

# Minutes

## Ordinary Meeting

**Thursday, 19 June 2025**

Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore



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

**1 DECLARATION OF OPENING**

The Chair declared the meeting open at 9:00am.

**2 WELCOME AND OPENING**

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

Pastor Hayden Walsh from Chancellor Church read a prayer.

**3 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE****COUNCILLORS**

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

**COUNCIL OFFICERS**

Chief Executive Officer  
Acting Group Executive Built Infrastructure  
Acting Group Executive Business Performance  
Acting Group Executive Civic Governance  
Group Executive Customer and Planning Services  
Group Executive Economic and Community Development  
Group Executive Liveability and Natural Assets  
Chief Financial Officer  
Coordinator Meeting Management  
Lead Senior Development Planner  
Development Planner  
Coordinator Financial Services  
Manager Business and Innovation  
Coordinator Commercial Analysis  
Acting Manager Governance and Executive Services  
Manager Strategy and Policy  
Manager Audit, Assurance and Risk Advisory Services  
Coordinator Strategic Property

**PROCEDURAL MOTION****Council Resolution****Moved: Councillor E Hungerford****Seconded: Councillor C Dickson**

*That Council approve leave of absence for Councillor E Hungerford for the Special Meeting (Budget Adoption) to be held on Monday 7 July 2025 and the Ordinary Meeting to be held on 24 July 2025 should he have technology or travel issues prohibiting his attendance.*

**Carried unanimously.**

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**4 RECEIPT AND CONFIRMATION OF MINUTES****Council Resolution****Moved: Councillor J Natoli****Seconded: Councillor T Burns**

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

**Carried unanimously.**

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**5 MAYORAL MINUTE**

NIL

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

Councillor T Bunnag notified Council of a Prescribed Conflict of Interest in relation to Item 8.1 Development Permit for Material Change of Use of Premises to Establish Multiple Dwelling Units (116 Units) at Sunrise Drive, Maroochydore.

**6.2 DECLARABLE CONFLICTS OF INTEREST**

Councillor R Natoli notified Council of a Declarable Conflict of Interest in relation to Item 8.1 Development Permit for Material Change of Use of Premises to Establish Multiple Dwelling Units (116 Units) at Sunrise Drive, Maroochydore.

Councillor J Natoli notified Council of a Declarable Conflict of Interest in relation to Item 8.1 Development Permit for Material Change of Use of Premises to Establish Multiple Dwelling Units (116 Units) at Sunrise Drive, Maroochydore.

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**7 PRESENTATIONS / COUNCILLOR REPORTS****7.1 PRESENTATION - LOCAL GOVERNMENT MANAGERS AUSTRALIA AWARDS - EXCELLENCE IN WORKPLACE WELLBEING CATEGORY - THE DIVERSITY AND INCLUSION PROJECT****Council Resolution****Moved: Councillor J Broderick****Seconded: Councillor M Suarez**

*That Council recognise the achievement of the Diversity and Inclusion Project winning the Excellence in Workplace Wellbeing Category at the Local Government Managers Australia Awards 2025.*

**Carried unanimously.**

**7.2 PRESENTATION - LOCAL GOVERNMENT MANAGERS AUSTRALIA AWARDS - AUSTRALASIAN MANAGEMENT TEAM CHALLENGE - LIGHTNING LINEUP****Council Resolution****Moved: Councillor J Broderick****Seconded: Councillor J Natoli**

*That Council recognise the achievement of the Lightning Lineup Team placing third in the Australasian Management Team Challenge.*

**Carried unanimously.**

**7.3 PRESENTATION - 2025 DIGITAL BUILT AUSTRALIA AWARDS - PROGRAM LEADERSHIP****Council Resolution****Moved: Councillor J Broderick****Seconded: Councillor W Johnston**

*That Council recognise the achievement of Sunshine Coast Council being awarded the top award for its Integrated Smart City Framework at the 2025 Digital Built Australia Awards - Program Leadership.*

**Carried unanimously.**

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**8 REPORTS DIRECT TO COUNCIL****8.1 DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE OF PREMISES TO ESTABLISH MULTIPLE DWELLING UNITS (116 UNITS) AT SUNRISE DRIVE, MAROOCHYDORE**

**File No:** MCU22/0111  
**Author:** Development Planner  
Customer & Planning Services Group  
**Appendices:** App A - Recommended Conditions of Approval  
**Attachments:** Att 1 - Detailed Officer Report  
Att 2 - Proposal Plans

