

# Related Documentation

## **Ordinary Meeting**

**Thursday, 26 February 2026**

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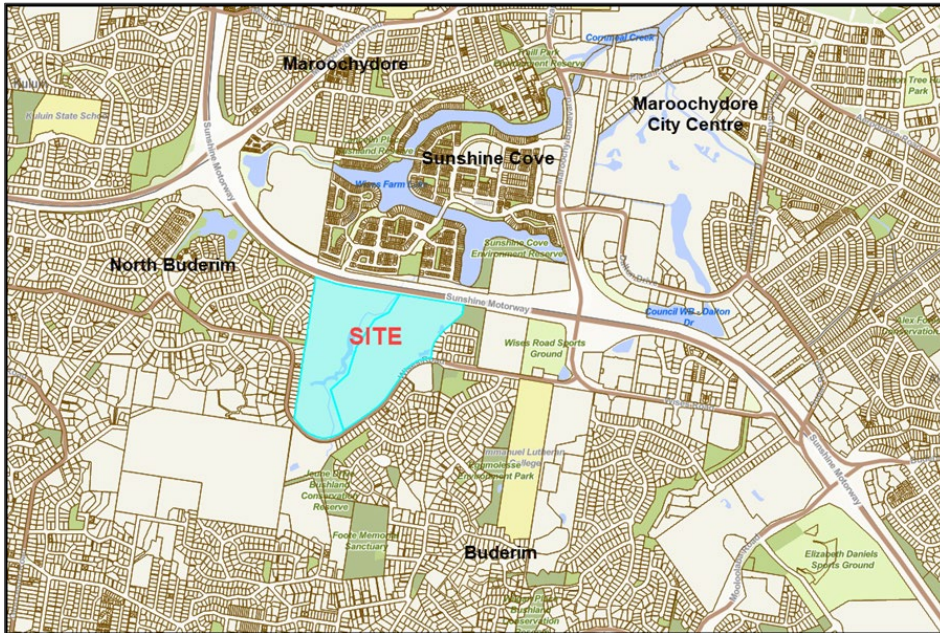
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# Development Application – Preliminary Approval (Variation Request) 239 Wisers Road, Buderim

