239 WISES ROAD, BUDERIM

File No:	MCU22/0221 & OPW22/0354
Author:	Principal Development Planner Sustainable Growth and Planning
Appendices:	App A - Recommended Conditions of Approval..... 61 ↓
Attachments:	Att 1 - Detailed Assessment Report..... 99 ↓
	Att 2 - Proposal Plans..... 165 ↓
	Att 3 - Wisés Preliminary Approval Document..... 177 ↓
	Att 4 - Setback and Development Controls 205 ↓
	Att 5 - Extract of SARA Concurrence Agency Response 211 ↓
	Att 6 - Submitter Location Map 235 ↓

Link to Development.i - [MCU22/0221 OPW22/0354](#)

PURPOSE

The purpose of this report is to seek Council's determination of a combined application for the following development aspects:

- Preliminary Approval for Material Change of Use of Premises including a variation request, to vary the effect of the *Sunshine Coast Planning Scheme 2014*, to establish a mix of Residential (approximately 420 dwellings), Community, Business (approximately 1500m²) and Open Space/Environmental (approximately 13.5ha) land uses
- Development Permit for Operational Work (Earthworks)

The application is before Council because it includes a Variation Request as defined in the *Planning Act 2016*.

EXECUTIVE SUMMARY

The application for preliminary approval (including a variation request) seeks to secure approval for the development concept for the subject land and guide the future categories of assessment and assessment benchmarks applicable to subsequent applications for development permits lodged over the site.

The application also seeks approval for operational work (bulk earthworks) associated with the future development of the site.

The subject site is currently included in the Emerging Community Zone and the Buderim Local Plan Area in the *Sunshine Coast Planning Scheme 2014*.

On 5 October 2012 the Planning and Environment Court issued an earlier preliminary approval over the site. Like the current application, that approval also included a variation request together with a local structure plan that would regulate future development in such a way to provide for a residential community of approximately 570 dwellings. That approval remains current.

The subject application has a similar layout and distribution of land uses to the development concept associated with the earlier preliminary approval. However, in the current application the extent of urban development is reduced (from approximately 570 dwellings to approximately 420 dwellings), and the areas of environmental management/drainage reserve are increased in order to meet contemporary planning scheme requirements in relation to flood immunity and impacts, stormwater management, and the protection of ecologically important areas.

A total of 65 submissions were received, of which 60 were determined to be 'properly made' in accordance with the *Planning Act 2016*. Of the 60 properly made submissions, 49 were opposed, 7 were in support and 4 were neutral.

The combined application has been assessed against the entire *Sunshine Coast Planning Scheme 2014* as well as the relevant State assessment benchmarks including the *Planning Regulation 2017*, the State Planning Policy and the South East Queensland Regional Plan.

The assessment has found that the proposed development would be a suitable and appropriate development of the land, consistent with the expectations of the planning scheme for the subject site. The proposed development would comply with all relevant benchmarks subject to the imposition of reasonable and relevant conditions, including a recommended condition that requires a second, smaller, public local park to be delivered within the southern part of the development.

Referral agencies including the State Assessment and Referral Agency (SARA) and Energex have provided required conditions and advisory notes to be imposed on the development in the event of any approval issued by Council.

The assessment of the application is included in the officer's Detailed Assessment Report at **Attachment 1** to this report.

OFFICER RECOMMENDATION

That Council:

- (a) **receive and note the report titled "Development Application for a Variation Approval to Establish a Residential Community at 239 Wisers Road, Buderim"**
- (b) **APPROVE application no. MCU22/0221 for Preliminary Approval for a Material Change of Use of Premises including a Variation Request to vary the effect of the Sunshine Coast Planning Scheme 2014 and application no. OPW22/0354 for Development Permit for Operational Work (Bulk Earthworks) at 239 Wisers Road, Buderim, subject to imposition of the conditions of approval identified in Appendix A**
- (c) **note its intention to consider a special rate or charge (Benefited Area Levy), pursuant to section 94 of the *Local Government Regulation 2012*, on any lots created as part of this development approval to cover any costs associated with maintaining a higher than normal landscaping standard, with any such special rate or charge to be considered as part of Council's budget process for the relevant financial year and**

- (d) **note all future requests for a negotiated decision notice and requested changes to the approval to be determined by delegated Council officers where the changes would not have a material impact on the outcome of the original decision.**

FINANCE AND RESOURCING

An estimate of the infrastructure charge for Council networks is \$8,413,813 (at the current September 2025 index), noting that only a preliminary approval is being sought at the present time and infrastructure charges would be levied on subsequent development permits once issued.

Section 94 of the *Local Government Act 2009* and the associated *Local Government Regulation 2012* allows Council to levy special rates and charges on any property or group of properties that will derive a 'special benefit'.

In this circumstance, additional landscape maintenance standards may be required above and beyond Council's standard maintenance activities. In the event of approval, the subsequent detailed development applications will determine the level of landscaping embellishment to be provided within the estate.

On this basis, and in the event of approval, it is recommended that a special rate and charge levy be considered for future lots created as part of this approval.

CORPORATE PLAN

Corporate Plan Goal: *Managing for growth*

Strategic Pathway: We serve our community by providing this great service

Operational Activity: S19 - Urban Planning and Development assessment - Providing strategic and statutory urban planning, infrastructure planning and charges, development assessment and compliance services.

CONSULTATION

Councillor Consultation

Councillor E Hungerford as the Divisional Councillor has been briefed throughout the assessment of the application.

Councillor T Bunnag as the Divisional Councillor for the Sunshine Cove estate to the north of the subject site has also been briefed throughout the assessment of the application.

The Managing for Growth Portfolio Councillors, Councillor W Johnston and Councillor C Dickson have been consulted during the assessment process.

All Councillors were advised of the application at the time of lodgement.

Internal Consultation

The application was referred to and/or discussed with the following internal Council specialists and their assessment forms part of this report:

- Principal Development Engineer (Hydraulics), Development Services

- Transport Engineer (Assessment), Development Services
- Principal Development Engineer, Development Services
- Principal Biodiversity Officer, Development Services
- Principal Environmental Management Officer, Development Services
- Senior Architect, Development Services
- Senior Landscape Officer, Development Services
- Co-ordinator Transport Network, Urban Growth Projects
- Co-ordinator and Manager, Strategic Planning.

External Consultation

The application was referred to the State Assessment and Referral Agency (SARA) and Energex in accordance with the *Planning Act 2016* and the *Planning Regulation 2017*. These referral agencies have provided required conditions and advisory notes to be imposed on the development in the event of any approval issued by Council.

The application included an Economic Impact Assessment in relation to the proposed local centre. Council sought a peer review of this assessment from an independent economic expert. Council's economic expert has not raised any concerns with the proposal for a small local centre to be accommodated within the Wisps Preliminary Approval area.

Community Engagement

The application was publicly notified for 31 business days between 22 July and 3 September 2024 in accordance with the requirements of the *Planning Act 2016*. A total of 65 submissions were received, of which 60 were determined to be 'properly made' in accordance with the *Planning Act 2016*. Of the 60 properly made submissions, 49 were opposed, 7 were in support and 4 were neutral.

A summary of the issues raised by submitters together with a response is provided in the officer's Detailed Assessment Report at **Attachment 1** of this report.

A map identifying the locations of where the submissions were received from is provided in **Attachment 6**.

PROPOSAL

The application provides for the future development of a greenfield site that is situated adjacent to an established residential area. The proposed future development would be low to medium density residential in nature, with a height limit of 8.5m and an allowance for a small local centre to support the development. The development would be set within large areas of open space comprising reserves for drainage, ecological protection, landscape buffering and local park. The maximum number of dwellings proposed for the site is 420. This equates to a nett density of approximately 18 dwellings per hectare across the developable parts of the site and a gross density of approximately 11 dwellings per hectare across the whole of the site, inclusive of drainage and environmental open space reserves.

