

Agenda

Ordinary Meeting
Thursday, 21 May 2026

commencing at 9:00am

Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore

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NOTICE OF MEETING

ORDINARY MEETING 21 MAY 2026

8 May 2026

Councillors,

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

The Ordinary Meeting will take place on 21 May 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 23 April 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 3 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 3, 2025-26..... 15 [↓](#)

PURPOSE

To present the Chief Executive Officer’s Progress Report for Quarter 3, 2025-26 (Report) which covers the period from 1 January to 31 March 2026. 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 three months, outlining progress in delivering its annual operational plan activities.

At the end of Quarter 3, 2025-26, 84 per cent of operational plan activities were progressed as planned, 9 are completed, and 12 activities identified challenges with timeframe and/or budget expectations.

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 3 2025-26 include:

- The Thriving Futures: Sunshine Coast Youth Plan 2026-31 was endorsed to help prioritise actions that Council, together with young people and community partners, will take to improve the lives of young people.

- Council adopted the Sunshine Coast Dark Sky Reserve Lighting Management Plan and endorsed the Sunshine Coast Dark Sky Reserve application for international designation to establish a Dark Sky Reserve in the Sunshine Coast hinterland.
- Council resolved to transition SunCentral Maroochydore Pty Ltd and its functions to Council, streamlining governance arrangements and reducing duplication to deliver better value for ratepayers.
- Ongoing planning and pre-delivery activities on major transport corridor upgrades progressed to support a safe, efficient and integrated transport network at Caloundra, Maroochydore, Buderim and Coolum.
- Council made a pre-budget submission to the Queensland Government Treasury, highlighting key Sunshine Coast priorities and responded to the Australian Government's Inquiry into Local Government Funding and Fiscal Sustainability.

The list below provides an exception-based report of the 12 activities that did not meet current timeframe or budget expectations.

- Council is preparing an Options Paper for the Medium Density Demonstration Project due to budgetary pressures, land availability constraints and development feasibility considerations. The Options Paper will inform Council's future direction for the project.
- Delivery of the Annual Street Tree Program was slightly behind the quarterly target due to unforeseen access constraints and delivery logistics; the program is expected to achieve its annual target.
- Development of a Sunshine Coast Landscape Design Guide was temporarily delayed during the quarter due to resourcing constraints. Work has since recommenced, and the Guide is on track for completion as scheduled.
- Procurement and delivery approaches for the Caloundra Community and Creative Hub new town square are being reviewed to confirm feasibility. Construction is anticipated to commence in the 2026-27 financial year.
- Construction of the Moffat Beach Seawall experienced delivery and budget impacts due to product supply challenges and environmental conditions during the summer storm season. Council has adjusted its construction methodology and project completion is now anticipated in late-2026.
- The procurement process for the Food Organics and Garden Organics Facility has been delayed due to ongoing research and uncertainty regarding financial sustainability and regulatory compliance. Further consultation is scheduled in Quarter 4 to consider future delivery options.
- Progress on the new Resource Recovery Centre within the Nambour waste precinct has slowed to consider potential changes with Council's broader waste strategy and to allow for additional schematic design that will inform the facility's final scope and delivery approach.
- Updated cost estimates for the Caloundra Aerodrome Master Plan significantly exceed the estimated costs in the business case. The Project Gateway Review will commence soon to assess project feasibility and options.
- The public tender for the construction of the Caloundra Transport Corridor Upgrade (Section 1 and Section 2) is subject to the Australian Government's approval of the

controlled action under the *Environment Protection and Biodiversity Conservation Act 1999*, with the award of the contract confirmed once the tender is closed and government approval is granted.

- The delivery of the Strategic Parking Framework will not be completed this financial year following a prioritisation review. Council has commenced early activities to prepare consultancy brief that will support the development of a contemporary Strategic Parking Policy.
- Delivery of parts of the Capital Works Program was impacted by significant rainfall, high tides and swell affecting delivery of coastal projects at Mooloolaba, Moffat Beach and Golden Beach. Construction activity is expected to accelerate in Quarter 4 with improved conditions.
- Implementation of large-scale battery energy storage systems is delayed while Council assesses suitable locations that connect a battery energy storage system to the Energy Queensland Network. Council has also shifted its focus to smaller 800-kilowatt battery systems to streamline grid connection.

The Chief Executive Officer's Quarterly Progress Report - Quarter 3, 2025-26 (**Appendix A**) provides details of all 77 activities and their progress for the quarter, under each of the goals in our Corporate Plan 2025-30.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Quarterly Progress Report, Quarter 3 2025-26" and**
- (b) endorse the Chief Executive Officer's Quarterly Progress Report - Quarter 3, 2025-26 (Appendix A).**

FINANCE AND RESOURCING

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

CORPORATE PLAN

Corporate Plan Goal: *Organisational excellence*
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

Portfolio Councillors are provided with updates at key milestones as activities progress throughout the year.

Internal Consultation

All Directorates have contributed to progress information against their Operational Plan 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.

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 Highlights Report – Quarter 3, 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 indicators as well as progress commentary.

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 26 February 2026 (OM26/5)**

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).

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 3, 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 third quarterly progress report for the 2025-26 financial year, outlining the progress of activities for the period 1 January to 31 March 2026 in Council's Operational Plan 2025-26.



This quarter, 84 per cent of our Operational Plan 2025-26 activities are progressing as planned, with 9 activities completed, and 12 not meeting expected delivery timeframes or budget requirements. These challenges are being actively managed by the Executive Leadership Team and assessed for project feasibility, delivery timing and funding to support long-term financial sustainability.

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



During the quarter Council continued to progress key initiatives that advance our Corporate Plan 2025–30 and vision as Australia's most sustainable region. Connected. Liveable. Thriving. Highlights include:

- Thriving Futures: Sunshine Coast Youth Plan 2026-31 was endorsed, aimed to help improve the lives of young people.
- The Sunshine Coast Dark Sky Reserve Lighting Management Plan was adopted and the Sunshine Coast Dark Sky Reserve application endorsed.
- Council resolved to transition SunCentral Maroochydore Pty Ltd and its functions to Council, streamlining governance arrangements and reducing duplication to deliver better value for ratepayers.
- Ongoing planning and pre-delivery activities on major transport corridor upgrades progressed to support a safe, efficient and integrated transport network at Caloundra, Maroochydore, Buderim and Coolum.
- Council made a pre-budget submission to the Queensland Government Treasury, highlighting key Sunshine Coast priorities and responded to the Australian Government's Inquiry into Local Government Funding and Fiscal Sustainability.

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 3, 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 | 3  | 17  | - | - |

Key activity highlights

Thriving Futures: Sunshine Coast Youth Plan 2026-31

- The Thriving Futures: Sunshine Coast Youth Plan 2026-31 was endorsed by Council at the March 2026 Ordinary Meeting to help prioritise actions that Council, together with young people and community partners, will take to improve the lives of young people.
- The Plan was informed by the voices and input of over 1,000 young people and co-designed and developed in collaboration with the 2025 Young Leaders Academy.
- Implementation of the Plan has commenced through the newly recruited Young Leaders Academy 2026, with 5 academy sessions held during the quarter focussing on leadership development, community involvement and peer connection, with strong, engaged participation from the cohort.

Brisbane 2032 Olympic and Paralympic Games

- The Games Independent Infrastructure Coordination Authority awarded Architectus as the Principal Architect for the Sunshine Coast Stadium upgrade project, who aim to cement the Sunshine Coast's identity on the world stage.
- The stadium upgrade will boost permanent seating to over 10,000 seats, with a new eastern grandstand and a rebuilt western grandstand, providing multi-purpose community spaces and amenities accessible to people of all abilities.
- The Sunshine Coast Citizens' Panel met on 11 February 2026 to consider Brisbane 2032 Olympic and Paralympic Games Legacy.
- The Panel's input is informing Council's draft Legacy Action Plan, building on the region's existing 10+10+ Vision developed by the 2032 Sunshine Coast Legacy Plan Community Reference Group.



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 | | 9 | | 6 | | 2 | | 1 | | 1 | |

Key activity highlights

Dark Sky Reserve

- At Council's March 2026 Ordinary Meeting, Council adopted the Sunshine Coast Dark Sky Reserve Lighting Management Plan and endorsed the Sunshine Coast Dark Sky Reserve application for the proposed Dark Sky Reserve.
- The proposed reserve area would encompass almost 900 square kilometres in the Mary River Catchment and adjoining national parks within the local government area.
- The application will be formally submitted to Dark Sky International in Quarter 4, reinforcing Council's commitment to sustainability, liveability, protection of the region's unique character, and complementing the Sunshine Coast's UNESCO Biosphere Reserve designation.

First Avenue Maroochydore streetscape upgrade

- Construction of the First Avenue, Maroochydore streetscape commenced in February 2026 to connect the established northern section of First Avenue and Maroochydore CBD, improve safety for pedestrians and cyclists, increase space for local businesses, and create shady, green streets.
- Frequent construction notifications were provided during the quarter, and a community liaison officer was appointed by the principal contractor to work closely with Council, the community and traders along First Avenue Maroochydore.

Coastal Hazard Adaptation Precinct Planning Investigations (CHAPP)

- Following a consultation period between 17 November and 12 December 2025, the Community Engagement Summary Report for the Golden Beach and Caloundra (Bulcock Beach) CHAPP was finalised and published on Council's website.
- The engagement indicated that the community is passionate about issues related to coastal hazards and there is a strong recognition of the need for long-term coastal hazard adaptation in the area.
- Detail analysis of options including cost benefit analysis will continue to progress to inform ongoing planning and decision making.



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 | 8 | | 1 | | 1 | |

Key activity highlights

Maroochydore City Centre

- Council resolved to transition SunCentral Maroochydore Pty Ltd - established to deliver the early stages of the city centre - and its functions to Council at the February 2026 Ordinary Meeting, providing streamlined governance arrangements and reduced duplication to deliver better value for ratepayers.
- Council will continue to provide strategic leadership and oversight of the Maroochydore City Centre, ensuring the project's vision, community outcomes and sustainability objectives remain central to future development.
- Key projects within the City Centre continue to progress, including Maroochy Private Hospital and the 50 First Avenue commercial buildings by Walker Corporation reaching practical completion and welcoming their first tenants.