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**NOTIFICATION OF INTEREST**

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

*I, Councillor Rosanna Natoli, notify that I have a **Declarable Conflict of Interest** in Item 8.1 Development Permit for Material Change of Use of premises to establish multiple dwelling units (116 units) at Sunrise Drive, Maroochydore to be considered at the Ordinary Meeting on Thursday, 19 June 2025 due to the fact that a submitter to the item being discussed, Mr Doug Fry, participated in my election campaign.*

*I attended a community meeting in relation to a development at Sunshine Cove in my capacity as mayoral candidate which Mr Fry facilitated. Mr Fry assisted me during my mayoral election campaign by handing out How to Vote cards over a number of days.*

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

**Councillor R Natoli informed the Meeting that she would voluntarily not participate in the decision and left the place at which the meeting was being held, including any area set aside for the public and stayed away while the matter was considered and voted on.**

**The Mayor vacated the Chair at this time.**

**The Deputy Mayor took the Chair at this time.**

**NOTIFICATION OF INTEREST**

**In accordance with s150EL(3)(b)(i) of the *Local Government Act 2009* Councillor T Bunnag gave notice of a Prescribed Conflict of Interest.**

*I, Councillor Taylor Bunnag, notify that I have a **Prescribed Conflict of Interest** in Item 8.1, Development Application, Reference Number MCU22/0111, in relation to an impact assessable development proposed at Lot 904, Sunrise Drive, Maroochydore to be considered at the Ordinary Meeting on 19 June 2025.*

*I originally notified Councillors of this Prescribed Conflict of Interest at the Ordinary Meeting held on 24 April 2024.*

*The Prescribed Conflict of Interest arises due to the fact that on 19 February 2024, I made a written submission to Council objecting to this development application, before the application had been decided.*

*These circumstances provide the basis for a Prescribed Conflict of Interest, as defined in section 150EI (c) (ii) of the Act.*

*In accordance with section 150EK of the Local Government Act 2009, I will exclude myself from any meeting, discussion or communication in relation to making a decision on this matter.*

**In accordance with s150EK(1) of the *Local Government Act 2009*, Councillor T Bunnag left the place at which the meeting was being held, including the area set aside for the public and stayed away while the matter was considered and voted on.**

**NOTIFICATION OF INTEREST**

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

*I, Councillor Giuseppe (Joe) Natoli, notify that I have a **Declarable Conflict of Interest** in Item 8.1 Development Permit for Material Change of Use of premises to establish multiple dwelling units (116 units) at Sunrise Drive, Maroochydore to be considered at the Ordinary Meeting on Thursday, 19 June 2025.*

*Councillor Rosanna Natoli, a related party of mine, was assisted in her campaign by Mr Fry, and attended a community meeting in relation to a development at Sunshine Cove in her capacity as mayoral candidate, which Mr Fry facilitated.*

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

*I have no ongoing relationship with Mr Fry.*

**Councillor J Natoli informed the Meeting that he would voluntarily not participate in the decision and left the place at which the meeting was being held, including any area set aside for the public and stayed away while the matter was considered and voted on.**

**Council Resolution** (OM25/49)**Moved: Councillor C Dickson****Seconded: Councillor T Landsberg***That Council:*

- (a) *receive and note the report titled "Development Permit for Material Change of Use of Premises to establish Multiple Dwelling Units (116 Units) at Sunrise Drive, Maroochydore" and*
- (b) *APPROVE Application No. MCU22/0111 for a Development Permit for Material Change of Use of Premises to establish Multiple Dwelling Units (116 Units) at Sunrise Drive, Maroochydore, subject to the imposition of conditions identified in Appendix A.*

**Carried unanimously.****Council Resolution****Moved: Councillor W Johnston****Seconded: Councillor C Dickson***That Council grant Councillor E Hungerford an extension of time for five minutes to speak further to the motion.***Carried unanimously.**

**Councillor R Natoli, Councillor J Natoli and Councillor T Bunnag were absent for the discussion and vote on this item.**

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## 8.2 MAY 2025 FINANCIAL PERFORMANCE REPORT

**File No:** Council Meetings

**Author:** Coordinator Financial Services  
Business Performance Group

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

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### **Council Resolution** (OM25/50)