The application is not seeking approval of specific details about how each precinct will be developed at this stage. It is intended that future development occur in each precinct in accordance with the layout shown on the preliminary approval plans, the parameters

nominated in the preliminary approval document, as well as the relevant codes that would ordinarily apply to such development in the *Sunshine Coast Planning Scheme 2014*, with some variations. It is understood that the developer is intending to develop the site primarily for dwelling houses, with some dual occupancies and small-scale multiple dwellings in suitable locations.

The variations to the *Sunshine Coast Planning Scheme 2014* proposed by the application are sought in order to facilitate the development of the site generally in accordance with the plans submitted, and to ensure that future applications for reconfiguring a lot and material change of use would be subject to code assessment. Before considering variations to the planning scheme for the site, Council must first determine whether the proposed development can be supported. The outcome of this assessment informs the assessment of the part of the development application that proposes to vary the local planning instrument.

As outlined in the officer's Detailed Assessment Report at **Attachment 1**, the application has demonstrated that the future development of the site would appropriately respond to the mapped site constraints which are flooding and bushfire hazards, ecologically important areas, and traffic noise from the Sunshine Motorway, subject to conditions.

The development would provide all necessary infrastructure including appropriate street networks and connections including public transport connections, active transport networks and connections, and, subject to conditions, public open space in the form of local and environmental parks.

Landscaped drainage areas and buffers are proposed to the Sunshine Motorway, Wises Road, and to the adjoining land to the east. These will manage the flooding and drainage constraints and screen acoustic barriers.

The existing height limit of 8.5m is proposed to be maintained and will be consistent with the height limit of existing residential development in the surrounding North Buderim area.

Although the proposed lot sizes are smaller than existing lots in the established low density residential areas of North Buderim to the west, they are larger than the lots within the Sunshine Cove residential estate located to the north. This transitioning of lot size is proposed to address the interface with larger lots to the west. It is considered that the development would be of a scale and intensity that is generally less than other parts of the central Sunshine Coast and would respect its local context and setting.

Specific small lot controls have been proposed in the Wises Design Code within the Preliminary Approval Document to guide the plans of development that will accompany future applications for reconfiguring a lot and ultimately, the future form and layout of dwelling houses and dual occupancies. These are considered to be appropriate and have been largely based on the existing controls that have been approved for contemporary small lot developments on the Sunshine Coast, such as Bokarina Beach.

The application proposes a single 6,200m² local park located in Precinct 1, in the northern/central part of the site adjacent to the environmental drainage reserve. It is considered a single local park of 6,200m² would likely be insufficient to meet the total park and recreation needs of the overall community, which is estimated by Council's planning scheme and open space policies to require approximately 1.05 hectares for a residential community of this size. It is recommended that Council address this concern by requiring the proposed footpath circuit around the central drainage reserve to be embellished with features that boost user experience as a recreational trail, and also that a second, smaller,

public local park of 1,500m² be delivered in Precinct 2. This second local park could be delivered adjacent to, or in conjunction with, the potential additional development land in the southern part of the development which has been identified for further investigation subject to further ecological, bushfire and flood assessments (refer to the officer's Detailed Assessment Report at **Attachment 1** of this report).

Overall, it is considered that the proposed variations to the *Sunshine Coast Planning Scheme 2014*, and, the proposed development that would be facilitated by these variations, as detailed in the Preliminary Approval Document and plans, would achieve the relevant strategic outcomes of the Strategic Framework as well as the overall and performance outcomes of the key overlay codes that apply to the site (i.e. flooding, biodiversity and bushfire) and the overall and performance outcomes of the Buderim local plan code, Emerging community zone code, and other key assessment benchmarks in the planning scheme including the Reconfiguring a lot code, Transport and parking code, Nuisance code, Works services and infrastructure code and the Landscape code.

The application also seeks approval for operational work (bulk earthworks) associated with the future development of the site. A total of 239,910m³ of cut and 313,360m² of fill (73,450m³ bulk earthworks import) is proposed. These works are necessary to ensure flood immunity is achieved for all development precincts, while at the same time providing drainage channels and flood storage areas that are sized and designed to convey modelled flows to 2100 in accordance with Council's Flooding and Stormwater Management Guidelines.

Legal

There are currently no legal implications relevant to this report, however Council's decision can be appealed to the Planning and Environment Court by the applicant and any properly made submitter to the application. Council will proceed with any required actions resulting from any legal action.

Policy

The application has been assessed against the *Sunshine Coast Planning Scheme 2014* and all relevant Council policies.

Risk

This matter can be appealed to the Planning and Environment Court by the applicant or any properly made submitters to the application. Council will proceed with any required actions resulting from any legal action.

Previous Council Resolution

There is no previous Council resolution relevant to this report.

Related Documentation

A copy of the officer's Detailed Assessment Report is included as **Attachment 1** to this report. The Detailed Assessment Report contains all the specific assessment details under the Planning Scheme considered in Council's assessment of this application.

An extract of the submitted Proposal Plans (showing recommended Council annotations) is provided as **Attachment 2** to this report.

A copy of the Wises Preliminary Approval Document (showing recommended Council annotations) is included as **Attachment 3** to this report. The Wises Preliminary Approval Document includes Setback and Development Controls to regulate future housing design, which has been attached separately to this report as **Attachment 4**.

An extract of the final State Assessment and Referral Agency (SARA) concurrence agency response, dated 17 December 2025, issued by the Department of State Development, Infrastructure and Planning is provided in **Attachment 5** to this report.

A map identifying the locations of where the submissions were received from is provided in **Attachment 6** to this report.

The recommended conditions of approval are provided as **Appendix A** to this report.

Critical Dates

The decision due date is 27 February 2026 in accordance with the provisions of the *Planning Act 2016*.

Implementation

Should the recommendation be accepted by Council, Council officers will communicate the outcome of Council's resolutions to the applicant and submitters as appropriate.

8.3 MANAGEMENT OF MAROOCHYDORE CITY CENTRE PROJECT

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

PURPOSE

The purpose of this report is to seek Council's endorsement to bring the functions of SunCentral Maroochydore Pty Ltd in house and cease its trading operations.

EXECUTIVE SUMMARY

SunCentral Maroochydore Pty Ltd ACN 603 652 231 (SunCentral) is a commercial entity wholly owned by Council, established in 2015 for the sole purpose of delivering the Maroochydore City Centre (MCC) project. In the early years of the project, SunCentral led the delivery of the civil infrastructure required to form developable lots in Precinct 3 – Central Business District of the Maroochydore City Centre. These lots were then taken to market to secure and oversee development activity, resulting in many of the buildings seen today.

Following a competitive market process in 2018-19, Walker Corporation (Walker) was engaged as the primary property developer for the Maroochydore City Centre project and a tripartite development agreement was established in 2020 to facilitate delivery of the remainder of the infrastructure and development projects. This period saw an overlap in projects initiated before the development agreement, and those initiated by Walker under the new agreement.

SunCentral's role effectively changed following the signing of the development agreement; from that of developer to that of project manager, responsible for management and oversight of the developer.

Consequently, it is recommended that the Maroochydore City Centre project now be managed in-house. This will result in significant cost savings and facilitate Council taking a more active direct role in the operational delivery and performance of the development agreement with Walker.