Regional investment and growth

- Council leveraged strategic infrastructure assets, including the Sunshine Coast Airport and the Maroochydore City Centre digital assets to support investment, business activity and regional economic growth, with key activities including:
 - promotion of the \$170 million Sunshine Coast Airport domestic terminal redevelopment
 - expansion of international and trade activities through Trade and Invest Queensland missions, export development programs and sister city engagements, and
 - delivery of targeted marketing activities, generating 69 leads, 51,363 impressions and 1,436 engagements.

Sunshine Coast Innovation Ecosystem

- The first event of the Innovation @ Altitude 2026 Event Series 'Start Here' was held on 25 March 2026 and attended by 110 participants with strong representation from business founders, industry leaders, investors, and newcomers to the region and innovation ecosystem.
- The sold-out session provided a clear, practical entry point into the Sunshine Coast's innovation landscape, improving visibility of ecosystem players, strengthening cross sector connections, and enabling participants to confidently engage with local innovation pathways.



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 | 2 | 12 | | 2 | | 1 | | 1 | |

Key activity highlights

Road safety initiatives

- Council resolved 95 per cent of all traffic signal issues that were raised by the public and completed over 400 different road safety requests.
- Pacific Paradise, Currimundi and Golden Beach State Schools joined 11 other schools in the RideScore Active Schools Program, encouraging young people to choose active transport, promoting healthy choices and reducing the reliance on private vehicle trips.

Major corridor upgrade projects

- Council has continued its planning on major corridor upgrade projects to deliver a safe, efficient integrated transport system, including:
 - the commencement of the detailed design of the Sugar Road and Maud Street upgrade
 - construction tenders opened for the Caloundra Transport Corridor Upgrade
 - community consultation outcomes on the Goshawk Boulevard Extension and tenders for detailed design are underway
 - environmental assessments commenced and collaboration with the Queensland Government continued regarding the delivery of the Sunshine Motorway connection to the extension of Suncoast Beach Drive, Mount Coolum.

Draft Active Transport Plan

- Following a community engagement period between 7 October and 3 November in 2025, a Summary Report for the draft Activity Transport Plan has been published on the 'Have your Say Sunshine Coast' project page.
- Feedback on the Plan and the draft Aspirational Active Transport Network Mapping will be considered as part of the finalisation of the Plan.



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 | - | 10 | 1 | - | - | - |

Key activity highlights

Financial sustainability

- Council continued to develop the 2026-27 Budget which included the prioritisation of services, activities and capital expenditure to position the organisation for long-term success.
- Council made a pre-budget submission to the Queensland Government Treasury, highlighting key Sunshine Coast priorities. These included:
 - Sunshine Coast Indoor Sports Centre
 - Nambour Streetscape Project, and
 - improved public transport for the region.
- Council also responded to the Australian Government's Inquiry into Local Government Funding and Fiscal Sustainability, highlighting challenges such as cost shifting, the growing expense of maintaining assets and the indexation of the Financial Assistance Grants to local governments.

The Adaptation Game (TAG)

- Council implemented The Adaptation Game, a localised community climate resilience tool designed to build understanding of climate risks, support adaptive decision-making, and spark meaningful conversations about climate preparedness.
- The new engagement tool is targeted at Council staff and the community, supporting Council's broader Climate Resilience Capacity Building Program and contributing to a climate-ready organisation and region.

Customer Request Management System

- Council launched a new Customer Request Management System, Tibro, in February 2026, providing a modern, intuitive and future-ready platform to manage customer requests.
- Since implementation the system has improved staff efficiency and response times, creating additional capacity for high-value work and more responsive service delivery.

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.

- **48** community grant applications awarded, worth **\$61,140**
- **139,917** people attended community events at Council's venues
- **531** street trees planted as part of the Street Tree Master Plan
- **5,869 hectares** of landscape and garden beds maintained
- **17,956 tonnes** of greenhouse gases flared or combusted for power generation
- **\$74.4 million** spent with local businesses through procurement activities, representing **76%** of the available of procurement spend
- **1,761 businesses** accessed specialist advice and information
- **10 sponsored major events** generated an estimated economic impact of **\$17.2 million**
- **246** community land permits issued
- **\$4.3 million** invested in rehabilitating **10 kilometres** of roads for the safety of our community
- **89,055** customers assisted through our customer contact centres
- **6.90 out of 10** rating for experience with Council services
- **6.72 out of 10** rating - customers trust Council to act in the community's best interest.

Operational Plan Activities Report

Quarter 3 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. | 75% |  |  | Healthy Sunshine Coast offered more than 90 regular inclusive health and wellbeing activities across the region. New activity types were added, including Qi Gong at Alexandra Headland and Maleny, and Laughter Yoga in Buderim. Program registrations increased to more than 9,000 participants, with the Facebook community growing to over 4,900. Results from the late-2025 participant survey showed strong positive outcomes, with 87% reporting improved wellbeing through the program and 87% noting the low-cost model enabled them to participate in activities they otherwise could not afford. The most common benefits included social connection, improved wellbeing, enjoyment, and better general fitness. | 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. | 75% |  |  | Council continues to advocate for the delivery of legacy outcomes through current infrastructure projects including venues, transport, other associated initiatives and procurement opportunities. In February, the Sunshine Coast Council Citizen's Panel met to consider the Brisbane 2032 Olympic and Paralympic Games Legacy. The Citizens' Panel explored topics through dynamic information stations, had questions addressed by a Council Q&A panel, and shared ideas about how our involvement in the 2032 Games can deliver lasting benefit our region and community. The intent was to ensure that community voices directly inform Council's draft Legacy Action Plan, building on the region's existing 10+10+ Vision developed by the 2032 Sunshine Coast Legacy Plan Community Reference Group. The draft Sunshine Coast Legacy Action Plan will be presented to Council for consideration in the new financial year. | 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. | 75% |  |  | Council remains actively engaged in planning for the region's 2032 Games venues including the Sunshine Coast Stadium expansion. The Games Independent Infrastructure Coordination Authority (GIICA) has responsibility for the delivery of this project and awarded the contract for design services during the quarter. 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 for review. Finalisation of these agreements is anticipated next quarter, 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. | 75% |  |  | The Sunshine Coast Indoor Sports Network Plan was endorsed by Council in February 2026. A recommendation of the Plan is to establish an Indoor Sports Centre Advocacy Plan as a tool to attract funding contributions from the Australian and Queensland Governments, which is now live with a petition underway to source community support. Operational plans for Honey Farm Sport and Recreation Precinct are under development in anticipation of club relocations from early 2027. Formal tenures are in place with sporting clubs that will activate the Nirimba Rugby League Grounds and Baringa Sports Complex. A review of the Sunshine Coast Aquatic Plan will commence next quarter with engagement from current aquatic centre operators. | 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. | 75% |  |  | Library+ Caloundra continues to operate successfully, with strong community engagement across both library and venue spaces. The library welcomed 85,000 visitors during the quarter, representing a 92% increase compared with the same quarter last financial year, and reactivated 1,804 memberships. Venue and meeting room bookings remained strong, with event bookings up 20% on last quarter to 217 events. Development of the Libraries Plan has progressed in readiness for completion and implementation next quarter. Work continues on the replacement mobile library vehicle and route review, with delivery expected early in the 2026-27 financial year. | 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. | 75% |  |  | Council delivered strong momentum across our venues, highlighted by two National Rugby League trial matches at Sunshine Coast Stadium, including Brisbane Broncos verse Sunshine Coast Falcons, and Melbourne Storm verse Gold Coast Titans, which drew a sellout crowd of 10,000 fans. The SummerSalt Music Festival with Ocean Alley as the headlining act was held on 15 March 2026 and attracted 6,000 attendees. Caloundra Indoor Stadium hosted the Spinners Wheelchair Basketball Camps, Aged and Disability Expo, and the first ever National Karate Championships, with 450 athletes over 5 days, bringing participants and spectators from across Australia. Attendance at community events was slightly higher overall compared to the same quarter last year, reflecting steady growth across Council managed venues. Notable increases were recorded at Caloundra Indoor Stadium (16%), Coolum Civic Centre (31%) and the Events Centre (28%). The Events Centre delivered a strong lineup of performances this quarter, including Celtic Thunder, Bernard Fanning, and Legally Blonde the Musical. Venue 114 also recorded positive results, including the Conscious Life Festival attracting 1,800 attendees, representing a 40% increase in attendees compared with last year's event. | Community Strengthening |

| Code | Activity | Progress | On Time | On Budget | Activity Update | Lead Directorate |
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| 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 | 75% |  |  | Council continued to work with the Queensland Government and community partners on responding to homelessness in Nambour, including progressing discussions on a potential Day Hub and supported accommodation options. The Nambour Winter Shelter Network has been formalised, with volunteer training scheduled and service commencement planned for June. Council also supported broader discussions on expanding seasonal shelter models across the region. The Sunny Coast Sleeper Bus commenced Monday-night safe sleeps in Nambour, with strong volunteer involvement from local organisations. Council supported local organisations exploring a day sanctuary model in Coolum Beach. Two wellbeing sessions were delivered with Library Services in Nambour and Beerwah to support people experiencing financial hardship and social isolation. Council officers continued regular outreach in Nambour, contributing to positive housing outcomes and fewer people sleeping in public spaces. The Amenity Pass Program, providing free access to showers at 9 aquatic centres, was reinstated this quarter. | 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 were completed in Quarter 2 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 |
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| 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. | 75% |  |  | Implementation of the Sunshine Coast Council Stretch Reconciliation Action Plan (RAP) progressed with actions delivered across all pillars. Council strengthened partnerships with Traditional Custodians, including a vision-setting workshop between its executives and the Kabi Kabi Peoples Aboriginal Corporation. Work advanced on a First Nations Engagement Framework to support consistent, coordinated engagement. Council supported the establishment of a community-led Sunshine Coast NAIDOC Committee to guide regional celebrations. Work also began to clarify Council's responsibilities under the Aboriginal Cultural Heritage Act and Native Title Act. Council exceeded its annual target for First Nations community grant applications, receiving 17 applications attributed to improved support and communication. A First Nations Procurement Strategy is currently in development to increase procurement from First Nations businesses. A quarterly RAP Dashboard was introduced to track progress against targets and priority actions and is shared with the Stretch RAP Working Group and First Nations Community Advisory Group to demonstrate Council's progress against the RAP. | 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. | 75% |  |  | Council continued progressing key actions under the All Abilities Action Plan 2024-28. Planning advanced in partnership with Carers Queensland to deliver 2 upcoming disability-awareness workshops in May and June for Council staff. Preparation also continued for the 2026 All Access Day in the Park at Buderim, with disability-sector organisations contributing to program design and accessibility considerations. The event aims to showcase inclusive recreation options, adaptive equipment and accessible community spaces, helping to increase public understanding of disability inclusion. A total of 49 beach wheelchair bookings were made across accessible beach sites. Two presentations on the Hidden Disabilities Sunflower Initiative were delivered to over 40 STEPS students during March. These sessions helped young people understand how the initiative supports people with hidden disabilities and what the presence of the Sunflower symbol signifies in public venues. Council also continued the use of the Cerge digital accessibility platform across its venues with more than 998,000 visits to sensory guides, communication boards and virtual venue tours, reflecting growing community demand for practical, user-friendly accessibility information. | Community Strengthening |