**Moved:** Councillor E Hungerford

**Seconded:** Councillor J Broderick

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

**Carried unanimously.**

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**8.3 UPDATE AND AMENDMENT OF 2024-25 CONTRACTING PLAN**

**File No:** Council Meetings  
**Author:** Acting Manager Business and Innovation  
Business Performance Group  
**Appendices:** App A - Amended 2024-25 Contracting Plan

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**Council Resolution** (OM25/51)

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

*That Council:*

- (a) *receive and note the report titled "Update and Amendment of 2024-25 Contracting Plan" and*
- (b) *adopt the amended 2024-25 Contracting Plan (Appendix A).*

**Carried unanimously.**

**8.4 APPLICATION OF NATIONAL COMPETITION POLICY 2025-26**

<b>File No:</b>	<b>Council Meetings</b>
<b>Author:</b>	<b>Coordinator Commercial Analysis Business Performance Group</b>
<b>Appendices:</b>	<b>App A - Justification for not applying the Code of Competitive Conduct</b>
<b>Attachments:</b>	<b>Att 1 - Legislative Requirements 2025-26 Att 2 - Business Activity Identification 2025-26 Att 3 - Full Cost Performance 2023-24</b>

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**Council Resolution** (OM25/52)

**Moved:** Councillor W Johnston  
**Seconded:** Councillor E Hungerford

*That Council:*

- (a) *receive and note the report titled "Application of National Competition Policy 2025-26"*
- (b) *apply Full Cost Pricing to the Waste and Resource Management significant business activity for the 2025-26 financial year in accordance with section 44(1)(b) of the Local Government Act 2009*
- (c) *undertake a public benefit assessment to determine the reform option to apply to Sunshine Coast Holiday Parks for the 2026-27 financial year, in accordance with section 46(2) of the Local Government Act 2009*
- (d) *apply the Code of Competitive Conduct to the following business activities, for the 2025-26 financial year, in accordance with section 47 of the Local Government Act 2009:*
  - (i) *Sunshine Coast Holiday Parks and*
  - (ii) *Quarries and*
- (e) *not apply the Code of Competitive Conduct to the following, in accordance with section 47 of the Local Government Act 2009 for the reasons referred to in Appendix A justification for not applying the Code of Competitive Conduct to certain prescribed business activities:*
  - (i) *Aquatic Centres*
  - (ii) *Caloundra Indoor Stadium*
  - (iii) *Caloundra Regional Gallery*
  - (iv) *Cemeteries*
  - (v) *Festivals*
  - (vi) *Multisport Complexes and Showgrounds*

- (vii) Off-street Parking*
- (viii) Retail Electricity Strategy and Sunshine Coast Solar Farm*
- (ix) Sunshine Coast Stadium and Kawana Sports Precinct and*
- (x) Venue 114 and Community Spaces.*

**Carried unanimously.**

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**8.5 DELEGATION TO THE CHIEF EXECUTIVE OFFICER - ANNUAL REVIEW**

**File No:** Council Meetings  
**Author:** Acting Manager Governance and Executive Services  
Civic Governance Group  
**Appendices:** App A - 2016-73 (V10) Delegation to the Chief Executive Officer  
**Attachments:** Att 1 - 2016-73 (V10) Delegation to the Chief Executive Officer  
Tracked Changes

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**Council Resolution** (OM25/53)

**Moved:** Councillor E Hungerford

**Seconded:** Councillor W Johnston

*That Council:*

- (a) *receive and note the report titled "Delegation to the Chief Executive Officer - Annual Review"*
- (b) *adopt Delegation 2016-73 (V10), Delegation to the Chief Executive Officer (Appendix A), noting that this Delegation replaces and supersedes Delegation 2016-73 (v9) Delegation to the Chief Executive Officer adopted by Council on 20 June 2024 and*
- (c) *note that all other specific and individual delegations of authority to the Chief Executive Officer which have been authorised by Council through previous resolutions, are retained.*

**Carried unanimously.**



**8.6 COUNCIL PORTFOLIO SYSTEM 2025**

**File No:** Council Meetings  
**Author:** Manager Strategy and Policy  
Civic Governance Group  
**Appendices:** App A - Sunshine Coast Council 2025 Portfolio Responsibilities  
App B - Sunshine Coast Council 2025 Portfolio System and  
Protocols

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**Council Resolution** (OM25/54)**Moved:** Councillor M Suarez**Seconded:** Councillor T Burns*That Council:*