OFFICER RECOMMENDATION**That Council:**

- (a) receive and note the report titled "Management of Maroochydore City Centre Project"**
- (b) resolve to take all steps necessary as sole shareholder of SunCentral Maroochydore Pty Ltd ACN 603 652 231 (SunCentral) to cause SunCentral to transition its activities to Council and otherwise cease its trading operations**

- (c) **delegate to the Chief Executive Officer the power to take the steps required to enable the orderly transition of activities to Council and the cessation of SunCentral's operations including:**
- (i) **sign shareholder resolutions as Council's body corporate representative**
 - (ii) **give directions or instructions to SunCentral and its Board**
 - (iii) **execute contracts and other instruments for the purpose of the transition of activities and cessation of operations and**
 - (iv) **appoint Council's Chief Financial officer, as sole Director of the SunCentral body corporate entity, following the transition of activities and cessation of operations.**

FINANCE AND RESOURCING

Council is the sole shareholder and financier of SunCentral. The annual cost to Council of operating SunCentral is currently \$2 million a year (benchmarked on FY26).

Bringing the functions of SunCentral in house will result in a significant cost saving of approximately \$1,000,000 per year, due to savings in staff wages, board member compensation and associated overheads such as rent and insurance. Further savings will be recognised as functions such as legal services and communications will be done within Council's existing corporate services. Council will however need to budget for new internal staffing costs, security, vegetation and site maintenance and external consultancy costs where required, however this has been considered when determining the estimated savings.

It is recommended to retain SunCentral in a 'non-trading' status rather than enter it into voluntary liquidation or deregistration, as it is a low-cost way to preserve the company, should it be needed in future scenarios. To maintain it as a non-trading entity, low-cost administration requirements will continue, such as paying the annual ASIC fee, and lodgement of tax returns.

CORPORATE PLAN

Corporate Plan Goal:	Resilient Economy
Strategic Pathway:	Leadership, sustainability and equity
Operational Activity:	3.1.1 - Manage Council's statutory governance and contractual responsibilities and leverage the economic opportunities associated with the Maroochydore City Centre project.

CONSULTATION

Councillor Consultation

The transition of SunCentral's functions back to Council has been discussed with all Councillors.

Internal Consultation

- Chief Executive Officer
- Chief Financial Officer
- Executive Manager Office of the CEO

External Consultation

- Clayton Utz Solicitors
- Walker Corporation
- SunCentral, Project Director
- SunCentral, Board Director and Chair

Community Engagement

No community engagement has been undertaken in relation to this report.

PROPOSAL

On 11 December 2014, Council resolved (OM14/181) to establish a company under the *Corporations Act 2001* (cth), to oversee the development of Council's landholdings in the Maroochydore City Centre Priority Development Area (PDA) to deliver necessary infrastructure and progressively release land in the Maroochydore City Centre Priority Development Area on the open market.

The 2014 Ordinary Meeting report which sought Council endorsement for the establishment of SunCentral noted that the proposed company would:

- Provide property development management expertise
- Promote, facilitate, carry out and control the creation, disposal and management of shareholder owned land within the Maroochydore City Centre Priority Development Area
- Achieve an appropriate balance between commercial and non-commercial functions
 - o Facilitate development of the Priority Development Area to:
 - Attract investment and the sale of land on a commercial basis
 - Aid the establishment of 21st century regional city centre
 - Create an identifiable city heart for the wider Sunshine Coast
 - Deliver land to accommodate community and civic facilities
 - Enable delivery of key infrastructure and
 - Provide a catalyst for economic development

Consequently, SunCentral Maroochydore Pty Ltd ACN 03 652 231 (SunCentral) was established by Council in January 2015 to manage the delivery of the project, although Council remained the owner of the land in the Priority Development Area until it was sold to a third party. This delivery model undertaken by SunCentral (on behalf of Council) was referred to as the "land delivery model".

Along with being able to use accelerated market and procurement process available to commercial businesses and provide necessary development experience, the separate company was seen as a mechanism to streamline development activity and reduce conflicts of interest for Council.

At the time, it was proposed that SunCentral would be governed by an independent, skills-based Board of Directors, with appointments based on consideration of high-level expertise in areas including (but not limited to) property and construction, planning, engineering, architecture, law, finance and investment and accounting. Council also sought Directors with experience in the delivery of projects of relevant nature and scale.

Essentially the creation of SunCentral was a mechanism to streamline development activity and reduce potential conflicts of interest.

In 2019, the project was well positioned and significantly de-risked, making it likely to generate substantial market interest from a potential development partner, in the form of consortia or participants capable of funding and developing the balance of the Council-owned land in the Priority Development Area or significant parcels of land and precincts within it. This approach was considered preferable to SunCentral (acting on Council's behalf) continuing to progressively develop the site and pursue individual land sales on a lot-by-lot basis under the Land Delivery Model. Subsequently, a competitive market process was undertaken to engage a primary property developer.

In November 2020, as per Council resolution (SM20/20), Council entered into a development agreement with highly experienced and well-established property developer Walker to deliver the Maroochydore City Centre project. Walker not only brought the skills noted above, but under the agreement, Council (as landowner) effectively engaged Walker to undertake the development, with SunCentral's role moving to that of project manager, thus transferring roles and responsibilities. With this change of function, many of the reasons for the establishment of SunCentral, being to streamline development and reduce conflicts of interest are no longer relevant.

SunCentral's primary roles then became:

- overseeing the delivery of the project by the developer;
- continuing to deliver the project with respect to any Council-retained land, and
- generally overseeing delivery of the Maroochydore City Centre project and overall land management and maintenance of those parts of the land not within the control of the developer.

It is important to recognise that Council manages and maintains a very large and diverse property portfolio and delivers Council land for the community, so in this respect SunCentral's role duplicates some of Council's existing functions.

In 2025, driven by the need to find significant efficiencies to make sustainable long-term budget adjustments, Council endorsed an organisational restructure that included a Commercial Partnerships Branch. This proposal will move the oversight of the Maroochydore City Centre project to this Branch requiring resourcing of a dedicated and suitably qualified multidisciplinary team. It is estimated that transferring the functions of SunCentral inhouse will add significant efficiencies and ongoing savings of \$1,000,000 per annum.

The potential or perceived conflict of interest which was a basis for the creation of SunCentral is also mitigated as Council will be undertaking project and land management activities which is normal business activities for Council and not acting as developer for the Maroochydore City Centre project.

Legal

As sole shareholder of SunCentral, Council can pass a shareholder resolution to cease SunCentral's trading. Consequently, SunCentral will cease trading operations, and no new income will be generated and no debts incurred.

Council's external legal advisor, Clayton Utz, has provided advice to Council on the wording of the proposed Council resolution to ensure Council's decision meets relevant legal requirements, including under the *Corporations Act 2001* (Cth) and *Local Government Act 2009* (Qld).

Policy

There is no relevant policy related to this report.

Risk

Risk	Description	Mitigation Strategy
Council capability	Bringing SunCentral functions in house is reliant upon Council maintaining strong internal capability and capacity to manage the agreement effectively	Establish the required capabilities, capacity, governance and structure to effectively manage / administer the contract, ensure Council commits to installing this capability / capacity, and begin establishing this structure / resourcing.
Public Relations	Closing SunCentral could damage public trust and investor confidence by signalling instability in the Maroochydore City Centre project and undermining the expert leadership long credited with driving its progress.	Develop and implement a comprehensive communications plan to effectively manage messaging. Clearly communicating that SunCentral's closure is part of a planned transition supported by strong governance, continued project oversight, stakeholder engagement, and a commitment to delivering Maroochydore City Centre vision without disruption.
Change Management	Bringing the functions of SunCentral in house presents a change-management risk because it could disrupt established governance, displace specialist expertise, strain internal capacity, and create uncertainty for staff and stakeholders during the transition.	Implement a structured transition plan that preserves SunCentral's expertise, clearly assigns new governance and ownership, supports affected staff, engages stakeholders early, and delivers transparent communication to maintain confidence and continuity throughout the change.