| Code | Activity | Progress | On Time | On Budget | Activity Update | Lead Directorate |
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| 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. | 100% |  |  | The Thriving Futures: Sunshine Coast Youth Plan 2026-31 was presented and adopted by Council at the March 2026 Ordinary Meeting. Informed by the voices and input of over 1,000 young people and co-designed and developed in collaboration with the 2025 Young Leaders Academy, the plan contains 18 actions for Council to implement, alongside young people and community partners, to improve the lives of young people aged 12-24 years. Implementation of the Plan has commenced through the newly recruited Young Leaders Academy 2026, with 5 academy sessions held during the quarter focussing on leadership development, community involvement and peer connection, with strong, engaged participation from the cohort. Council staff have continued working alongside this group of young leaders, supporting them to build skills, contribute ideas, and strengthen their capacity to 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. | 75% |  |  | Work progressed on the Shine a Light on Racism campaign, including sharing the updated campaign strategy with partners and advancing a proposed collaboration with Sunshine Coast Hospital and Health Service. The campaign was promoted at 2 community events and attracted a 50% increase in community pledges. Harmony Week was delivered in partnership with community organisations and libraries, with 17 community-led events held across the region and the launch of the new Welcoming Workplaces Network for Council staff. Council continued strengthening relationships with multicultural and faith communities, including the delivery of the February Ordinary Meeting blessing by the Sunshine Coast Jewish community. The Multicultural Advisory Group met, and recruitment commenced for 2 new mentee positions. Foundational work for Welcoming Cities accreditation was completed, including internal stakeholder mapping and project scoping. Council also supported planning for the regional Career and Employment Expo by convening a cross-sector working group and progressing preparations. Engagement continued through the Mayoral Alliance for the Pacific Australia Labour Mobility (PALM) Scheme to support the wellbeing and integration of PALM workers across the region. | Community Strengthening |

| Code | Activity | Progress | On Time | On Budget | Activity Update | Lead Directorate |
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| 1.3.5 | Implement the Excellence in Engagement Framework and commence a review to further embed best practice community engagement. | 75% |  |  | The fourth session of the Sunshine Coast Citizens' Panel was hosted on 11 February 2026. The in-person session focused on the topic of Brisbane 2032 Olympic and Paralympic Games Legacy. The valuable insights received will help to inform Council's Legacy Action Plan, currently in development. All panel feedback reports are available for viewing on Council's website. Planning was also finalised for delivery of the fifth panel session to be hosted on 1 April and will focus on how Council can better understand, discuss and engage with the community on planning for growth. Early preparation for the Excellence in Engagement Framework review is underway, with benchmarking and project planning progressing, alongside continuing to embed best practice engagement across the organisation with the annual Excellence in Engagement Framework training hosted over 4 days throughout March to 25 Council officers enhancing their engagement capabilities. | Community Strengthening |



Strategic Pathway: Connected, resilient communities



| Code | Activity | Progress | On Time | On Budget | Activity Update | Lead Directorate |
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| 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. | 75% |  |  | The 2026 Horizon Festival was launched on 25 February 2026 with a program that includes 35 multi-art events across 13 locations from 1 to 10 May 2026, spanning dance and performance, live music, visual art, immersive food experiences, First Nations-led gatherings, family adventures and workshops, with visitor attendance projected at over 24,000. Three citizenship ceremonies were held this quarter for 1,019 conferees and 921 guests. The Sunshine Coast Australia Day Community Awards were held on 23 January 2026 attended by 320 people. Nominations for the 2026 Sunshine Coast Biosphere Awards were launched in March, with the ceremony taking place on 26 June 2026. | Community Strengthening |

| Code | Activity | Progress | On Time | On Budget | Activity Update | Lead Directorate |
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| 1.4.2 | Deliver the Community Grants Program to support community organisations deliver projects, events and operate facilities that meet community's need. | 75% |  |  | A total of \$61,140 was allocated to the community through 48 funding applications, which is comparable to the same period last year. This included 4 Emergency grants totalling \$10,109 and 11 Individual Development grants to the value of \$3,950 through the Community Grants Program. One Festive and Commemorative Events grant was awarded to a single-year grant recipient to the value of \$3,200. Additionally, 32 Councillor Discretionary Funding Program grants for one-off projects were awarded to the amount of \$43,881. A total of 1,008 community volunteers will be engaged in these funded projects and activities with total project costs equating to \$305,176. In line with the opening of the second Major and Minor grants round for the 2025-26 financial year, a series of grant writing workshops and a grants network and information evening were held with the aim of increasing participant confidence and capabilities in grant writing and project planning, while also showcasing Council's grants programs and external grant funding opportunities. Positive evaluation feedback was received with over 76% of participants finding the content very useful or extremely useful and rating the event as excellent or very good. | 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. | 75% |  |  | Council delivered coordinated disaster management outcomes through proactive planning, targeted preparedness activities and proportionate response operations, with early recovery considerations integrated. Progress continued on a structured, evidence-based review of the Local Disaster Management Plan to strengthen governance, capability and community resilience. The Local Disaster Management Group (LDMG) was supported through scheduled meetings and executive briefings. | Infrastructure and Natural Assets |

| Code | Activity | Progress | On Time | On Budget | Activity Update | Lead Directorate |
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| 1.4.4 | Deliver initiatives that raise awareness and understanding of domestic and family violence in collaboration with community organisations and government agencies. | 75% |  |  | Council worked closely with community partners throughout the quarter to shape a coordinated program for Domestic and Family Violence (DFV) Prevention Month in May 2026. This includes collaboration with the Red Rose Foundation and local organisations to bring Coolum's first Red Bench to Tickle Park, providing a visible reminder of the importance of DFV awareness in public spaces. Council and community partners also continued to coordinate planning for the annual DFV Candlelight Vigil and March, supporting broad community participation and shared reflection. Alongside this, joint work continued with Sunshine Coast Lightning on the DFV Prevention Round, which will feature awareness activities and resource distribution in partnership with DV Safe Phone, Zonta Sunshine Coast and Centacare. Further collaborative efforts progressed on a DFV-themed community art initiative, set to be displayed across Council libraries during May to encourage community engagement with DFV prevention messages. These actions reflect Council's ongoing commitment to working with local organisations to deliver a united and meaningful approach to DFV Prevention Month. | Community Strengthening |

Strategic Pathway: Creative, innovative communities







| Code | Activity | Progress | On Time | On Budget | Activity Update | Lead Directorate |
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| 1.5.1 | Deliver prioritised actions from the Sunshine Coast Creative Arts Plan 2023-2038, including: <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. | 75% |  |  | Applications for the Regional Arts Development Fund opened this quarter with an information session held for 40 attendees. The Creative Industries Investment Program, which provides funding to organisations and groups to deliver arts and cultural initiatives to develop the local arts ecology and provide cultural benefit to the region also opened for expressions of interest this quarter. Two exhibitions were held at Caloundra Regional Gallery and one exhibition at Maroochydoore Artspace with total attendance of 5,662 people. MadeSC, a creative and professional development program supporting 21 Sunshine Coast independent artists and 8 arts workers this quarter in creative businesses and arts organisations with residencies, training, mentorship, capacity development and marketing. The Council of Mayors South-East Queensland Public Art Grant of \$1 million was signed off by the Minister for Education and the Arts with funds to support Mooloolaba Foreshore and Library+ Caloundra projects. | Community Strengthening |

| Code | Activity | Progress | On Time | On Budget | Activity Update | Lead Directorate |
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| 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. | 75% |  |  | <p>Bankfoot House and Landsborough Museum collaboratively developed exhibitions and programs to optimise visitation including 'On the Heights', highlighting the story of the Clark sisters and their connection to mountain climbing and Bankfoot House. Community requests for built heritage advice were supported for Buderim Pioneer Cottage, Currimundi Lake archaeological material and Maleny Hotel. A Service Level Agreement with the Queensland Museum has engaged professional Museum Development Officers to deliver workshops to our heritage network. The heritage sector was supported through regional marketing programs including school holiday promotions and update and distribution of over 3,000 Heritage Discovery Guides this quarter. Programs delivered include 6 Pioneer Play sessions, 2 school groups for educational programs, 2 heritage talks, Puppet Story Time, Rock Climbing Wall, and 'Around the Track: A Grassroots to Glory Exhibition' leading up the 2032 Games was shown at Landsborough Museum. The Regional Collections Storage Facility project has been paused whilst the project undergoes review. Visitation this financial year to date totals 4,271 for Bankfoot House (30% increase from same period last year) and 6,065 for Landsborough Museum (34% increase from same period last year).</p> | 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% |  |  | An Options Paper is being prepared to seek direction for the Medium Density Demonstration Project. Previous work has identified significant barriers to delivery of the project, due to budgetary pressures, land availability and development feasibility. | 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. | 70% |  |  | A total of 531 trees were planted during the quarter, which is lower than the quarterly target due to unforeseen access and delivery logistics. To-date 2278 of the 2400 target have planted, with the remainder of the trees anticipated to be delivered in Quarter 4 to meet the annual target of 3,200 trees. | Infrastructure and Natural Assets |
| 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 Sunshine Coast Landscape Design Guide was temporarily placed on hold at the commencement of Quarter 3 due to resourcing constraints, however work has recommenced with further internal workshops to advance a design brief for the Guide. It is anticipated that this project will now be completed as scheduled. | Sustainable Growth & Planning |





