

Minutes Appendices

Ordinary Meeting

Thursday, 26 March 2026

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Minutes

Ordinary Meeting

Thursday, 26 February 2026

Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore



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26 FEBRUARY 2026

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Please Note: The resolutions as shown in italics throughout these minutes are the resolutions carried by the Council.

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1 DECLARATION OF OPENING

The Chair declared the meeting open at 9:01am.

2 WELCOME AND OPENING

Councillor J Natoli acknowledged the Traditional Custodians of the land on which the meeting took place.

Rabbi Oshy Goodman from the Chabad Sunshine Coast provided a blessing.

3 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

COUNCILLORS

Councillor R Natoli	Mayor (Chair)
Councillor J Broderick	Division 1
Councillor T Landsberg	Division 2
Councillor T Burns	Division 3
Councillor J Natoli	Division 4
Councillor W Johnston OAM	Division 5
Councillor C Dickson	Division 6 (Absent Items 8.7 - 13)
Councillor E Hungerford	Division 7
Councillor T Bunnag	Division 8
Councillor M Suarez	Division 9 (Deputy Mayor)
Councillor D Law	Division 10

COUNCIL OFFICERS

Chief Executive Officer
Chief Financial Officer
Director Business Transformation and Performance
Director Community Strengthening
Director Infrastructure and Natural Assets
Director Sustainable Growth and Planning
Executive Manager
Principal Development Planner
Principal Development Engineer (Traffic)
Principal Development Engineer (Hydraulics)
Head of Property
Manager Sport & Community Venues
Coordinator Financial Services
Coordinator Strategic Property

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4 RECEIPT AND CONFIRMATION OF MINUTES

Council Resolution

Moved: Councillor J Natoli

Seconded: Councillor T Burns

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

Carried unanimously.

5 MAYORAL MINUTE

NIL

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6 INFORMING OF CONFLICTS OF INTEREST

6.1 PRESCRIBED CONFLICTS OF INTEREST

NIL

6.2 DECLARABLE CONFLICTS OF INTEREST

Councillor R Natoli notified Council of a Declarable Conflict of Interest in relation to Item 8.2 Development Application for a variation approval to establish a residential community at 239 Wises Road, Buderim.

Councillor J Natoli notified Council of a Declarable Conflict of Interest in relation to Item 8.2 Development Application for a variation approval to establish a residential community at 239 Wises Road, Buderim.

7 PRESENTATIONS / COUNCILLOR REPORTS

NIL

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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

Council Resolution (OM26/5)

Moved: Councillor J Broderick

Seconded: Councillor E Hungerford

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).*

Carried unanimously.

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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 (Amended)
Attachments: Att 1 - Detailed Assessment Report
 Att 2 - Proposal Plans
 Att 3 - Wises Preliminary Approval Document
 Att 4 - Setback and Development Controls
 Att 5 - Extract of SARA Concurrence Agency Response
 Att 6 - Submitter Location Map

NOTIFICATION OF INTEREST

In accordance with s150EQ(3)(b) of the *Local Government Act 2009* Councillor R Natoli gave notice of a Declarable Conflict of Interest.

I, Councillor Rosanna Natoli, notify that I have a Declarable Conflict of Interest in Item 8.2 to be considered at the Ordinary Meeting on 26 February 2026 due to the fact that a submitter to the item being discussed, Mr Ashley Douglas (Doug) Fry, participated in my election campaign by handing out How to Vote cards over a number of days.

I have no ongoing relationship with Mr Fry.

In addition, Councillor Joe Natoli, who is a related party of mine, was assisted by Mr Fry during his election campaign.

The Mayor vacated the Chair at this time.

The Deputy Mayor took the Chair at this time.

In accordance with s150ES(3)(b) of the *Local Government Act 2009* the eligible Councillors were required to decide whether Councillor R Natoli may participate in a decision in relation to agenda item 8.2, including by voting on the matter.

Council Resolution

Moved: Councillor T Landsberg

Seconded: Councillor T Bunnag

*In accordance with s150ES(3)(b)(i) of the *Local Government Act 2009*, that despite the conflict of interest, Councillor R Natoli may participate in the discussions and decision relating to Agenda Item 8.2 as the interest is not considered to be sufficient to undermine the ability of the Councillor to form an impartial view and exercise their vote in the public interest.*

Carried unanimously.

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In accordance with s150ET(2) of the *Local Government Act 2009*, Councillor R Natoli and Councillor J Natoli were not eligible to vote, and did not vote on this matter.

The Mayor returned to the Chair at this time.

NOTIFICATION OF INTEREST

In accordance with s150EQ(3)(b) of the *Local Government Act 2009* Councillor J Natoli gave notice of a Declarable Conflict of Interest.

I, Councillor Giuseppe (Joe) Natoli, notify that I have a Declarable Conflict of Interest in Item 8.2 to be considered at the Ordinary Meeting on Thursday, 26 February 2026.

Councillor Rosanna Natoli, a related party of mine, was assisted in her 2024 election campaign by submitter Mr Ashley Douglas (Doug) Fry by handing out How To Vote Cards.