Previous Council Resolution**Ordinary Meeting 11 December 2024 (OM14/181)**

That Council:

- (a) receive and note the report titled "Company Establishment for Maroochydore City Centre Development"*
- (b) authorise the Chief Executive Officer to establish a Corporations Law company generally in accordance with the draft Constitution (Appendix A) and draft Statement of Corporate Intent (Appendix B)*
- (c) authorise the Chief Executive Officer to set the remuneration for the Chairman and board of directors based on independent advice and after consultation with the Mayor, Regional Projects Portfolio Councillor and Divisional Councillor along with officers as determined by the Chief Executive Officer*
- (d) authorise the Chief Executive Officer to commence the recruitment of a Chairman and board of directors, including interim arrangements, and prepare a report to a future Council meeting in relation to the final appointments*
- (e) establish a Shareholder Representative Group consisting of Mayor, Regional Projects Portfolio Councillor and Divisional Councillor along with officers as determined by the Chief Executive Officer and*
- (f) note the existing delegation to the Chief Executive Officer to act as Council's shareholder representative and that in relation to this company that he will consult with the Shareholder Representative Group prior to exercising that delegation.*

Related Documentation

There is no related document relevant to this report.

Critical Dates

With the resignation of SunCentral's Chief Executive Officer in July 2025, the organisation is now operating with a minimal workforce, consisting of two employees and two remaining Board members. Given the current resourcing limitations, a timely and definitive decision regarding the future direction of the company has become critical. Prolonged uncertainty increases operational risk, impacts the company's ability to fulfil statutory responsibilities, and undermines its capacity to manage the existing project, stakeholder expectations, and contractual obligations.

To ensure the organisation remains compliant, sustainable, and appropriately structured for its intended purpose, a timely decision is required on its future.

Implementation

Should the recommendation be accepted by Council, it is noted that the Chief Executive Officer will delegate to the Commercial Partnerships Branch to ensure the following key steps are implemented:

- a) Prepare a transition plan.
- b) Notification to the Minister under 213A of the *Local Government Regulation 2012* (Qld) of the decision.

- c) Transition the company in-house by restructuring its governance, including finalising the resignation or removal of existing directors, appointing a new director and secretary, and completing all associated ASIC updates.
- d) Implementing a Communications plan.

8.4 SUNSHINE COAST INDOOR SPORT NETWORK PLAN 2026

File No: Council Meetings

Author: Manager Sport & Community Venues
Community Strengthening

Appendices: App A - Sunshine Coast Indoor Sport Network Plan 2026.....253 [↓](#)

Attachments: Att 1 - Human Rights Assessment of Compatibility267 [↓](#)

PURPOSE

This report seeks Council endorsement of the Sunshine Coast Indoor Sport Network Plan 2026 (Appendix A). The Sunshine Coast Indoor Sport Network Plan examines the current provision of indoor court space, focusing on eleven key sports, and guides Council’s approach to strategic, facility and sport-based outcomes to meet current and future demand.

EXECUTIVE SUMMARY

Indoor sport facilities are vital to the Sunshine Coast’s sport and recreation network, providing inclusive, all-weather spaces for year-round participation. A region wide network review undertaken during development of the Sunshine Coast Indoor Sport Network Plan identified a critical shortfall of indoor courts, which will increase significantly by 2041 without intervention. The Plan determines an additional 15 courts are required within the region to meet current demand. Should no new courts be constructed by 2031, this increases to an additional 21 courts. By 2041, this increases to an additional 43 courts.

The Sunshine Coast Indoor Sport Network Plan calls for urgent action to boost indoor court supply through targeted facility extensions, replacements, new builds and a range of strategic recommendations.

The Sunshine Coast Indoor Sport Network Plan was developed through comprehensive data analysis and extensive consultation with local clubs, governing bodies, schools, facility operators and relevant Council officers. Findings confirm that existing facilities are operating beyond capacity, constraining growth across all 11 indoor sports assessed - badminton, basketball, futsal, gymnastics, netball, padel, para court sports, pickleball, squash, table tennis and volleyball. These sports were selected based on high participation rates, strong growth potential and existing facility challenges. Forecasts indicate substantial participation growth over the next 20 years, reinforcing the need for additional infrastructure.

The Plan also highlights the absence of a Council-wide Major Indoor Sport Centre, featuring up to 12 courts and a 6,000-seat show court. This gap limits the region’s ability to attract and retain championship events and state or national-level teams.

To address these challenges, the Sunshine Coast Indoor Sport Network Plan provides recommendations to support the development and enhancement of the region’s indoor sport facilities over the next 15 years and seeks a coordinated approach to meeting community needs and supporting the growth of indoor sports across the Sunshine Coast.

OFFICER RECOMMENDATION**That Council:**

- (a) receive and note the report titled “Sunshine Coast Indoor Sport Network Plan 2026”
- (b) adopt the Sunshine Coast Indoor Sport Network Plan 2026 (Appendix A)
- (c) refer the recommendations within the Sunshine Coast Indoor Sport Network Plan 2026 to future budget considerations and
- (d) support the ongoing advocacy for a Council-wide Major Indoor Sport Centre to State and Federal governments.

FINANCE AND RESOURCING

Recommendations within the Sunshine Coast Indoor Sport Network Plan do not represent a financial commitment from Council to fund.

All recommended projects are subject to user group financial contributions, state and federal government funding, and annual budget prioritisation and consideration by Council. In support of this, Council will continue to advocate to State and Federal governments with a focus on a funding contribution for a Council-wide Major Indoor Sport Centre.

The implementation of recommendations within the Sunshine Coast Indoor Sport Network Plan are also subject to relevant approvals, including Council development and building approvals and landowner’s consent.

CORPORATE PLAN

Corporate Plan Goal:	<i>Strong community</i>
Strategic Pathway:	1.2 - Vibrant communities
Operational Activity:	1.2.3 - Deliver prioritised actions from the Sunshine Coast Sport and Active Recreation Plan 2011-2026 and the Sunshine Coast Aquatic Plan 2011-2026 review the Aquatic Plan for regional network planning; finalise the Sunshine Coast Indoor Sports Plan; develop operational plans for the activation and use of the Honey Farm Sport and Recreation Precinct, and activate the Nirimba Rugby League Grounds and Baringa Sports Complex.

CONSULTATION**Councillor Consultation**

Councillors have been provided an update on the Sunshine Coast Indoor Sport Network Plan’s development and potential location options for a Council-wide indoor sports centre. From this engagement, two locations were identified as preferences including vacant land at Mudjimba and Honey Farm Road. Madam Mayor and Community Strengthening Portfolio Councillors, Councillor T Bunnag and Councillor D Law have also been regularly updated during the Plan’s development and in relation to funding advocacy for a Council-wide indoor sports centre.

Internal Consultation

Consultation was undertaken with the following Council officers or teams during the preparation of the Sunshine Coast Indoor Sport Network Plan:

- Chief Executive Officer
- Director Community Strengthening
- Sport and Community Venues Branch
- Brisbane 2032 Branch
- Economic Development Branch
- Environment and Sustainability Policy Branch.

Internal stakeholder consultation was conducted through workshops, targeted meetings, direct correspondence, and review of draft documents. Council teams contributed to demand analysis, helped establish priorities and recommendations and refined the final content. Teams responsible for supporting or implementing recommendations were specifically engaged to ensure alignment and feasibility.

External Consultation

The Plan was developed through comprehensive data collection and analysis, extensive stakeholder consultation, a review of the existing planning framework, and site visits to key facilities. Targeted external engagement via an online survey with 201 local indoor sport clubs, state and national governing bodies, schools with indoor facilities, and facility managers was conducted, and follow-up phone interviews were undertaken.