Item 8.2  
Ordinary Meeting  
26 February 2026

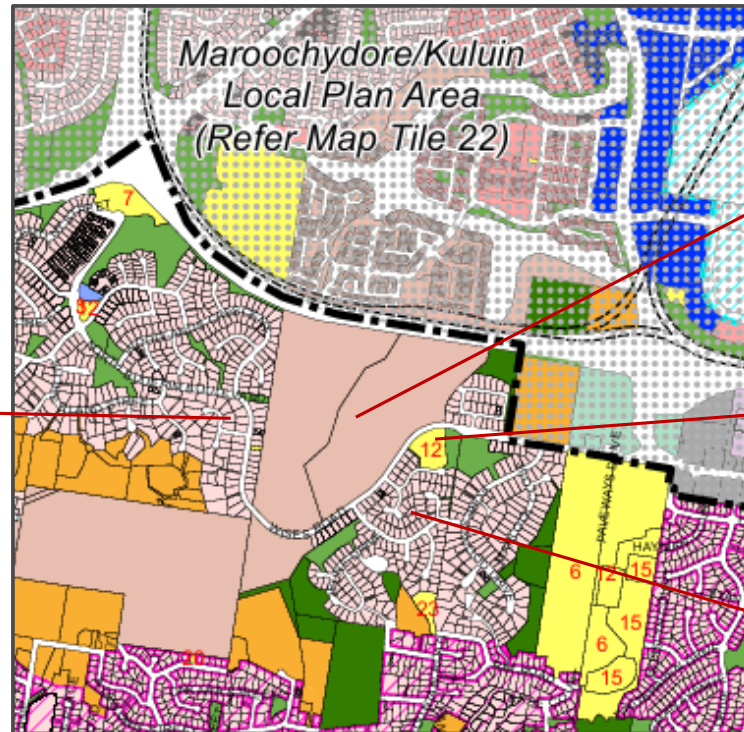
## Site Location & Aerial Photo



# Site Context



# Sunshine Coast Planning Scheme 2014



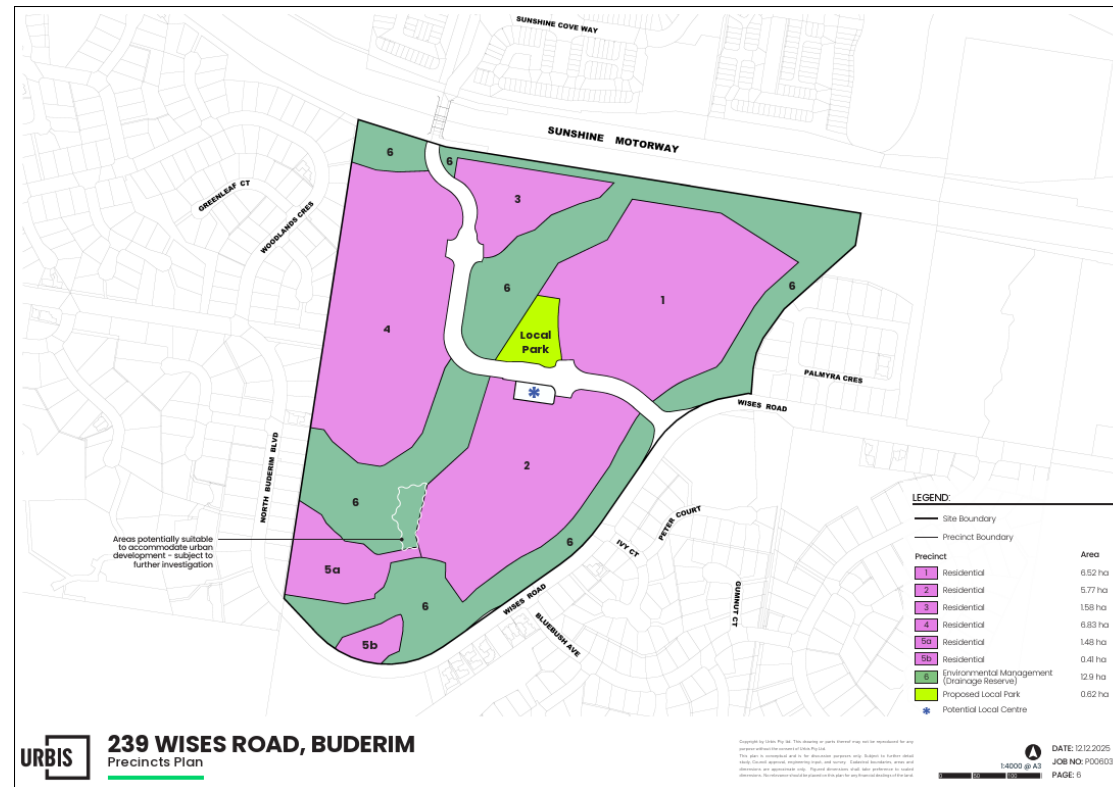
Emerging  
Community Zone

Community  
Facilities Zone  
(Place of Worship)