Strategic Pathway: Natural assets, distinctive landscapes

| Code | Activity | Progress | On Time | On Budget | Activity Update | Lead Directorate |
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| 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. | 75% |  |  | <p>The Invasive Weeds Project has progressed artificial intelligence drone mapping data collection to train machine learning models for detecting key invasive weeds.</p> <p>A Flying Fox Education Program 'A Parliament of Animals' was piloted at Mary Cairncross Scenic Reserve to assist students in better understanding the many considerations associated with flying fox management.</p> | Sustainable Growth & Planning |



Strategic Pathway: Sustainable living

| Code | Activity | Progress | On Time | On Budget | Activity Update | Lead Directorate |
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| 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. | 60% |  |  | The demolition contractor was appointed for the former Caloundra administration building at 77 Bulcock Street following an open market tender. Local firm Hutchinson Builders is due to commence demolition works in Quarter 4, which is anticipated to be completed Quarter 1 2026-27. Design activities for the new town square have advanced, including opportunities for existing infrastructure retention to minimise disruptions while maximising outcomes for this new public realm space. New town square construction procurement and delivery is anticipated to occur through the 2026-27 financial year. | Infrastructure and Natural Assets |
| 2.3.2 | Deliver prioritised actions to repurpose the Nambour administration buildings. | 70% |  |  | Asset intervention works focused on roof and glazing upgrades to improve the Eddie De Vere building's condition and usability has been appointed to J&D Contracting following an open market tender. These works are expected to commence in Quarter 4 and are anticipated to be completed Quarter 1 2026-27. Open market leasing for use of the Fred Murray building has been completed and direct commercial negotiations with the preferred proponent is anticipated to be completed through Quarter 4. Detail design for further activation of the buildings has advanced with works procurement and delivery scheduled to occur through the 2026-27 financial year. | 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. | 65% |  |  | Following the award of the construction tender in December 2025, construction of the First Avenue Streetscape project commenced in February 2026, aligning with key milestones and deliverables of the approved grant funding agreement. Site establishment, utility services locating, and watermain relocations have commenced on site. Finalisation of the Energex relocation design and approval remains a key risk on this project. The project team is working closely with Energex to resolve this and it is not affecting the contractor's program at this time. Community updates continue to be undertaken through frequent construction notifications, and a community liaison officer has been appointed by the principal contractor who works closely with the project team, community and traders along First Avenue. | Infrastructure and Natural Assets |









| Code | Activity | Progress | On Time | On Budget | Activity Update | Lead Directorate |
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| 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. | 75% |  |  | 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 is progressing with a review of species selection completed and community engagement feedback reviewed. | Infrastructure and Natural Assets |
| 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. | 75% |  |  | The Community Engagement Summary Report for the Golden Beach, and Caloundra coastal hazard adaptation precinct planning was completed and published on Council's website. Concept options are being further refined along with a cost benefit analysis to inform ongoing planning and decision making. | Sustainable Growth & Planning |
| 2.3.7 | Deliver critical coastal seawall reconstruction projects for Moffat Beach and TS Onslow, Golden Beach. | 75% |  |  | The Moffat Beach Seawall construction is approximately 75% complete. There were construction delays due to product supply challenges and environmental conditions during the summer storm season, impacting construction timelines and increased costs to the project. Modifications to construction methodology has seen improvements and the project is anticipated to be completed late-2026. The Community Focus Group feedback on both the open space planting and western barrier design is progressing. The TS Onslow Seawall at Golden Beach is 95% complete with a practical completion date planned for late April 2026. The Golden Beach (Diamond Head) Seawall design is progressing with Section 1 from the Lamerough Canal to the Military Jetty boat ramps anticipated to commence construction in Quarter 1 2026-27. | Infrastructure and Natural Assets |

| Code | Activity | Progress | On Time | On Budget | Activity Update | Lead Directorate |
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| 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. | 75% |  |  | 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 2017-2041. Planning has commenced for a nature-based recreation precinct at the Sunshine Coast Mountain Bike Centre and Mountain Bike Olympic Venue legacy facility. Opportunities are being investigated for Nambour to Coolum trail activation and connections in the Blue Heart, through the \$5 million City Deal funding for recreation outcomes. | Infrastructure and Natural Assets |
| 2.3.9 | Deliver design initiatives as outlined in the Sunshine Coast Ecological Park Masterplan and explore strategic and financial partnerships. | 75% |  |  | Planned site investigations, cultural engagement, ecological restoration and project management activities for the Sunshine Coast Ecological Park progressed including completion of a cultural heritage survey, monthly community working bees, site revegetation activities and ongoing communication to keep the community informed and engaged of the work occurring at the park. | Sustainable Growth & Planning |

Strategic Pathway: Well-planned infrastructure

| Code | Activity | Progress | On Time | On Budget | Activity Update | Lead Directorate |
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| 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. | 75% |  |  | Nominations for the Sunshine Coast Biosphere Awards 2026 opened on 3 March 2026, celebrating and recognising excellence in sustainability. The Sunshine Coast Biosphere continued to play a leadership role within the Australian Biosphere Reserves Network, convening a third strategic workshop, focused on learning and collaboration opportunities. To complement our Biosphere designation, an application to establish Queensland's first Dark Sky Reserve was endorsed by Council on 26 March 2026. The application and supporting Lighting Management Plan will now be submitted to DarkSky International for consideration. | Sustainable Growth & Planning |



Strategic Pathway: Innovation and sustainable

| Code | Activity | Progress | On Time | On Budget | Activity Update | Lead Directorate |
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| 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. | 60% |  |  | Council is in early contract discussions with a preferred tenderer with continued the assessment of available government funding options. Due to ongoing uncertainty Council has adopted a staged, evidence led approach to Food Organics and Garden Organics implementation to support financial sustainability and regulatory compliance. Further consultation is scheduled in Quarter 4 to consider future delivery options. | Infrastructure and Natural Assets |
| 2.5.3 | Construct a new Resource Recovery Centre within the Nambour waste precinct to support ongoing modernisation of Council's waste management facilities. | 40% |  |  | Council awarded the detailed design contract for the Primary Sort and Retail Market, with delivery scheduled mid-2026, and commenced schematic design for the Primary Sort building to inform detailed design. Concept planning for the Retail Market building is underway to assess layout options and potential enlargement, while concept design of the bulk haul transfer station commenced and is scheduled for completion mid-2026. Project progress has slowed due to alignment with Council's broader waste strategy and the requirement to undertake additional schematic design. | 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. | 75% |  |  | Alternative large items waste services were presented to the Sunshine Coast Citizens Panel. Options are being presented for consideration in future budget submissions. | 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 |
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| 3.1.1 | Manage Council's statutory governance and contractual responsibilities and leverage the economic opportunities associated with the Maroochydore City Centre project. | 75% |  |  | Projects in the Maroochydore City Centre Priority Development Area continue to progress, including Maroochy Private Hospital and the 50 First Avenue commercial building by Walker Corporation, both of which have reached practical completion and had their first tenants move in. Sol by Walker (residential towers) is nearly sold out and construction works has commenced on site. Construction has also commenced on NEXTDC's SC2 data centre. During the quarter, responsibility for the functions of SunCentral was also transitioned in-house to Council. | Finance and Commercial Partnerships |



Strategic Pathway: Investment and growth

| Code | Activity | Progress | On Time | On Budget | Activity Update | Lead Directorate |
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| 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. | 75% |  |  | The regions national investment profile strengthened through an InnovationAus geospatial article, showcasing Sunshine Coast's subsea to space capabilities, highlighting local industry collaboration, and positioning the region as a growing hub for geospatial intelligence and advanced digital technologies. In addition, the KPMG benchmark report identified Sunshine Coast as a national leader in investment attraction and the focus on digital infrastructure as a competitive advantage for the region. Key initiatives included: <ul style="list-style-type: none"> • Promotion of major projects including the \$170 million Sunshine Coast Airport domestic terminal redevelopment. • Highlighted local business successes including GreaseBoss' partnership with Castrol. • Expanded international and trade activities via Trade and Invest Queensland missions, export development programs and Sister City engagements, supporting global market access and inbound investment. • Delivered marketing activities which generated 69 leads, 51,363 impressions and 1,436 engagements. Investment outcomes this quarter are forecast to deliver \$24.54 million in economic impact and 74 new Full-Time Equivalent jobs. | Sustainable Growth & Planning |



| Code | Activity | Progress | On Time | On Budget | Activity Update | Lead Directorate |
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| 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. | 65% |  |  | Project construction is progressing with works currently focused on seawall replacement. All seawall subsurface piles (over 550) are now complete, marking an important milestone for seawall foundation and coastal protection. Despite the first milestone of opening the seawall in front of the surf club being delayed (now anticipated for May 2026), the entire project completion remains on track. The beach area between the construction site and ocean has remained open and reports from accommodation businesses confirms summer school holidays bookings were strong. External stakeholders continue to be updated as per communications plan through a range of processes including 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, endorsed and now overseen by Mooloolaba Chamber of Commerce. | Infrastructure and Natural Assets |
| 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 now complete. The project cost estimates for this design significantly exceed the budget estimated costs considered in the project business case. The Project Gateway Review will soon take place to assess project feasibility and options. | Finance and Commercial Partnerships |