Mr Fry may have handed out my how to vote cards whilst assisting the campaign of Councillor Rosanna Natoli.

I have no ongoing relationship with Mr Fry. Mr Fry has left the Sunshine Coast.

In accordance with s150ES(3)(b) of the *Local Government Act 2009* the eligible Councillors were required to decide whether Councillor J Natoli may participate in a decision in relation to agenda item 8.2, including by voting on the matter.

Council Resolution

Moved: Councillor T Burns

Seconded: Councillor J Broderick

In accordance with s150ES(3)(b)(i) of the Local Government Act 2009, that despite the conflict of interest, Councillor J Natoli may participate in the discussions and decision relating to Agenda Item 8.2 as the interest is not considered to be sufficient to undermine the ability of the Councillor to form an impartial view and exercise their vote in the public interest.

Carried unanimously.

In accordance with s150ET(2) of the *Local Government Act 2009*, Councillor J Natoli and Councillor R Natoli were not eligible to vote, and did not vote on this matter.

ORDINARY MEETING MINUTES**26 FEBRUARY 2026**

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

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 as amended
- (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.

AMENDMENT**Council Resolution** (OM26/6)**Moved: Councillor T Bunnag****Seconded: Councillor E Hungerford**

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 as amended and to include the following:

*Insert Condition 38A**38A Zebra crossings on raised platforms must be provided on Sunshine Cove Way. The works must be constructed in accordance with an Operational Work approval and, unless otherwise agreed with Council, must:*

- (a) be constructed prior to lodgement of plan sealing of the first stage of development in Precinct 3 or Precinct 4

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- (b) *be provided in place of the existing refuge island crossings at the following locations:*
 - (i) *on the eastern leg of the Sunshine Cove Way / Hervey Chase roundabout*
 - (ii) *on the south-western leg of the Sunshine Cove Way / Bedarra Circuit roundabout*
 - (iii) *on the western leg of the Sunshine Cove Way / Sunrise Drive intersection, except that an assessment must also be made (certified by an RPEQ) and submitted with the operational work application identifying the most appropriate location on Sunshine Cove Way at this intersection for the replacement raised platform crossing, including consideration of moving it to the eastern leg of the intersection, taking into account available sight distance and vehicle speeds. This may require removal and / or realignment of existing path connections*
 - (iv) *on the western leg of the Sunshine Cove Way / Amity Avenue intersection*
- (c) *modify the carriageway and drainage as necessary to maintain safe travel on existing on-road bike lanes*
- (d) *include street lighting.*

Replace Condition 70 as follows

70 The 6200m² public local park in Precinct 1 and the additional public local park required in Precinct 2 required by this Preliminary Approval must be designed with the following features, standards and attributes:

- (a) *direct and publicly accessible road frontage for a minimum two sides or minimum 50% of the perimeter*
- (b) *generally regular in shape (i.e. rectilinear, and approximately similar in width and length)*
- (c) *graded to a maximum 1:33 and minimum 1:50 for the passive and active recreation areas*
- (d) *flood immunity in accordance with the Planning scheme policy for development works*
- (e) *standards matching Council's Recreation Parks Plan 2021 - 2031 and the Planning scheme policy for development works requirements for a 'Local Park'*
- (f) *include public amenities that:*
 - (i) *comply with Council's Open Space Landscape Infrastructure Manual or an equivalent level of performance*
 - (ii) *achieves a minimum 1% AEP flood immunity*
 - (iii) *includes at least one PWD cubicle, designed as a modular unit*
 - (iv) *provides a Council maintenance tap in close proximity*
 - (v) *provides access compliant with AS1428 (Design for Access and Mobility) and all relevant portions, including connection to Council's road verge path network*
- (g) *embellishments in accordance with the Planning scheme policy for development works (with the exception of the provision of a public amenities) and in accordance with Council's Open Space LIM or an equivalent standard as agreed with Council*
- (h) *vehicle restriction devices (e.g. bollards) and maintenance access and emergency services access points in accordance with Council's Open Space LIM, or an equivalent standard as agreed with Council*
- (i) *roadside parking allocation for a Council waste services truck and a maintenance vehicle, signed appropriately, with bins located no more than 50m away*
- (j) *provide a power supply to the park, including a metered supply point designed in*

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- accordance with Council's Open Space LIM standards*
- (k) provide a water meter of sufficient size to service the public amenities and any other water take off points*
 - (l) through-connections to the pedestrian and cycle paths of the wider estate pedestrian network*
 - (m) free of encumbrances that are not directly related to the delivery of the park (e.g. transformers, pump stations, substations, overland flow, underground services not related to the park)*
 - (n) required service connections for a local park (i.e. water, power, stormwater etc.)*
 - (o) endemic species of varying strata levels to promote the urban ecology.*
- (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.*

Carried unanimously.

The amendment became the motion.

The motion moved by Councillor T Bunnag and seconded by Councillor E Hungerford was put.

Carried unanimously.