Data modelling and provision ratio calculations were applied to participation trends, facility usage, regional considerations, and population growth to determine future needs for the 11 key indoor sports in the Sunshine Coast Indoor Sport Network Plan. Representatives from the following key facilities were also engaged:

- Caloundra Indoor Stadium
- Clippers Basketball Stadium
- Maroochy Beach Gymnastics Club
- PCYC Sunshine Coast
- Sunshine Coast Gymnastics Academy
- Sunshine Coast Recreation Precinct
- UniSC Arena
- YMCA Caloundra.

Survey results and facility assessments provided insights into the region's indoor sport network, current challenges and opportunities, individual sport requirements, and priority areas within the Sunshine Coast local government area for additional facilities.

The development of the Sunshine Coast Indoor Sport Network Plan also considered facility guidelines provided by state and national governing bodies for each sport.

The draft Executive Summary was circulated to all peak bodies and key facilities, including schools, for feedback, which was reviewed and incorporated where appropriate.

Community Engagement

There has been no broad community consultation. Engagement focused on data-driven sport participation analysis, population growth trends and targeted consultation with groups noted above to determine demand across the network.

PROPOSAL

Indoor sport facilities are vital to the Sunshine Coast's sport and recreation network, providing inclusive, all-weather spaces for year-round participation. A review of the network, including key strategic documents the Sunshine Coast Sports Infrastructure Plan (2022), the Indoor Sport Centre Project Validation Report, and the Sunshine Coast Sport and Active Recreation Plan 2011–2026 confirms the region has a critical shortfall of indoor courts, which will increase significantly by 2041 without intervention.

The purpose of the Sunshine Coast Indoor Sport Network Plan is to:

- clarify current and future indoor sport demand
- identify infrastructure requirements to support the network
- drive facility development through clear guiding principles
- recommend targeted infrastructure improvements.

The Sunshine Coast Indoor Sport Network Plan investigated current and future demand across 11 key indoor sports examining distribution across the region and infrastructure requirements to support the network, including multi-court and show court needs.

The Sunshine Coast Indoor Sport Network Plan's vision for the Sunshine Coast is to:

'Cultivate a thriving, accessible and strategically planned network of contemporary, multi-functional indoor sports facilities that meet the diverse and growing needs of all residents, fostering enhanced community health, wellbeing and active lifestyles'.

Based on current participation and growth trends, and existing facility constraints, it was found that all 11 sports are experiencing restrictions with their current needs and growth demands. Site visits confirmed most existing facilities offer little to no potential for significant capacity gains in their current state. In addition, informal participation is significant and continues to increase in popularity throughout the Sunshine Coast. **The Plan notes that the existing indoor sport network is operating beyond full capacity.**

Currently eight facilities provide most of the region's community indoor sport access. Much of the school indoor sports network is at or near capacity and provides little opportunity for additional community use.

This shortage of indoor sport facilities threatens the integrity of participation pathways, sport/club development and some teams across multiple sports face exclusion from national, state and regional competitions due to an inability to host home games or meet championship facility requirements. This is particularly evident in the sports of basketball, futsal, netball, pickleball and volleyball.

The Sunshine Coast Indoor Sport Network Plan provides 34 strategic and sport/facility specific recommendations to support the region's indoor sport growth over the next 15 years.

The recommendations were derived from data-driven demand analysis, extensive consultation and facility inspections to inform evidence-based planning. The Sunshine Coast Indoor Sport Network Plan determines an additional 15 courts are required within the region to meet current demand. Should no new courts be constructed by 2031, this increases to an additional 21 courts. By 2041, this increases to an additional 43 courts.

The Plan calls for urgent action to boost indoor court supply through targeted facility extensions, replacements, new builds and a range of strategic recommendations. An additional 1,614m² of activity area is also required to meet the needs of gymnastics.

Immediate prioritisation of a new Council-wide Major Indoor Sport Centre, including a show court accommodating at least 6,000 seating capacity, is required prior to 2031 to meet network demand and enable the region to host representative competitions and high-level events.

The 11-court indoor facility proposed for the Sunshine Coast as recommended in the Games Independent Infrastructure and Coordination Authority's *100 Day Review*, would have resulted in significantly improved indoor court provision across the network however, the facility was excluded from the *Delivering Brisbane 2032 for Queensland Plan*.

In summary, the Plan recommends supporting the development or extension of the following priority facilities by 2031:

- a 12 court Council-wide facility with 6,000 seating capacity show-court
- Sunshine Coast Gymnastics Academy renewal
- 2–3 court extension at Maroochy Clippers Stadium
- 2–3 court extension at the University of the Sunshine Coast
- 2 x full-court equivalent racquet facility plus 6 squash courts (potentially with a commercial partner).

The Plan aligns with Council's regional strategies and the Corporate Plan 2025-2030 and provides finer detail to achieve the objectives of these documents.

The Plan is a demonstration of Council's continuing commitment to improve the health and well-being of the community through the provision of inclusive and accessible sport facilities.

Legal

The Plan complies with, and supports the objectives of the following legislation:

- *Local Government Act 2009 (Qld)*
- *Planning Act 2016 (Qld)*
- *Land Act 1994 (Qld)*
- *Environmental Protection Act 1994 (Qld)*
- *Recreation Areas Management Act 2006 (Qld)*
- *Human Rights Act 2019 (Qld)*

- *Disability Discrimination Act 1992 (Cth)*
- *Anti-Discrimination Act 1991 (Qld)*

Policy

The Plan aligns with Council's endorsed regional strategies, Corporate Plan and Operational Plan.

The Plan also delivers a key action in the Sunshine Coast Sport and Active Recreation Plan 2011-26 to review indoor court facility provision across the region.

Risk

Several risks have been considered in the development of the Plan. These include:

Inadequate indoor sport facility provision

- Without additional facilities, indoor sports on the Sunshine Coast will remain over capacity, limiting growth, failing to meet population demand, and result in state and national teams being limited in their competition pursuits.

Reduced funding opportunities and reputational risk

- Council may struggle to secure State or Federal grant opportunities for indoor sport infrastructure without an endorsed Plan as funding bodies often require demonstrated strategic planning.
- External stakeholders may question Council's commitment and professionalism without a formal, endorsed plan.

Ineffective resource allocation

- Without a clear strategic framework, resource and budget decisions may be fragmented or inefficient.
- Funds may be diverted to less critical or inconsistent initiatives, undermining long-term objectives.

Strategic misalignment and reactive planning

- Council initiatives risk becoming reactionary rather than aligned with regional needs or growth and sport participation trends.
- Lacking shared priorities can lead to duplication or gaps in facility provision, as seen where venues were delayed or resulted in lost Olympic bid opportunities.