Strategic Pathway: Business retention and expansion

| Code | Activity | Progress | On Time | On Budget | Activity Update | Lead Directorate |
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| 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. | 75% |  |  | An International Women's Day Breakfast event was delivered by the Sunshine Coast Business Women's Network on 10 March at The Events Centre. Keynote speaker - Victoria Devine, founder of She's On the Money (an Australian Finance and Business Podcast) provided insights around current challenges and priorities of women-led businesses across the region, which will help inform upcoming engagement activities. Overall, the event directly contributed to expanding Council's business network and enhancing visibility of the support available to small businesses. The Resilient Business Series concluded the scheduling of monthly programming. All materials have now been converted into accessible digital resources, enabling businesses to engage with resilience content at any time and at their own pace. This transition ensures the longevity and continual value of the program, supporting businesses to build preparedness and adapt to evolving challenges. | Sustainable Growth & Planning |



| Code | Activity | Progress | On Time | On Budget | Activity Update | Lead Directorate |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| 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. | 75% |  |  | 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. During the quarter, a working group was established to develop and implement a First Nations Procurement Strategy. | Finance and Commercial Partnerships |

Strategic Pathway: Innovation, technological advancement and scaling up

| Code | Activity | Progress | On Time | On Budget | Activity Update | Lead Directorate |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| 3.4.1 | Deliver an Artificial Intelligence Planning Assistant Tool to assist employees and customers with queries relating to residential development. | 100% |  |  | The Artificial Intelligent (AI) Development Assistant Tool was formally launched in November 2025, with this pilot program now completed and transitioned to business as usual. Since its launch, the online enquiry tool has received approximately 1,900 enquiries, demonstrating strong uptake and community demand. Engagement peaked in November with 437 enquiries and has seen sustained usage across subsequent months averaging 192 enquiries. This consistent level of enquiry highlights the tool's value as an additional channel for customers to receive development related information. Approximately 35% of enquiries have been submitted outside business hours, indicating that the tool has significantly improved accessibility to development information and enhanced the overall service experience for Sunshine Coast residents. | Sustainable Growth & Planning |

| Code | Activity | Progress | On Time | On Budget | Activity Update | Lead Directorate |
|-------|-----------------------------------------------------------------------------------------------------------------------------|----------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| 3.4.2 | Deliver the Sunshine Coast Innovation Ecosystem Development Project and grow the region's innovation and business capacity. | 75% |  |  | The first event of the Innovation @ Altitude 2026 Event Series - 'Start Here' was held on 25 March, attracting 110 participants with strong representation from business founders, industry leaders, investors, and newcomers to the region and innovation ecosystem. Delivered in collaboration with local industry networks, the sold out session provided a clear, practical entry point into the Sunshine Coast's innovation landscape, improving visibility of ecosystem players, strengthening cross sector connections, and enabling participants to confidently engage with local innovation pathways. The event established Innovation @ Altitude as an ongoing, community building platform aligned with the objectives of Sunshine Coast Council's Regional Economic Development Strategy 2013-2033, supporting economic diversification, innovation led industry growth and talent attraction and retention Council submitted a regional response to the Queensland Government's 'Accelerating Science and Innovation for a Better Future' Discussion Paper, highlighting the Sunshine Coast's readiness to scale its innovation ecosystem. | Sustainable Growth & Planning |

Strategic Pathway: Talent and skills

| Code | Activity | Progress | On Time | On Budget | Activity Update | Lead Directorate |
|-------|----------------------------------------------------------------------------------------------------------------------------------|----------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| 3.5.1 | Deliver initiatives that support the attraction of talent and international students to the region through Study Sunshine Coast. | 75% |  |  | Study Sunshine Coast held the first Sunshine Coast International Student Welcome event at Altitude Nine, with more than 60 international students attending to mark the start of their journey on the Sunshine Coast. Study Sunshine Coast participated in the UniSC Orientation week, engaging with approximately 500 new domestic and international students. Study Sunshine Coast, in partnership with Diverse Queensland Workforce (DQW), exhibited at the UniSC International Student Connect Day, engaging with over 150 new international students. | Sustainable Growth & Planning |

8.2 MATERIAL CHANGE OF USE TO ESTABLISH A TOURIST PARK - 29 ROBERTS STREET, GLASS HOUSE MOUNTAINS

| | |
|---------------------|-------------------------------------------------------------------------------------------|
| File No: | MCU23/0310 |
| Author: | Lead Senior Development Planner Sustainable Growth and Planning |
| Appendices: | App A - Recommended Conditions of Approval..... 63 ↓ |
| Attachments: | Att 1 - Detailed Assessment Report..... 79 ↓ |
| | Att 2 - Proposal Plans..... 117 ↓ |
| | Att 3 - Concurrence Agency Response 127 ↓ |
| | Att 4 - Public Notification - Submissions Location Map 133 ↓ |

Link to Development.i:

<https://developmenti.sunshinecoast.qld.gov.au/Home/FilterDirect?filters=DANumber=MCU23/0310>

PURPOSE

The purpose of this report is to seek Council's determination of a development application for a Development Permit for Material Change of Use of Premises to establish a Tourist Park at 29 Roberts Street, Glass House Mountains.

The application is before Council due to the level of community interest about the application.

EXECUTIVE SUMMARY

The application seeks a Development Permit for a Material Change of Use of Premises to establish a Tourist Park at 29 Roberts Street, Glass House Mountains.

The proposal comprises 8 accommodation cabins, a caravan and camping area with 12 sites, a central ancillary office/camp kitchen/ café building, an amenities building and rural/farm experiences for guests.

All Tourist Park facilities are proposed for guest use only, with no external use of the facilities by the general public.

The application is impact assessable and has been assessed against the whole of the *Sunshine Coast Planning Scheme 2014* (the Planning Scheme) under s45(5)(a) of the *Planning Act 2016*, including the strategic framework and relevant codes.

A total of 117 submissions were received, of which 115 were determined to be 'properly made' in accordance with the *Planning Act 2016*. All but 1 properly made submission identified their objection to the proposal. The relevant matters raised in these submissions were considered in the assessment of this application.

Following public notification and in response to the issues raised in the submissions, the applicant changed the proposed development by reducing the intensity and scale. This included removing the Function Facility and Food and Drink Outlet land uses, and ancillary timber mill activities, from the application.

The proposed development has been assessed against the relevant provisions and codes of the *Sunshine Coast Planning Scheme 2014*. A Tourist Park is specifically identified by the Planning Scheme as a 'potentially consistent' use for the Rural zone, subject to an assessment of the location and constraints of the subject site in the context of the characteristics of the proposed development. In this case, the proposed Tourist Park, as significantly modified by the applicant to reduce its intensity and scale, is assessed as being of an appropriate nature, scale and intensity having regard to the size of the rural site and its surrounding context.

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

The application is recommended for approval with reasonable and relevant conditions.

OFFICER RECOMMENDATION

That Council:

- (a) **receive and note the report titled "Development Application MCU23/0130 - Tourist Park - 29 Roberts St GLASS HOUSE MOUNTAINS"**
- (b) **APPROVE Application No. MCU23/0130, and grant a Development Permit for Material Change of Use of Premises to Establish a Tourist Park subject to imposition of reasonable and relevant conditions in Appendix A and**
- (c) **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

In the event of an approval, Infrastructure Charges in the order of \$83,451.49 for the Tourist Park use will be payable in accordance with Council's Infrastructure Charges Resolution.

CORPORATE PLAN

| | |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Corporate Plan Goal: | <i>Managing for growth</i> |
| 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

The Divisional Councillor, Councillor J Broderick has been briefed throughout the assessment of the application.

All Councillors have been provided a briefing on the application following public notification.

Internal Consultation

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

- Principal Development Engineer, Specialist Services Team

- Senior Biodiversity Officer, Specialist Services Team
- Environmental Management Officer, Specialist Services Team
- Principal Development Engineer - Traffic, Specialist Services Team
- Tourism Lead, Economic Development Branch.

External Consultation

The application was referred to the Department of State Development, Infrastructure and Planning (formerly known as Department of State Development, Manufacturing, Infrastructure and Planning) for concurrence agency assessment in relation to the future railway corridor.

The department provided an amended response on 6 March 2026 which reflects the amended proposal in terms of the reduction in intensity and scale of the development. The conditions proposed by the Department must be attached to any development approval.

Community Engagement

The application was publicly notified for 15 business days between 30 October 2024 and 20 November 2024 in accordance with the requirements of the *Planning Act 2016*. A total of 117 submissions were received, of which 115 were determined to be 'properly made' in accordance with the *Planning Act 2016*. All but one submission opposed the development.

A map identifying the location of where the submissions were received from is provided in **Attachment 4**.

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.

PROPOSAL

The application seeks a Development Permit for a Material Change of Use of Premises to establish a Tourist Park at 29 Roberts Street, Glass House Mountains.

The proposed Tourist Park consists of 8 accommodation cabins, a caravan and camping area with 12 sites, ancillary office/administration area, amenities and rural/farm experiences for guests (e.g. horse paddocks, market gardens).

A total of 10 single storey buildings are proposed which include:

- A central office, camp kitchen and café building for guests only and not the general public. This building would act as the reception area for the Tourist Park.
- A total of 8 accommodation cabins, with four of these being 2 bedroom and four being 1 bedroom. Each cabin is self-contained with a kitchen, ensuite, living/dining area and verandah.
- A camping and caravan amenities building with toilets, showers and laundry facilities.

All proposed buildings are single storey, with the tallest building being the visitor centre building which has a maximum building height of 7.7 metres to the peak of its roof. All other buildings are proposed to be smaller in height than this building. All buildings are to be finished with timber-look cladding and colorbond roof sheeting, and the majority of the buildings are proposed to be elevated on stumps.

Access to the proposed development would be via Roberts Street. General vehicle access would be provided along a central access driveway, with carparking located along this driveway in proximity to the main use areas. The development proposes 27 on-site parking spaces, including two parking spaces for people with disabilities. In addition, each camp site would be adequately sized to cater for one parked vehicle.

Landscape buffers and generous boundary setbacks are proposed to all boundaries.

The existing dwelling and associated sheds in the northern part of the site would remain. The applicant has advised that the residents within the existing dwelling would be the on-site managers for the proposed Tourist Park.

On-site waste collection is proposed from a screened bin enclosure and washdown area located adjacent to the central office, camp kitchen/café building. The bin store area is proposed to be of sufficient size to accommodate bulk bins, which will be serviced weekly by a waste collection vehicle.