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8.3 MANAGEMENT OF MAROOCHYDORE CITY CENTRE PROJECT

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

Council Resolution (OM26/7)

Moved: Councillor J Natoli
Seconded: Councillor M Suarez

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 and*
- (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.*

Carried unanimously.

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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

Attachments: Att 1 - Human Rights Assessment of Compatibility

Council Resolution (OM26/8)

Moved: Councillor T Bunnag

Seconded: Councillor D Law

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.*

Carried unanimously.

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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
Att 2 - January 2026 Capital Grant Funded Project Report

Council Resolution (OM26/9)

Moved: Councillor J Broderick

Seconded: Councillor E Hungerford

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

Carried unanimously.

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8.6 BUDGET REVIEW 2

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

Council Resolution (OM26/10)

Moved: Councillor J Broderick
Seconded: Councillor E Hungerford

That Council:

- (a) *receive and note the report titled "Budget Review 2 2025-26"*
- (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 expenditure*
 - (ii) *the statement of financial position*
 - (iii) *the statements of changes in equity*
 - (iv) *the statement of cash flow*
 - (v) *the relevant measures 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*
- (c) *note the following documentation applies as adopted 7 July 2025*
 - (i) *the Debt Policy*
 - (ii) *the Revenue Policy*
 - (iii) *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, and*
 - (iv) *the Revenue Statement*
 - (v) *the rates and charges to be levied for the 2025-26 financial year and other matters as adopted 7 July 2025*
 - (vi) *the Strategic Environment Levy Policy*
 - (vii) *the Strategic Arts and Heritage Levy Policy*
 - (viii) *the Strategic Transport Levy Policy*
 - (ix) *Prescribed Services Charge Plan (No. 2) 2025-26 Financial Year and*
- (d) *endorse the 2025-26 Minor Capital Works Program (Appendix B).*

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

Against: Councillor D Law.

Carried.

Councillor D Law raised a point of order in relation to Councillor J Natoli's comments not being related to the item. The Mayor upheld the point of order.

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8.7 DISPOSAL (LEASE) OF COUNCIL OWNED LAND - MAROOCHYDORE

File No: F25/000161

Author: Principal Property Officer
Finance and Commercial Partnerships

Council Resolution (OM26/11)

Moved: Councillor J Natoli

Seconded: Councillor J Broderick

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.*

Carried unanimously.

Councillor C Dickson was absent for the discussion and vote on this item.

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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

Council Resolution (OM26/12)

Moved: Councillor J Broderick
Seconded: Councillor E Hungerford

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).

Carried unanimously.

Councillor C Dickson was absent for the discussion and vote on this item.

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9 NOTIFIED MOTIONS

NIL

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10 TABLING OF PETITIONS

10.1 PETITION - REQUEST FOR SPEED LIMIT REDUCTION AT THE ENTRANCE OF HALCYON NIRIMBA, BANYA AVENUE, BANYA

Council Resolution (OM26/13)

Moved: Councillor J Broderick

Seconded: Councillor W Johnston

That the petition tabled by Councillor J Broderick relating to the request for speed limit reduction at the entrance of Halcyon Nirimba, Banya Avenue, Banya be received and referred to the Chief Executive Officer to determine appropriate action.

Carried unanimously.

Councillor C Dickson was absent for the vote on this item.

10.2 PETITION - REQUEST BY OWNERS OF MARINA WALK, ALEXANDRA HEADLAND TO CHANGE STREET ACCESS AFTER HOURS

Council Resolution (OM26/14)

Moved: Councillor J Natoli

Seconded: Councillor T Landsberg

That the petition tabled by Councillor J Natoli relating to the request for Marina Walk, Alexandra Headland to change street access after hours be received and referred to the Chief Executive Officer to determine appropriate action.

Carried unanimously.

Councillor C Dickson was absent for the vote on this item.

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10.3 PETITION - REVIEW OF TRAFFIC SAFETY IN EUDLO

Council Resolution (OM26/15)

Moved: Councillor W Johnston

Seconded: Councillor T Burns

That the petition tabled by Councillor W Johnston relating to the request to review Traffic Safety in Eudlo Village be received and referred to the Chief Executive Officer to determine appropriate action.

Carried unanimously.

Councillor C Dickson was absent for the vote on this item.

10.4 PETITION - IMPROVE PEDESTRIAN SAFETY ON DIAMOND VALLEY ROAD, MOOLOOLAH VALLEY

Council Resolution (OM26/16)

Moved: Councillor W Johnston

Seconded: Councillor T Burns

That the petition tabled by Councillor W Johnston relating to the request to improve pedestrian safety on Diamond Valley Road, Mooloolah Valley be received and referred to the Chief Executive Officer to determine appropriate action.

Carried unanimously.

Councillor C Dickson was absent for the vote on this item.

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11 CONFIDENTIAL SESSION

NIL

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12 NEXT MEETING

The next Ordinary Meeting will be held on 26 March 2026 in the Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore

13 MEETING CLOSURE

The meeting closed at 2:08pm.

Confirmed 26 March 2026.



CHAIR