Previous Council Resolution**Ordinary Meeting 16 June 2016 (OM16/101)**

That Council:

- receive and note the report titled "Update of the Sunshine Coast Sport and Active Recreation Plan 2011 - 2026" and*
- endorse the 2016 edition of the Sunshine Coast Sport and Active Recreation Plan 2011 – 2026 (Appendix A) with the following amendment:*

Page 35, 3.10.1 Future sustainability / development of sports: the following recommendation is added as a medium term (2016-2021) action:

6. Water Skiing

- Undertake a Sunshine Coast region wide investigation to identify appropriate tournament (three event – slalom, tricks and jump) water skiing sites and present to Council for consideration and*
- further to give council an understanding of similar competition style facilities in surrounding regions.*

Special Meeting 7 March 2011 (SM11/9)

That Council:

- (a) receive and note the report titled "Sunshine Coast Sport and Active Recreation Plan 2011-2026"*
- (b) discontinue Caloundra City Council Recreation Policy [ref 727] and Noosa Council Recreation Policies [ref 03094 –R-4] (Appendix A)*
- (c) adopt the Sunshine Coast Sport and Active Recreation Plan 2011-2026 (Appendix B) as amended*
- (d) develop a detailed and prioritised multi-year implementation plan based on Councils' long term financial model and other revenue sources*
- (e) delegate to the Chief Executive Officer to make appropriate amendments to the "Sunshine Coast Sport and Active Recreation Plan 2011-2026" in consultation with divisional councillors in accord with established criteria and upgraded input information*
- (f) acknowledge and thank the wider community for their contribution in the development of the Sunshine Coast Sport and Active Recreation Plan 2011-2026; and*
- (g) acknowledge and thank the staff from the Active and Healthy Communities branch of the Community Services Department for their contribution to the "Sunshine Coast Sport and Active Recreation Plan 2011-2026".*

Related Documentation

- Sunshine Coast Community Strategy 2019-2041, 2024 Refresh and Action Plan 2024-2029
- Sunshine Coast Environment and Liveability Strategy (2023 Refresh)
- Sunshine Coast Regional Economic Development Strategy 2013-2033
- Sunshine Coast Council Corporate Plan 2025-2030
- Sunshine Coast Sport and Active Recreation Plan 2011-2026
- Sunshine Coast Sports Infrastructure Plan 2019-2041
- Sunshine Coast Indoor Sport Centre Project Validation Report
- Sunshine Coast Major Events Strategy 2018-2028 (2023 Refresh)

Critical Dates

Funding for a Council-wide Major Indoor Sport Centre continues as a current advocacy request to both State and Federal governments. The final sports program for Brisbane 2032 will be confirmed in 2026, and it is critical Council is ready for any application or further advocacy should additional venues or sports be available or confirmed for this region.

The Plan notes the Sunshine Coast local government area is currently in deficit of 15 courts to cater for its population which will increase exponentially with population growth and participation demand.

Implementation

Should the recommendation be accepted by Council, it is noted that:

- the Plan and suite of recommendations will be implemented from 2026-2041, subject to external funding sources, partnerships and budget considerations
- reporting of achievements and recommendations within the Plan will be through existing corporate reporting mechanisms, and
- the Sunshine Coast Indoor Sport Network Plan 2026 will be made publicly available on Council's website.

8.5 JANUARY 2026 FINANCIAL PERFORMANCE REPORT

File No: Council Meetings

Author: Coordinator Financial Services
Finance and Commercial Partnerships

Attachments: Att 1 - January 2026 Financial Performance Report.....275 [↓](#)
Att 2 - January 2026 Capital Grant Funded Project Report.....289 [↓](#)

PURPOSE

To meet Council’s legislative obligations, a monthly report must be presented to Council on its financial performance and investments.

EXECUTIVE SUMMARY

This monthly financial performance report provides Council with a summary of performance against budget as at 31 January 2026, in terms of the operating result and delivery of the capital program.

Operating Performance

Table 1: Operating Budget as at 31 January 2026

	Original Budget \$'000	Current Budget \$'000	Year to Date Budget \$'000	Year to Date Actuals \$'000	Year to Date Variance \$'000
Total Operating Revenue	711,026	714,209	612,312	611,979	(333)
Total Operating Expenses	710,315	713,498	400,437	399,615	(822)
Operating Result	711	711	214,619	212,364	489
Capital Revenue	163,689	174,723	49,969	57,409	7,440
Non-Recurrent Expenses	3,056	3,056	1,783	14,986	13,203
Net Result	161,345	172,378	260,061	254,787	(5,274)
Capital Expenditure	262,388	289,451	117,163	115,212	(1,951)
Total Cash Balance (including Trust)	271,422	298,498	180,202	216,988	36,786

Details of the monthly financial report are contained in **Attachment 1**.

OFFICER RECOMMENDATION

That Council receive and note the report titled "January 2026 Financial Performance Report".

FINANCE AND RESOURCING

This report sets out the details of Council's financial performance and investments for the month ending 31 January 2026 and meets Council's legislative reporting requirements.

CORPORATE PLAN

Corporate Plan Goal:	Organisational excellence
Strategic Pathway:	We serve our community by providing this great service
Operational Activity:	S31 - Financial Management - Strategic management of Council's finances, assets, procurement and contracts that support effective supplier relationship, resource allocation and financial sustainability.

CONSULTATION**Councillor Consultation**

Consultation has been undertaken with the Organisational Excellence Portfolio Councillors, E Hungerford and J Broderick.

Internal Consultation

This report has been written in conjunction with advice from:

- Chief Financial Officer
- Executive Leadership Team

External Consultation

No external consultation is required for this report.

Community Engagement

No community engagement is required for this report.

Legal

This report ensures that Council complies with its legislative obligations with respect to financial reporting in accordance with Section 204 of the *Local Government Regulation 2012*.

Investment of funds is in accordance with the provisions of the *Statutory Bodies Financial Arrangements Act 1982* and the associated Regulations and the *Local Government Act 2009*.

Policy

Sunshine Coast Council's 2025-26 Investment Policy, and
Sunshine Coast Council's 2025-26 Debt Policy.

Risk

The 2025-26 budget has been developed to ensure long term financial sustainability for the Sunshine Coast region. A key element to long term financial sustainability is achieving the targeted operating result.

The following key elements of the 2025-26 budget are based on management estimates and assumptions:

- Rates and charges revenue includes population and property growth forecasts
- Interest revenue and finance costs includes interest rate forecasts
- Depreciation includes asset valuation, useful life, asset condition estimates
- Recurrent capital expenditure includes capitalisation estimates

Management has used its best endeavours and judgment to determine suitable estimates and assumptions based on the available data, with reference to independent sources and relevant historic information where possible. There is a risk that the actual results may vary from the estimates. Material variances will be monitored and reported to Council through the Monthly Financial Performance Report and periodic budget reviews.

Continued monitoring of the delivery of the capital works program within budgeted scope and cost.

Previous Council Resolution**Ordinary Meeting 18 September 2025 (OM25/82)**

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).*

Special Meeting 7 July 2025 (SM25/4) in part

1. *STATEMENT OF ESTIMATED FINANCIAL POSITION*

That Council receive and note the statement of estimated financial operations and financial position of the Council in respect to the 2024-25 financial year as set out in Attachment 1 pursuant to section 205 of the Local Government Regulation 2012.

10. *ADOPTION OF BUDGET*

That Council adopt Appendix A as tabled, pursuant to sections 169 and 170 of the *Local Government Regulation 2012*, as Council's budget for 2025-26 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 measures of financial sustainability
- vi. the significant business activity statement
- vii. the long-term financial forecast, as detailed in items 10(i) to 10(iv) above
- viii. the Revenue Policy (adopted by Council resolution on 21 May 2025)
- ix. the total value of the 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
- x. the Revenue Statement for the period 1 July 2025 to 30 June 2026
- xi. Council's 2025-26 Capital Works Program, endorsing the indicative four-year program for the period 2027 to 2030, and noting the five-year program for the period 2031 to 2035
- xii. the rates and charges to be levied for the 2025-26 financial year and other matters as detailed above in clauses 2 to 9; and
- xiii. the 2025-26 Minor Capital Works Program.

Related Documentation

2025-26 Adopted Budget

Critical Dates

There are no critical dates for this report.

Implementation

There are no implementation details to include in this report.

8.6 BUDGET REVIEW 2

Report to be provided.