The applicant has advised they intend to connect the proposed development to reticulated water and sewer infrastructure. It is noted that this will require a connection permit from Unitywater. In the event that Unitywater do not issue a connection permit, the site is capable of accommodating an appropriate on-site effluent disposal system and conditions are recommended accordingly.

Proposal plans, elevations and sections are included in **Attachment 2** of this report.

A detailed assessment of the application has been undertaken and is included in the officer's Detailed Assessment Report at **Attachment 1**, which includes an assessment of the pertinent issues of land use, traffic impacts, landscape buffering and rural amenity and character.

The proposed Tourist Park is assessed as being of an appropriate nature, scale and intensity having regard to the size of the rural site and its surrounding context. The proposed development is identified by the Planning Scheme as a 'potentially consistent' use for the Rural zone and a site-specific assessment has determined that the proposal complies with the requirements of the Planning Scheme and does not raise any issues that cannot be addressed by reasonable and relevant conditions. In particular, the development proposes adequate landscape buffering and low-rise, dispersed buildings that are set back at least 120m from the nearest adjoining residential property, and generally 200m from the residential properties to the east on Youngs Road. With regard to traffic and access, recommended conditions requiring upgrades to the external roads utilised by the development would be consistent with operational standards of the road network.

It should be noted, that following public notification and in response to the issues raised in the submissions, the applicant changed the proposed development by reducing the intensity and scale. This included removing the Function Facility and Food and Drink Outlet land uses, and ancillary timber mill activities, from the application.

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.

Policy

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

Risk

Council's decision can be appealed to the Planning and Environment Court by the applicant or properly made submitters. 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 full and detailed assessment report is included as **Attachment 1** to this report. The detailed assessment reports contain all the specific assessment details under the Planning Scheme considered in Council's assessment of the application.

A copy of the proposal plans, elevations and sections are included as **Attachment 2** to this report.

A copy of the Department of State Development, Infrastructure, Local Government and Planning (SARA) Concurrence Agency response and conditions are included as **Attachment 3** to this report.

A map identifying the location of where the submissions were received from is provided as **Attachment 4** to this report.

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

Critical Dates

The applicant has agreed to extend the decision stage until 21 May 2026 in accordance with the provisions of the *Planning Act 2016*.

Implementation

Council officers will communicate the outcome of Council's resolution to the applicant and submitters as required by the legislation.

8.3 ACTIVE TRANSPORT PLAN 2026

File No: Council Meetings

Author: Coordinator Transport Strategy & Policy
Sustainable Growth and Planning

Appendices: App A - Active Transport Plan 2026 147 [↓](#)

Attachments: Att 1 - Human Rights Assessment of Compatibility 273 [↓](#)

PURPOSE

The purpose of this report is to seek Council endorsement of the Active Transport Plan 2026 (Appendix A).

EXECUTIVE SUMMARY

Council’s current Active Transport Plan 2011-31 was adopted in 2011. Much has changed since then, and as a result, Council commenced the process to develop an updated Active Transport Plan (the Plan) in 2023. To ensure the Plan responded to the needs of the Sunshine Coast community, early engagement was undertaken in May/June 2024 to understand the community’s insights and perceptions of active transport on the Sunshine Coast.

This information provided the foundation for shaping the Plan alongside an understanding of the state of the network, recognition of proposed major projects and events planned for the region and an understanding of the strategies that guide how we plan for the delivery of transport.

The Plan has been developed to guide Council’s program of works over the next 10 years for active transport. With a focus on planning, infrastructure delivery, the promotion of active transport use and advocacy to the State for improved active transport connectivity across the region, the Plan has been developed with a vision to "Create a liveable, healthy, safe and connected Sunshine Coast by making walking, riding and rolling an easy choice for everyday trips".

The Plan identifies actions for delivery according to three (3) priority areas:

- Networks and infrastructure
- Supporting activities
- Promote, influence and encourage.

To support the vision for active transport, draft aspirational walking and riding network mapping (draft mapping) has been developed and forms part of the Plan. The draft mapping shows where planned infrastructure may be delivered through a ‘one-network’ approach involving Council, the State and private development.

A draft Plan was shared with the community during a second phase of community engagement for comment and feedback in 2025. Our community was invited to attend any of the seven (7) pop-up sessions and provide feedback by:

- Completing an online survey
- Exploring and commenting on the draft aspirational walking and riding network interactive map.

The final version of the updated Plan and draft mapping have been refined in response to the comments received.

The Plan outlines clear achievable actions that will guide Council's decisions to support people of all ages, genders and abilities feel safe and included when they choose to use active transport.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Active Transport Plan 2026" and**
- (b) endorse the Active Transport Plan 2026 (Appendix A).**

FINANCE AND RESOURCING

There are 54 actions outlined for delivery in the Active Transport Plan 2026 (the Plan). The Plan identifies how each of the actions are to be funded to achieve delivery.

There are 24 actions identified as achievable within existing resources, a further 23 actions that are subject to funding from a range of internal and external programs, four (4) actions that are subject to additional funding and three (3) actions that are subject to State funding. Where actions are subject to delivery through State funding, Council's role is to advocate to the State for their delivery.

Any actions that are subject to additional funding will require the submission of budget requests for consideration through Council's annual budget process.

It is important to acknowledge that while there are many internal programs that can contribute to funding the delivery of active transport infrastructure, leveraging State and Federal grant opportunities will be important to accelerate project delivery, reduce financial pressure on Council, enable higher quality outcomes and align local projects with State and Federal priorities.

Delivery of the Plan will be resourced by one full-time Council officer with an existing position in the organisation.

CORPORATE PLAN

| | |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Corporate Plan Goal: | <i>Managing for growth</i> |
| Strategic Pathway: | 4.2 - Smart and sustainable mobility |
| Operational Activity: | 4.2.1 - Review the Active Transport Plan to emphasise walking and riding as an essential part of an integrated transport system by offering greater transport options and improved liveability, safety and wellbeing benefits. |

CONSULTATION

Councillor Consultation

Councillors were consulted on the draft Active Transport Plan 2026, draft aspirational walking and riding network mapping, both phases of community engagement and the community feedback received to inform development of the Plan.

Internal Consultation

Council teams who interface with the delivery of active transport or have leading roles in the delivery of actions identified in the Plan were consulted and include:

- Sustainable Growth and Planning - Urban Growth Projects, Environment and Sustainability Policy
- Infrastructure and Natural Assets - Parks and Gardens, Design and Place Making
- Business Transformation and Performance - Marketing, Strategy and Policy
- Community Strengthening - First Nations, Community Planning and Engagement, Community Connections and Partnerships, Tourism and Major Events
- Finance and Commercial Partnerships - Asset Management.

External Consultation

External consultation is outlined in the Community Engagement section of this report.

Community Engagement

Community engagement activities were undertaken over two phases (2024 and 2025) to inform and develop the Plan.

Developing the Plan - First phase of engagement

Broad community engagement

Online surveys were completed by 482 community members during a four-week engagement period. More women than men responded and around two (2) per cent of the responses indicated they use a mobility aid which under-represented the group within the region. All age groups were generally well represented except for those aged under 35 years.

Through analysis of the survey results themes emerged which shaped and informed development of the Plan.

Key stakeholder engagement

Targeted stakeholder engagement was undertaken to ensure the Plan also reflected the thoughts of local community and business groups as well as peak community-based advocacy groups. Feedback from local university students was also sought.

Undertaking this targeted engagement provided the opportunity to explore some of the emerging themes from the broad community engagement through more targeted conversations and provide reassurance that the messages heard remained appropriate and were interpreted correctly.

Feedback on the draft Plan - Second phase of engagement

Further engagement was undertaken with the community to collect feedback on the draft Plan and draft aspirational active transport network mapping.

Broad community engagement

Our community was invited to attend any of the seven (7) pop-up sessions held across the region at locations including Beerwah, Caloundra, Coolumb, Kawana, Mapleton, Maroochydore and Yandina. Pop-up events focussed on creating awareness of the draft Plan, draft mapping, the online survey and the outcomes sought from the project.

Online surveys were completed by 124 respondents, and an additional 227 contributions were made in the draft aspirational active transport network interactive mapping activity. More men than women responded and around 15 per cent of the respondents indicated they lived with a disability which may reflect the proportion of respondents in the 60-84 year age bracket who took the time to respond. All age groups were generally well represented except for those aged under 35 years and those aged over 85 years old. There were no respondents aged under 18 years old.

PROPOSAL

Council's Corporate Plan 2025-30 has set a clear vision to be Australia's most sustainable region. Connected. Liveable. Thriving. Active transport can support Council to achieve this vision. Access to sustainable transport networks is more important than ever before with our population continuing to grow and forecast to exceed 560,000 by 2046 (ShapingSEQ, 2023). The Sunshine Coast Community Strategy 2019-2041 (2024 Refresh) and Integrated Transport Strategy (2018) both outline clear and ambitious targets to increase the share of active and public transport trips.

Council's current Active Transport Plan 2011-31 was adopted in 2011. Recognising the need to stay current, while being relevant and responsive, an action to update it was identified in the Integrated Transport Strategy (2018).

Informing and shaping the Plan

Council commenced the process to develop an updated Active Transport Plan (the Plan) in 2023. The following considerations have informed and shaped the Plan:

1. Defining the modes of active transport

Active transport is defined as walking, riding or rolling - travelling from place to place using physical effort.

- Walking can include pushing prams, using a cane or jogging as a means of travel
- Riding can be using bicycles, legal e-bikes, scooters or cargo bikes
- Rolling can include using a wheelchair or mobility scooter.

It is acknowledged that users of personal mobility devices will also travel along the active transport network. Although personal mobility devices aren't considered a form of active transport, the use of these devices is expected to grow.

Short, local trips of less than 5km are well suited to active transport and typically include the daily commute to work or school, completing errands, accessing services or facilities and engaging in leisure or recreational activities.

2. Early community engagement

To ensure the Plan responds to community needs, early engagement was undertaken in May/June 2024 to understand local preferences, values and barriers to using active transport. From these insights the following themes emerged that helped to inform and shape the Plan's three priority areas for action:

- Increasing connectivity
- Removing barriers to inclusivity
- Valuing the needs for all user group.