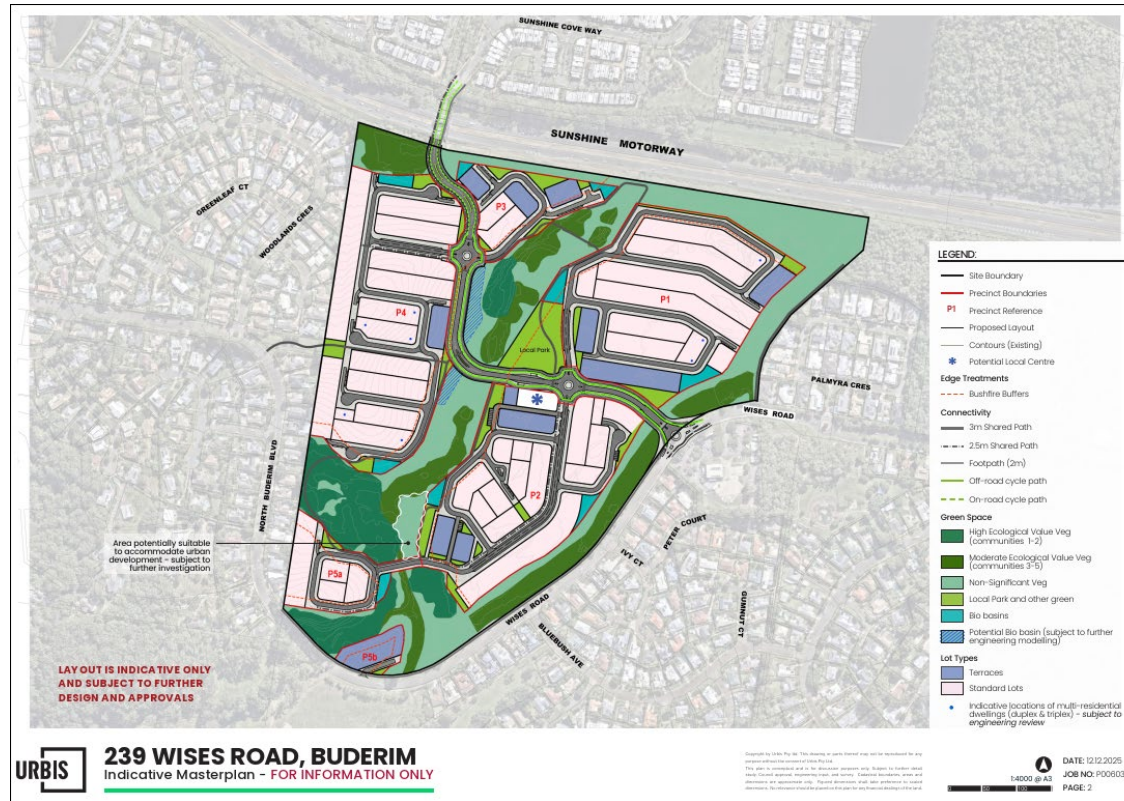
Low Density  
Residential Zone

Low Density  
Residential Zone

# Proposal – Precincts Plan



# Proposal – Indicative Masterplan



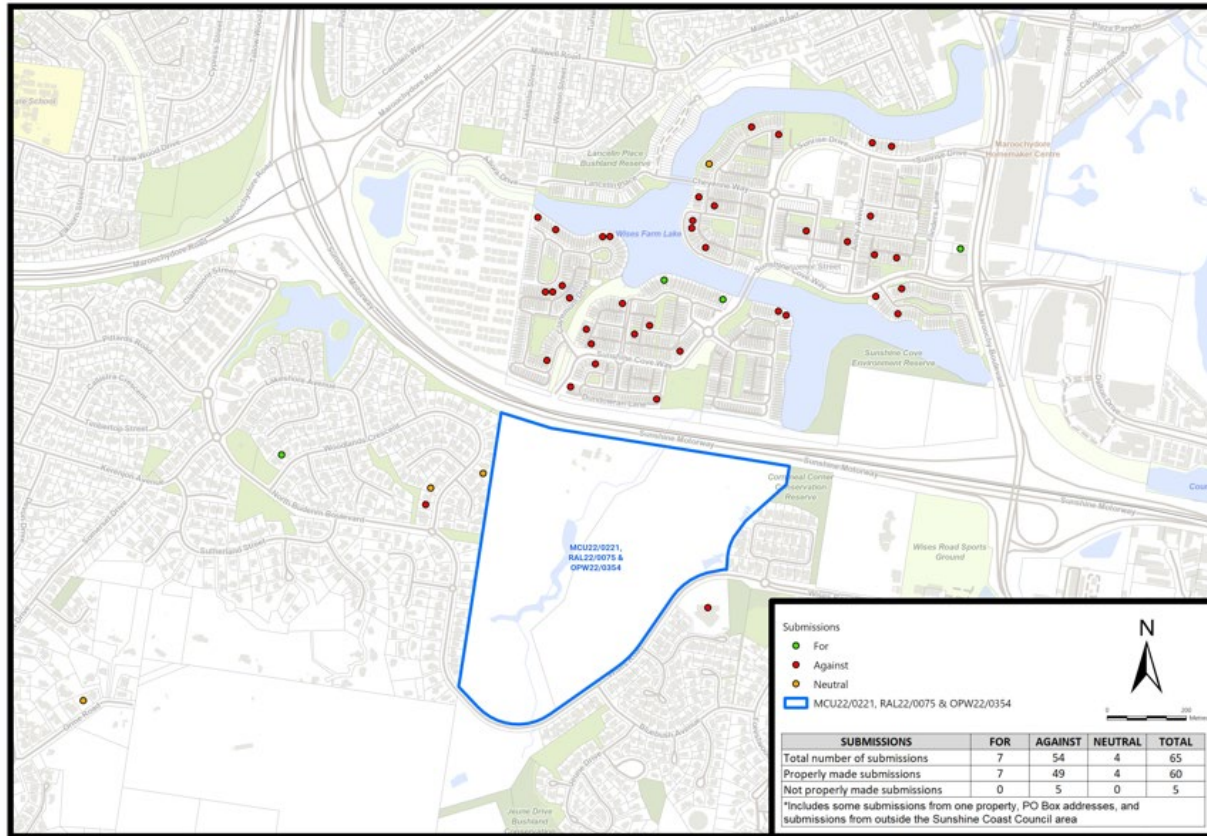
# Public Notification – 60 properly made submissions