8.7 DISPOSAL (LEASE) OF COUNCIL OWNED LAND - MAROOCHYDORE**File No:** F25/000161**Author:** Principal Property Officer
Finance and Commercial Partnerships**Attachments:** Att 1 - Lease Agreement Terms - *Confidential*

PURPOSE

The purpose of this report is to seek Council's approval that, in accordance with sections 236(1)(c)(iii) and (2) of the *Local Government Regulation 2012*, an exception applies to disposing of a valuable non-current asset (grant of a lease) other than by tender or auction on the basis that the disposal is for the purpose of renewing the lease to the existing tenant.

EXECUTIVE SUMMARY

In September 2024, Council acquired land located at 103 Wrigley Street in Maroochydore (legally described as Lot 341 on RP88443) for the Maud Street and Sugar Road Upgrade project. The property is improved with a commercial office which will ultimately need to be demolished to accommodate the future works. Under current planning, the property will be required to facilitate commencement of early works in financial year 2028.

The former owner-occupier of the premises entered into a Commercial Tenancy Agreement with Council that expired on 8 September 2025. The lease is currently in holding over as a monthly tenancy on the same basis as at the last day of the lease term. The property is a low-set brick building converted from a former dwelling to an office. The property has dual road frontage to Wrigley Street and Sugar Road and is fitted out with built-in cabinetry, shelving and desks for use as an office.

This report seeks Council's approval, in accordance with sections 236(1)(c)(iii) and (2) of the *Local Government Regulation 2012*, to enter into a new lease with the existing tenant for a new term. The terms of the proposed new lease are included in **Confidential Attachment 1**.

In preparing this report, the Chief Executive Officer recommends that **Confidential Attachment 1** be considered confidential in accordance with section 254J(3)(g) of the *Local Government Regulation 2012* as it contains information in relation to a commercial matter involving the local government for which a public discussion would likely prejudice the interests of the local government and recognising that, until Council makes a decision and settlement of the contract has occurred, the lease has no certainty.

OFFICER RECOMMENDATION**That Council:**

- (a) receive and note the report titled “Disposal (Lease) of Council Owned Land - Maroochydore”
- (b) resolve that, in accordance with sections 236(1)(c)(iii) and (2) of the *Local Government Regulation 2012*, an exception applies to disposing of a valuable non-current asset (described as a grant of a lease over the premises at Lot 341 RP88443, 103 Wrigley Street, Maroochydore) on the basis that the disposal is for the purpose of renewing the lease to the existing tenant and
- (c) authorise the Chief Executive Officer to publicly release details in relation to the lease, once the lease has commenced.

FINANCE AND RESOURCING

Section 236(4) of the *Local Government Regulation 2012* prescribes that Council must only dispose of an interest in land if the consideration for the disposal is equal to, or greater than, the market value of the interest in the land. A market rental assessment was commissioned by Council in November 2025 from an independent and registered valuer assessing the market rent for the lease.

The property was acquired from Local Government Infrastructure Plan (LGIP) funds and any leasing revenue will be directed back to LGIP funds.

CORPORATE PLAN

Corporate Plan Goal:	Organisational excellence
Strategic Pathway:	We serve our community by providing this great service
Operational Activity:	S32 - Council Land, Property and Leasing - Provision of strategic property, leasing, property and facility management for Council's land and buildings.

CONSULTATION**Councillor Consultation**

- Councillor J Natoli - Division 4
- Councillor J Broderick - Organisational Excellence Portfolio Councillor
- Councillor E Hungerford - Organisational Excellence Portfolio Councillor

Internal Consultation

- Chief Financial Officer, Finance and Commercial Partnerships
- Head of Property, Finance and Commercial Partnerships
- Coordinator Strategic Property, Finance and Commercial Partnerships
- Properties Lawyer, Finance and Commercial Partnerships
- Senior Transport Planning Engineer, Sustainable Growth and Planning
- Coordinator Media, Business Transformation & Performance

External Consultation

A market rental assessment was commissioned by Council in November 2025 from an independent and registered valuer assessing the market rent for the lease.

Community Engagement

There has been no specific community engagement in relation to this report.

There has been extensive public consultation for transport infrastructure improvements in Maroochydore, including for the Maud Street and Sugar Road Upgrade project for which the subject property has been acquired.

PROPOSAL

In September 2024, Council acquired land located at 103 Wrigley Street in Maroochydore (legally described as Lot 341 RP88443) for the Maud Street and Sugar Road upgrade project shown in **Figure 1**. below. The property is improved with a commercial office which will ultimately need to be demolished to accommodate the future works. Under current planning, the property will be required to facilitate commencement of early works in financial year 2028.



Figure 1. 103 Wrigley Street, Maroochydore

The former owner-occupier of the premises entered into a Commercial Tenancy Agreement with Council that expired on 8 September 2025. The lease is currently in holding over as a monthly tenancy on the same basis as at the last day of the lease term. The property is a low-set brick building converted from a former dwelling to an office. The property has dual road frontage to Wrigley Street and Sugar Road and is fitted out with built-in cabinetry, shelving and desks for use as an office.

The purpose of this report is to seek Council's approval that, in accordance with sections 236(1)(c)(iii) and (2) of the *Local Government Regulation 2012*, to enter into a new lease with the existing tenant for a new term. The terms of the proposed new lease are included in **Confidential Attachment 1**.

Legal

Council's Legal Services team have been consulted in relation to this report will be instructed to prepare the lease.

Policy

There is no policy relevant to this report.

Risk

Vacant property is an inefficient use of Council assets. The property will be required for the Maud Street and Sugar Road upgrade project in future. The purpose of this report is to ensure the property remains occupied in the interim.

Previous Council Resolution

Ordinary Meeting 22 September 2022 (OM22/86)

That Council:

- (a) *endorse the finalised transport planning approach including a comprehensive community information and engagement program to deliver the road transport corridor planning Maroochydore outcomes as discussed in this report*
- (b) *delegate to the Chief Executive Officer authority to negotiate, execute and finalise the negotiated acquisition of the properties identified in this report and*
- (c) *authorise the Chief Executive Officer to publicly release details in relation to the site location and contract price for the acquisition of the land parcels identified in this report once the negotiations have been finalised and the transfer of ownership of land to Sunshine Coast Regional Council has been registered with Titles Queensland.*

Related Documentation

There is no related documentation relevant to this report.

Critical Dates

The existing tenant is currently in holding over as a monthly tenancy on the same basis as at the last day of the lease term, therefore, a new lease should be entered into as soon as possible.

Implementation

Should the recommendation be accepted by Council, it is noted that the Chief Executive Officer will delegate the leasing process to Council's Strategic Property team in accordance with the delegation power under the *Local Government Act 2009*.

8.8 AUDIT COMMITTEE MEETING - 12 FEBRUARY 2026

File No: Council Meetings

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

Appendices: App A - Minutes of the Audit Committee Meeting of 12 February 2026.....305 [↓](#)

PURPOSE

To provide Council with a report on matters reviewed at the Audit Committee (“the Committee”) meeting held on 12 February 2026 and recommendations made by the Committee to Council.

This report is provided in fulfillment of Council’s obligations under section 105 of the *Local Government Act 2009* and section 211 of the *Local Government Regulation 2012*.

EXECUTIVE SUMMARY

Under section 105 (2) of the *Local Government Act 2009*, Council is required to establish and maintain an Audit Committee. Council’s Audit Committee is comprised of Mr Mitchell Petrie (Independent Chair), Mr Pat McCallum (Independent Member), Mr Alan Pigott (Independent Member), Councillor E Hungerford and Councillor J Broderick.

Under Clause 6 of the Audit Committee Charter, the Committee meets (at a minimum) four times each year or as determined by Council or the Committee.