Through the early engagement our community indicated that many travel by bike or walk for recreational purposes and not for travel purposes.

Survey respondents indicated that 39 per cent considered themselves 'interested but concerned' riders. This type of rider enjoys riding for recreation, would like to ride more but are hesitant to mix with road traffic. They prefer quiet routes or separated paths. Importantly, supporting this group to ride more frequently represents the greatest opportunity to achieve the Sunshine Coast mode shift target.

3. State of the walking and riding networks

In order to respond to the community's desire for greater network connectivity, it was important to understand the active transport network. This assessment assisted with identifying missing links in the network and locations where infrastructure may not be to a standard that supports safe travel by walking, riding or rolling.

Upon reviewing the current network, we have determined that:

- Established residential areas have fewer paths
- Approximately 40 per cent of the paths are not compliant with the *Disability Discrimination Act 1992* being less than 1.8m wide
- Wider paths and separated cycle tracks are predominantly located in emerging communities
- The on-road riding network only suits the most confident rider.

4. Proposed major projects and events in the region

Importantly, the Plan recognises the significant infrastructure being planned across the region including:

- The Wave - Stages 1 and 2 (Rail) and Stage 3 (Metro)
- Brisbane 2032 Olympic and Paralympic Games (the Games).

Integrating an inclusive and accessible active transport network to public transport stops and stations as well as to the Games venues, supports sustainable transport outcomes for both event delivery and future generations.

5. Strategies that guide how we plan for transport

Global, National, State and local strategies and policies have both guided and provided a policy framework for the Plan. The Plan supports the:

- United Nations Sustainable Development Goals
- National Road Safety Strategy 2021-2030
- Queensland Health's Healthy Places, Healthy People (2023) framework and ShapingSEQ 2023, the Queensland Government's vision for growth
- Sunshine Coast Corporate Plan 2025-30, Sunshine Coast Community Strategy 2019-2041 (2024 Refresh) and the Integrated Transport Strategy (2018).

Vision, objectives and priority areas for action

Collectively, this information has helped to shape the Plan's vision for active transport on the Sunshine Coast. There are four (4) guiding objectives and three (3) priority areas for identifying, developing and implementing actions over the next 10 years.

The vision for active transport across the Sunshine Coast is to:

Create a liveable, healthy, safe and connected Sunshine Coast by making walking, riding and rolling an easy choice for everyday trips.

The vision is underpinned by four (4) guiding objectives that provide the foundation for identifying, developing and implementing actions:

- Equitable access - everyone feels safe and included
- Liveable and sustainable - preserving our lifestyle and amenity as change occurs
- Vibrant and attractive places - creating places where people want to spend time
- Creating change - becoming a place where safety and using active transport is the norm.

Three (3) priority areas for identifying, developing and implementing actions have been described as:

1. Networks and infrastructure

Actions in this priority area provide a primary layer of improvements to the network and increase connectivity. Actions have been developed under the following themes:

- Local connections and better connectivity
- Safer crossings and streets
- Project integration and infrastructure delivery
- Supporting public transport
- Road space reallocation

- Lower cost big value solutions
- Funding and reporting.

2. *Supporting activities*

Activities in this secondary layer of actions provide supportive improvements through shade, end of trip facilities and safety improvements which can make active transport an easy choice that feels pleasant, safe and enjoyable for our users. These actions will be delivered according to the following themes:

- Prioritising safety
- Complementary facilities
- First Nations heritage
- Greening the networks
- Maintaining our assets.

3. *Promote, influence and encourage*

The third layer of actions is to ensure there is a focused effort on encouraging and influencing people to walk, ride and roll more through promotional campaigns, support for travel behaviour programs and improving tools to make active transport information readily and easily available. These actions will target the following themes:

- Promotion and awareness
- Influence
- Encourage
- Lead by example.

To provide further detail on these three (3) priority areas for action, separate information sheets for each of the areas have been developed to complement the Plan.

Detailed Action Plan

The Plan has identified 54 actions to be delivered across the following priority areas:

- Networks and infrastructure - 17 actions
- Supporting activities - 14 actions
- Promote, influence and encourage - 23 actions.

Each action is described with a:

- Timeframe for delivery (in progress, short term (0-5 years), medium term (5-10 years) and ongoing)
- Priority rating of high, medium and low priority to indicate the impact the proposed action will have to achieve the vision of the Plan
- Measure for each action to communicate annual delivery while providing a means for year-on-year comparison when appropriate

- Funding mechanism, which is described as *achievable within existing resources, subject to funding from a range of internal and external programs, subject to additional funding or subject to State funding.*

The ultimate measure of success for the Plan will align with the ambitious 2041 mode share targets set in Council's Integrated Transport Strategy (2018):

- 20 per cent of trips use active transport
- 10 per cent of trips use passenger transport
- 70 per cent of trips use private vehicle.

However, reaching the ultimate target will be an iterative process. The success of each of the actions will be reviewed annually as part of the Active Transport Plan Annual Report.

The Plan has a 10-year lifespan and to ensure it remains contemporary and responsive to changes in the region, it is intended that the Plan is reviewed after 5 years.

Draft Aspirational Active Transport Network Mapping

To support the vision for active transport, draft aspirational walking and riding network mapping was developed as part of the Plan. The draft network maps show both existing and planned network information and identify where future networks may be delivered through a 'one network' approach involving Council, the State, and private development. The Plan is not intended to identify a schedule of works for delivery of the planned network.

The Plan incorporates both aspirational riding and walking network maps at the regional level and more detailed maps at the divisional level. The divisional mapping shows a clear intent to improve local active transport networks and connect people to public transport stops and stations, schools, activity centres, community facilities and recreation areas.

Refining the Plan

In October/November 2025, Council undertook a second phase of engagement and shared a draft Plan for comment and feedback with the community. Our community was invited to attend any of the seven (7) pop-up sessions and provide feedback by:

- Completing an online survey
- Exploring the aspirational active transport network interactive map and providing comment.

It was the intent of the survey to determine whether the community felt there was anything missing from the guiding objectives and if they had feedback on the actions identified according to the three (3) priority areas. Comment and feedback was also sought on the draft aspirational active transport network.

This feedback has informed the final version of the Plan.

Legal

There are no legal implications relevant to this report.

The Active Transport Plan 2026 complies with, and supports the objectives of the following legislation:

- *Local Government Act 2009 (QLD)*
- *Human Rights Act 2019 (QLD)*
- *Anti-Discrimination Act 1991 (QLD)*
- *Racial Discrimination Act 1975 (Cth)*
- *Sex Discrimination Act 1984 (Cth)*
- *Disability Discrimination Act 1992 (Cth)*
- *Age Discrimination Act 2004 (Cth).*

The Plan engages multiple human rights because it will shape how people move through, access and participate in public space. The following rights are assessed further in Attachment 1 - Human Rights Assessment of Compatibility:

- Recognition and equality before the law
- Freedom of movement
- Right to liberty and security of person
- Peaceful assembly and freedom of association
- Taking part in public life
- Freedom of expression
- Protection of families and children
- Cultural rights.

The Plan seeks to make positive contribution of the realisation of these rights. A potential limitation has been identified in relation to Freedom of Movement should the Plan result in actions which are perceived to reduce the freedom of movement of those travelling by vehicle, however, these potential future limitations will be balanced by the interest of safety and are subject to additional investigation.

Policy

The Active Transport Plan 2026 aligns with:

- Sunshine Coast Council Corporate Plan 2025-2030
- Sunshine Coast Community Strategy 2019-2041 (2024 Refresh)
- Sunshine Coast Integrated Transport Strategy (2018).

Risk

If the Active Transport Plan 2026 is not adopted, the following risks may arise:

- Continued reliance on private vehicle travel may increase traffic congestion and pressure on Council resources through higher investment and ongoing costs for roads and parking infrastructure

- Lack of community trust, reduced transparency and exposure to criticism for lack of strategic leadership on transport issues
- Lack of a coordinated framework to deliver safe and affordable transport options for the Sunshine Coast community
- Misalignment between community aspirations and Council's strategic direction for liveability, health and wellbeing, environmental outcomes and economic prosperity matters
- Reduction in Council eligibility and competitiveness for State and Federal funding due to absence of endorsed strategic plan to support walking and riding investment.

Previous Council Resolution**Ordinary Meeting 2 February 2011 (OM11/24)**

That Council:

- Receive and note the report titled "Sunshine Coast Sustainable Transport Strategy 2011 - 2031 and Active Transport Plan 2011 - 2031"*
- Adopt the Sunshine Coast Sustainable Transport Strategy 2011 – 2031 (Appendix A) as the key document to guide the Council in future transport planning and management decisions, subject to sound triple bottom line business case planning and the flexibility to accommodate innovation where appropriate, with the exception of provision for paid parking and the proposed reduction in minimum standards*
- Adopt the Active Transport Plan 2011 – 2031 (Appendix B) as the key document (subordinate only to Appendix A) to guide the Council in future active transport planning and management decisions, subject to sound triple bottom line business case planning and the flexibility to accommodate innovation where appropriate*
- Refer the action plans of the Sunshine Coast Sustainable Transport Strategy 2011 – 2031 (Appendix A) and the Active Transport Plan 2011 – 2031 (Appendix B) to the 2011/2012 operational plan and budget process*
- Acknowledge and thank the members of the Transport Community Group, Cycling Reference Group and the wider community for their contribution to the development of the Sunshine Coast Sustainable Transport Strategy 2011 – 2031 and the Active Transport Plan 2011 – 2031.*

Related Documentation

There is no related documentation relevant to this report.

Critical Dates

There are no critical dates relevant to this report.

Implementation

Should the recommendation be accepted by Council, it is noted that the Chief Executive Officer will:

- Oversee finalisation of the Active Transport Plan 2026 and make it publicly available on Council's website, including an accessible text-only version.
- Subject to adoption of Appendix A, the document will be graphically designed in line with corporate guidelines and delegate authority to the Chief Executive Officer to make any minor amendments as required to finalise.