(49 opposed, 7 in support, 4 neutral)

## Key Submitter Issues Addressed:

- Traffic Impacts – **Road & pedestrian network improvements, including underpass link to Sunshine Cove**
- Flooding – **No impact on existing dwellings or Sunshine Cove Lake, improvements to Palmyra Crescent**
- Population Density/Character – **Gross density reduced to 11 dwellings per ha (420 dwellings)**
- Visual Impacts – **Building height reduced to 8.5m, extensive buffers proposed to external roads**
- Environment Impacts – **Revegetation, protection and biodiversity offsets, in accordance with code**
- Planning Scheme Variations – **Emerging Community Zone requires variations. Anticipated outcome - proposed development is consistent with the *Sunshine Coast Planning Scheme 2014***

# Submitter Map



# Key Assessment Considerations

- Flooding and stormwater management
  - **Flood immunity to 1% AEP 2100 achieved through master planned earthworks for channels and storage areas**
  - **Probable Maximum Flood (PMF) risks managed**
  - **Improved flood conditions to existing areas, e.g. Palmyra Crescent**
- Protection of ecologically important areas
  - **Ecological Assessment Report submitted and assessed**
  - **Ecologically important areas primarily retained and protected in environment/drainage reserve**
  - **Offsets achieved for some unavoidable clearing through rehabilitation**
- Transport networks, including pedestrian and vehicular connections
  - **New Wisers Road roundabout and central spine road connecting to Sunshine Cove Way**
  - **Footpath improvements and pedestrian linkages to external catchments**

# Key Assessment Considerations

- Scale and Character
  - **Building heights maintained at 8.5m**
  - **Environment corridors to break up and soften urban massing**
  - **Direct interface to existing housing managed with larger lots**
- Buffers to Sunshine Motorway and Wises Road
  - **Screening of acoustic fencing**
  - **Deep landscape buffers**
  - **Scenic amenity preserved**
- Local park and passive open space provision
  - **0.62ha formal central park**
  - **Recommended additional 0.15ha formal park**
  - **Informal open space and recreation path around central environment reserve**