The agenda for the Audit Committee on 20 November 2025 covered these matters:

- Meeting Minutes and Audit Committee Resolutions/Action Items
- Chief Executive Officer Update
- Chief Financial Officer Update
- 2025-26 Financial Statements Audit Process and External Audit Plan
- Project Office: Update on Asset Management Program
- Wellbeing, health and Safety Report
- Cyber Security Report
- Operational Risk Update
- Internal Audit Program of Work update
- Recommendation Monitoring
- Heavy Vehicle national Law Audit Report
- Infrastructure Charges Audit Report
- Artificial Intelligence Presentation and
- Climate Performance Presentation.

OFFICER RECOMMENDATION**That Council:**

- (a) receive and note the report titled "Audit Committee Meeting - 12 February 2026" and
- (b) endorse the Minutes of the Audit Committee meeting of 12 February 2026 (Appendix A).

FINANCE AND RESOURCING

There are no financial or resourcing issues specifically associated with this report. The report fulfils the statutory reporting obligations of Council.

CORPORATE PLAN

Corporate Plan Goal:	<i>Organisational excellence</i>
Strategic Pathway:	We serve our community by providing this great service
Operational Activity:	S30 - Corporate Governance - Provision of corporate governance, legal, audit and risk management services that builds adaptation, resilience and supports transparent, ethical and informed decision making.

CONSULTATION**Councillor Consultation**

Councillors J Broderick and E Hungerford attended and participated in the Audit Committee meeting. Councillors T Burns and M Suarez were in attendance.

All Councillors received the Audit Committee agenda and papers prior to the meeting.

Internal Consultation

The Chief Executive Officer and other Executive Leadership Team (ELT) members participated in the Committee meeting and contributed to the development of the Committee Agenda papers.

Other officers consulted in the preparation of papers for consideration at the Audit Committee meeting:

- Coordinator Financial Accounting, Finance and Commercial Partnerships
- Asset Management Program Manager, Business Transformation and Performance
- Coordinator Risk and Insurance, Finance and Commercial Partnerships
- Corporate Compliance Officer, Finance and Commercial Partnerships
- Wellbeing Health and Safety Lead
- Chief Information Officer
- Coordinator Corporate Risk and Insurance

- Manager Audit, Assurance and Advisory
- Data and Information Manager
- Coordinator Sustainability

The Chief Executive Officer and all ELT members received the Audit Committee agenda and papers prior to the meeting.

External Consultation

The independent members of the Committee were present at the Committee meeting. All attendees received the Audit Committee agenda and papers prior to the meeting.

PROPOSAL

Under section 105 (2) of the *Local Government Act 2009*, Council (as a large local government) must establish and maintain an Audit Committee. The Act provides the Audit Committee has the following functions:

- (a) monitors and reviews—
 - (i) the integrity of financial documents; and
 - (ii) the internal audit function; and
 - (iii) the effectiveness and objectivity of Council’s internal auditors; and
- (b) makes recommendations to Council about any matters that the Committee considers need action or improvement.

The Committee has no delegated decision-making authority. The Committee is, however, a source of independent advice to Council and the Chief Executive Officer.

The Committee is comprised of Mr Mitchell Petrie (Independent Chair), Mr Pat McCallum (Independent Member), Mr Alan Pigott (Independent Member), Councillor E Hungerford and Councillor J Broderick.

The overall objective of the Committee is to assist Council and the Chief Executive to discharge their responsibilities, in particular:

- corporate governance and responsibilities in relation to the organisation’s financial reporting, internal control structure, risk management systems and the external and internal audit functions
- maintain an independent and objective forum promoting transparency, accountability and an ethical culture throughout Council
- maintain open lines of communications with Council, Executive Management, External Audit and Internal Audit, to exchange information and views
- oversee and appraise the quality and efficiency of audits conducted by both the Internal and External Audit functions and
- ensure both the Internal and External Audit functions are independent and effective.

Under section 211 of the *Local Government Regulation 2012*, the Committee must provide Council with a written report about the matters reviewed at its meetings and make recommendations to Council on any matters the Committee considers need action or improvement. The Committee meets at least four times each year.

The most recent meeting of the Audit Committee took place on 12 February 2026. The minutes of the Committee meeting are provided at **Appendix A** to this report.

Legal

This report to Council has been developed in fulfillment of Council's statutory obligations under the *Local Government Act 2009* and *Local Government Regulation 2012*.

Policy

Conducted in accordance with any requirements of the:

- Audit Committee Charter
- Internal Audit Charter

Risk

Specific risks associated with each matter contained in the Committee Agenda reports have been raised and addressed in the briefings to the Committee.

Previous Council Resolution**Ordinary Meeting 11 December 2025 (OM25/114)**

That Council:

- receive and note the report titled "Audit Committee Meeting, 20 November 2025" and*
- endorse the Minutes of the Audit Committee meeting of 20 November 2025 at Appendix A to this report.*

Ordinary Meeting 13 November 2025 (OM25/103)

That Council:

- receive and note the report titled "Audit Committee Meeting 23 October 2025" and*
- endorse the Minutes of the Audit Committee meeting of 23 October 2025 at Appendix A to this report.*

Ordinary Meeting 13 November 2025 (OM25/104)

That Council:

- receive and note the report titled "Appointment of Independent Audit Committee Member"*
- approve the appointment of the independent Audit Committee member as recommended, for a term from 31 October 2025 to 31 December 2029 and*
- authorise the Chief Executive Officer to publicly release the name of the person appointed as a member of the Audit Committee, should Council endorse the recommendations in this report.*

Ordinary Meeting 18 September 2025 (OM25/83)

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.*

Ordinary Meeting 19 June 2025 (OM25/55)

That Council:

- (a) receive and note the report titled "Audit Committee Meeting 19 May 2025"*
- (b) endorse the Minutes of the Audit Committee meeting of 19 May 2025 at Appendix A to this report; and*
- (c) accept the recommendation of the Audit Committee dated 19 May 2025 and in doing so, approved the 2025 - 2026 internal Audit Program of Work at Appendix B.*

Ordinary Meeting 27 February 2025 (OM25/12)

That Council:

- (a) receive and note the report titled "Audit Committee Meeting 10 February 2025" and*
- (b) endorse the Minutes of the Audit Committee meeting of 10 February 2025 at Appendix A to this report.*

Ordinary Meeting 12 December 2024 (OM24/125)

That Council:

- (a) receive and note the report titled "Audit Committee Meeting 25 November 2024" and*
- (b) endorse the Minutes of the Audit Committee meeting of 25 November 2024 at Appendix A to this report.*

Ordinary Meeting 12 December 2024 (OM24/126)

That Council:

- (a) receive and note the report titled "Appointment of Independent Audit Committee Member"*
- (b) approve the appointment of the independent Audit Committee member as recommended, for a term of four years from and including 1 January 2025 and concluding on 31 December 2028 and*
- (c) authorise the Chief Executive Officer to publicly release the name of the person appointed as a member of the Audit Committee, should Council endorse the recommendations in this report.*

Related Documentation

There is no related documentation relevant to this report.

Critical Dates

There are no critical dates relevant to this report.

Implementation

Implementation of the Audit Committee resolutions and the internal and external audit recommendations are overseen by the Chief Executive Officer and the Executive Leadership Team and monitored by the Audit and Risk Committee.

9 NOTIFIED MOTIONS

10 TABLING OF PETITIONS

Petitions only eligible for submission if:

- * Legible
- * Have purpose of the petition on top of each page
- * Contain at least 10 signatures
- * Motion limited to:
 - Petition received and referred to a future meeting
 - Petition received and referred to the Chief Executive Officer for report and consideration of recommendation
 - Petition not be received

11 CONFIDENTIAL SESSION

12 NEXT MEETING

The next Ordinary Meeting will be held on 26 March 2026.

13 MEETING CLOSURE