8.4 APRIL 2026 FINANCIAL PERFORMANCE REPORT

Report to be provided.

8.5 SALE OF LAND FOR ARREARS OF RATES

File No: Council Meetings
Author: Coordinator Financial Operations
Finance and Commercial Partnerships
Attachments: Att 1 - 2026 Sale of Land - *Confidential*

PURPOSE

This report has been prepared to seek Council's approval to commence Sale of Land procedures where rates and charges have been overdue for at least three years, in accordance with the *Local Government Regulation 2012* (Qld).

The Sale of Land List attachment is confidential under Local Government Regulation 2012 (Qld), a local government need not make a related report publicly available to the extent it contains information that is confidential to the local government. The Sale of Land List contains information that is confidential to Council, including the amount of rates outstanding for each property, landowner details, mortgage, and property descriptions.

EXECUTIVE SUMMARY

The *Local Government Regulation 2012* (Qld), Chapter 4, Part 12, Division 3, applies where some of the overdue rates and charges have remained unpaid for a period of at least three years and allows a local government to sell the land on which the rates or charges were levied (Sale of Land procedures). The land is sold by way of public auction.

In preparing this report, the Chief Executive Officer advises that Attachment 1 contains confidential information which should be considered and discussed in a closed session of the Council meeting in accordance with Section 254J(3)(e) and (f) of the *Local Government Regulation 2012* (Qld). The Sale of Land List contains information that is confidential to Council, including the amount of rates outstanding for each property and personal information of the landowner. For these reasons, it is recommended that should Councillors wish to discuss the confidential information in **Attachment 1** (Sale of Land List), Council resolve to close the meeting under section 254J(3)(e) and (f) of the *Local Government Regulation 2012* (Qld).

On 20 January 2026, 58 properties were identified as having some of the rates and charges overdue for at least three years and falling within the scope of the Sale of Land procedures. As at 6 May 2026 there are 26 properties on the Sale of Land List, with overdue rates and charges totalling \$424,474.19 As the Sale of Land procedures progress the number of properties with overdue rates and charges will continue to reduce as landowners take action to pay their rates.

Over the last five years two properties have been auctioned as an outcome of the Sale of Land procedures.

In the event that Council approves the recommendations in this report, the legislation directs the following timelines:

- First statutory notice – Notice of Intention to Sell to be issued as soon as practical after Council approval, scheduled in June 2026.
- Second statutory notice – Auction Notice scheduled to be issued in September 2026 and Sale of Land auction (if required) scheduled to occur in October 2026.

OFFICER RECOMMENDATION

That Council:

- receive and note the report titled "Sale of Land for Arrears of Rates"**
- pursuant to Section 140(2) of the *Local Government Regulation 2012 (Qld)* sell the land where some or all of the rates or charges for the land have been overdue for at least three years as at 31 December 2025 in accordance with Chapter 4, Part 12, Division 3 of the *Local Government Regulation 2012 (Qld)* to recover outstanding rates and charges, and**
- delegate to the Chief Executive Officer the power to take all further steps under Chapter 4, Part 12, Division 3 of the *Local Government Regulation 2012 (Qld)* to effect the sale of the land procedures, including for the avoidance of doubt the power to end the sale procedures.**

FINANCE AND RESOURCING

There are 26 properties on the Sale of Land List, with total rates outstanding of \$424,474.19, where some of the overdue rates and charges have remained unpaid for a period of at least three years. By proceeding with the Sale of Land procedures, the balance of the community will not be required to bear the financial burden of long-term rate debts.

Council has a community responsibility to collect rates and charges outstanding in a timely manner to finance its operations, carry out essential services and ensure effective cash flow management. Council is proactive in the recovery of outstanding rates and charges and every effort has been taken to minimise the number of properties with some of the rates outstanding for a period of at least three years.

CORPORATE PLAN

| | |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Corporate Plan Goal: | <i>Organisational excellence</i> |
| Outcome: | 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

Councillors have been updated on the Sale of Land process.

Internal Consultation

Internal consultation has been undertaken with the Legal Team.

External Consultation

In January 2026, Council issued 58 letters to those landowners who had some of the rates and charges overdue for at least three years, advising their property was included in the 2026 Sale of Land List. In March 2026, a second letter was issued to the landowners whose properties remained on the Sale of Land List.

Community Engagement

No community engagement is required for this report.

PROPOSAL

As at 6 May 2026, there remained 26 properties on the Sale of Land List as detailed at table 1 below, with some of the overdue rates and charges unpaid for a period of at least three years, totalling \$424,474.19.

Table 1: Summary of properties included with the Sale of Land process

| Rate Category Group | Number of Properties | Number of Properties with a Mortgage |
|----------------------------------------------------------|----------------------|--------------------------------------|
| Principal Place of Residence – owner occupied | 20 | 16 |
| Not Principal Place of Residence – not owner occupied | 5 | 3 |
| Commercial | 1 | 0 |
| Total Properties | 26 | 19 |

In the period from 6 May 2026 to the Ordinary Meeting on 21 May 2026, there are likely to be changes to the number of properties and outstanding amounts. Interest will continue to accrue on outstanding debts and the July 2026 rates will be issued, increasing the outstanding balances.

Should the recommendation be approved by Council, landowners may prevent the sale of the property by paying all overdue rates and charges and all expenses that Council has incurred in attempting to sell the land. In accordance with Section 141 of the *Local Government Regulation 2012* (Qld), landowners are unable to enter or negotiate a Rate Payment Plan once the recommendation has been approved.

In March 2026, a letter was issued to the owners of the properties remaining on the Sale of Land List. This letter is not required as part of the Sale of Land procedures detailed in the *Local Government Regulation 2012* (Qld); however, this communication was issued to ensure landowners are aware of the options available to them, including entering into an approved Rate Payment Plan.

Every effort has been made to recover the outstanding rates and charges and negotiate a successful outcome for landowners and Council. Where a desirable outcome was not achieved by this preceding action, Credit Management Officers have advised landowners of alternative avenues to seek financial assistance through:

- a financial counsellor, to discuss other options that may be available,
- their mortgagee regarding refinancing,
- apply to the State Government for a mortgage relief loan; or
- apply to the Australian Taxation Office for the early release of superannuation.

The letters and subsequent actions have resulted in 32 properties being removed from the Sale of Land procedure in the period between January 2026 and compilation of the Sale of Land List on 6 May 2026. By proceeding with this action, the balance of the community will not be required to bear the financial burden of any long-term rate debts.

Prior Sale of Land Process

The Sale of Land procedure was undertaken in 2025, resulting in the overdue rates and charges for most properties being paid before the auction day. The procedure concluded with an auction on 25 October 2025, where one property was sold. The landowner was fully aware of the process following extensive communication.

A Sale of Land auction was not required to be held in 2022, 2023 or 2024. The Sale of Land procedure in 2021 concluded with an auction on 30 October 2021, where one property was sold. The landowner was fully aware of the process following extensive communication.

Sale of Land procedures in prior years have demonstrated that, in most cases, outstanding rates are paid in full prior to the scheduled auction date as detailed at table 2 below.

Table 2: Summary of prior Sale of Land processes

| Year | Number of Properties subject to the Sale of Land process in January | Number of Properties subject to the Sale of Land process as detailed in the May Ordinary Meeting Report | Amount of rates and charges overdue as detailed in the May Ordinary Meeting Report | Number of Properties Auctioned |
|-------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|---------------------------------------|
| 2021 | 77 | 51 | \$758,663 | 1 |
| 2022 | 56 | 29 | \$291,743 | Nil |
| 2023 | 67 | 45 | \$494,676 | Nil |
| 2024 | 57 | 17 | \$205,774 | Nil |
| 2025 | 62 | 14 | \$190,343 | 1 |

The majority of properties subject to the Sale of Land procedures have a mortgage. In all instances in the past where a property has a mortgage, the rates have been paid in full by the mortgagee to protect their interests.

Legal

The Legal Team have been consulted.

Policy

The 2025-26 Revenue Policy was adopted on 21 May 2025 and the 2025-26 Revenue Statement was adopted as part of the annual Budget on 7 July 2025.

Risk

The *Local Government Act 2009* (Qld) provides statutory powers to Council by securing the debt against the property and therefore limits Council's bad debt risk exposure. However, it is a strong business practice to manage rate debts and other accounts receivable on a proactive basis.

**Previous Council Resolution
Ordinary Meeting 21 May 2025 (OM25/39)**

That Council:

- (a) receive and note the report titled "Sale of Land for Arrears of Rates"; and*
- (b) pursuant to Section 140(2) of the Local Government Regulation 2012 sell the land where some or all of the rates or charges for the land have been overdue for at least three years as at 31 December 2024 in accordance with Chapter 4, Part 12, Division 3 of the Local Government Regulation 2012 to recover outstanding rates and charges, and*
- (c) delegate to the Chief Executive Officer the power to take all further steps under Chapter 4, Part 12, Division 3 of the Local Government Regulation 2012 to effect the sale of the land procedures, including for the avoidance of doubt the power to end the sale procedures.*

Related Documentation

In accordance with Section 254D(3) of the *Local Government Regulation 2012* (Qld), a local government need not make a related report publicly available to the extent it contains information that is confidential to the local government. The Sale of Land List contains information that is confidential to Council, including the amount of rates outstanding for each property, landowner details, mortgage, and property descriptions.

Critical Dates

The proposed timeline is as follows:

- First statutory notice – Notice of Intention to Sell to be issued as soon as practicable after Council resolution, scheduled in June 2026.
- Second statutory notice – Auction Notice scheduled to be issued in September 2026.
- Sale of Land Auction (if required) scheduled to occur in October 2026.

Implementation

Should the recommendation be accepted by Council, it is noted that the Chief Executive Officer will issue statutory notices to all interested parties in accordance with the advised schedule.

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**11.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - COMPULSORY ACQUISITION OF LAND, ALEXANDRA HEADLAND**

File No: Council Meetings
Author: Coordinator Land Management
Finance and Commercial Partnerships

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

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

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

12 NEXT MEETING

The next Ordinary Meeting will be held on 18 June 2026.

13 MEETING CLOSURE