## 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.

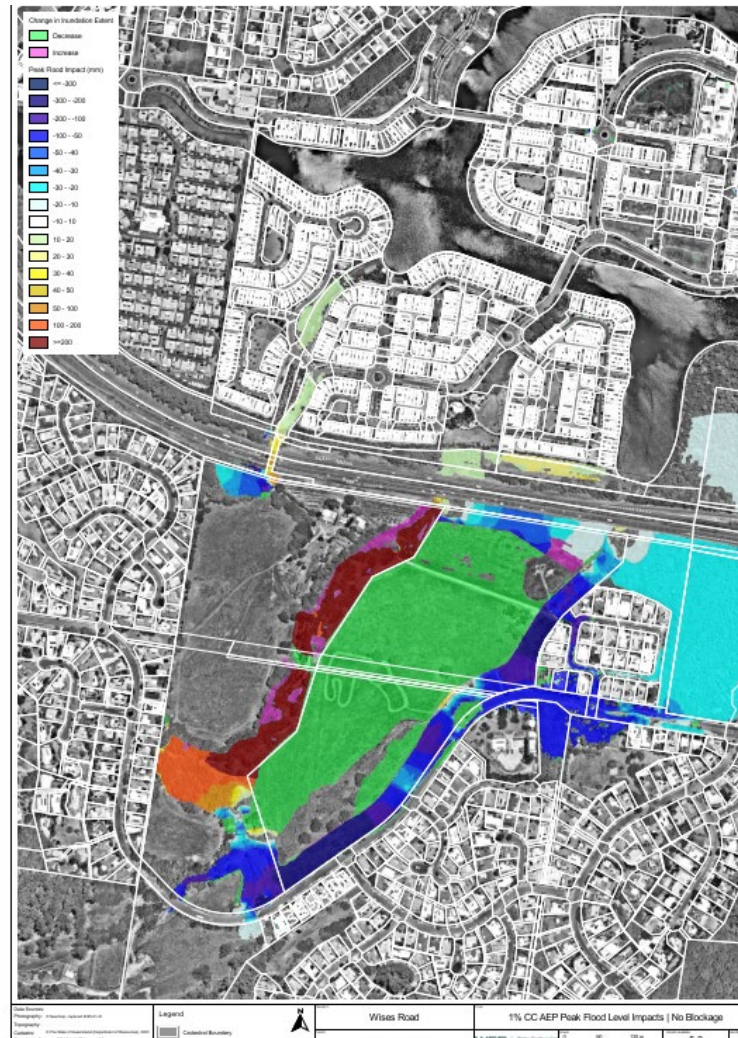
Thanks for your time



[sunshinecoast.qld.gov.au](http://sunshinecoast.qld.gov.au)



## Defined Flood Event (1% AEP 2100 flood impacts)



# Management of Maroochydore City Centre Project

Ordinary Meeting  
26 February 2026



# Overview

- 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.
- At the start of the project, SunCentral led the delivery of the civil infrastructure required to form developable lots, specifically in the Central Business District of the MCC.
- In 2019 Walker Corporation was engaged as the primary property developer for the MCC project





- SunCentral's role then changed from developer to project manager responsible for oversight of the developer
- With this change of function, many of the reasons for the establishment of SunCentral are no longer relevant.
- It is therefore recommended that the MCC project now be managed in-house.
- It is estimated that transferring the functions of SunCentral inhouse will add significant efficiencies and ongoing savings of approximately \$1,000,000 per year.
- It is also 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.

# 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.

# Thank you



[sunshinecoast.qld.gov.au](http://sunshinecoast.qld.gov.au)





# Sunshine Coast Indoor Sport Network Plan 2026

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26 February 2026



## Background

Key action in the Sunshine Coast Sport and Active Recreation Plan (2011-26).

The Plan recognises indoor sport facilities are essential components of the sport and active recreation network providing inclusive spaces for both structured competition and informal recreation.



## Context

The 15-year Plan aligns with existing Council policies, plans and strategies.

The Plan considers 11 key indoor sports and is developed through:

- engagement with local clubs, peak bodies, schools and facility providers
- analysing demand via participation, sport trends and population growth.



## Purpose

The purpose of the 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.

# 11 Indoor sports

- Badminton
- Basketball
- Futsal
- Gymnastics
- Netball
- Padel
- Para court sports
- Pickleball
- Squash
- Table Tennis
- Volleyball

# Demand analysis