- (a) *receive and note the report titled "Council Portfolio System 2025"*
- (b) *approve the following allocation of Sunshine Coast Regional Council portfolios to Councillors (Appendix A):*
- *Region Shaping Projects, Regional Advocacy and Intergovernmental Relations – Councillor Rosanna Natoli*
  - *Strong Community – Councillor David Law and Councillor Taylor Bunnag*
  - *Environment and Liveability – Councillor Maria Suarez and Councillor Tim Burns*
  - *Resilient Economy – Councillor Terry Landsberg and Councillor Joe Natoli*
  - *Managing for Growth – Councillor Winston Johnston and Councillor Christian Dickson*
  - *Organisational Excellence – Councillor Ted Hungerford and Councillor Jenny Broderick and*
- (c) *approve the Sunshine Coast Council 2025 Portfolio System and Protocols (Appendix B).*

**Carried unanimously.**

**8.7 AUDIT COMMITTEE MEETING - 19 MAY 2025**

**File No:** Council Meetings  
**Author:** Manager Audit, Assurance and Risk Advisory Services  
Civic Governance Group  
**Appendices:** App A - Minutes of the Audit Committee meeting of 19 May 2025  
App B - 2025 – 2026 Internal Audit Program of Work

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**Council Resolution** (OM25/55)

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

*That Council:*

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

**Carried unanimously.**

**8.8 DISPOSAL OF MULTIPLE LEASE LOTS - CALOUNDRA AEROSPACE PARK****File No:** F2024/42266**Author:** Senior Property Officer  
Business Performance Group**Attachments:** Att 1 - Proposed Lease Lots - Caloundra Aerospace Park

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**Council Resolution** (OM25/56)**Moved:** Councillor J Broderick**Seconded:** Councillor T Landsberg*That Council:*

- (a) *receive and note the report titled "Disposal of Multiple Lease Lots - Caloundra Aerospace Park" and*
- (b) *subject to any lots not being secured as part of the tender/negotiation process which closed 12 November 2024:*
  - (i) *appoint a real estate agency to market the lease lots on the open market seeking a private treaty agreement provided that:*
    - (1) *it complies with Section 236 of the Local Government Regulation 2012 and*
    - (2) *the consideration for the disposal is equal to or greater than the market value of the interest in land and*
  - (ii) *resolve, pursuant to Section 236(1)(e) and (2) of the Local Government Regulation 2012 that an exception to dispose of an interest (lease) in land located at Caloundra Aerospace Park located at 14 Caloundra Road, Caloundra West applies over any remaining lots as the lots have been offered to the market via public tender.*

**Carried unanimously.**

**8.9 DISPOSAL (LEASE): THE PAVILION - 37 ESPLANADE HEADLAND KINGS BEACH**

**File No:** F15/00129  
**Author:** Senior Property Officer  
Business Performance Group  
**Attachments:** Att 1 - Aerial Plan  
Att 2 - Survey Plan - Leased Area  
Att 3 - Proposed Terms - *Confidential*

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**Council Resolution** (OM25/57)

**Moved:** Councillor T Landsberg  
**Seconded:** Councillor T Burns

*That Council:*

- (a) *receive and note the report titled "Disposal (Lease): The Pavilion - 37 Esplanade Headland Kings Beach "*
- (b) *resolve that in accordance with Section 236(2) of the Local Government Regulation 2012, that an exception to dispose of an interest in land (lease) other than by tender or auction applies as per section 236(1)(c) (iii) the Metropolitan Caloundra Surf Life Saving Club Incorporated is the existing tenant of part of the land at 37 Esplanade Headland Kings Beach and*
- (c) *authorise the Chief Executive Officer to publicly release details relating to the Trustee Lease upon execution of the Lease.*

**Carried unanimously.**

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**9 NOTIFIED MOTIONS**

NIL

  

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**10 TABLING OF PETITIONS****10.1 PETITION - MOFFAT BEACH SEAWALL SEWERAGE OUTFALL PIPE**

**Council Resolution** (OM25/58)

**Moved:** Councillor T Landsberg

**Seconded:** Councillor J Natoli

*That the petition tabled by Councillor T Landsberg relating to the Moffat Beach Seawall Outfall Pipe be received and referred to the Chief Executive Officer to determine appropriate action.*

**Carried unanimously.**

**10.2 PETITION - OBJECTION TO PROPOSED FOOTPATH DESIGN ON CENTENARY DRIVE, MALENY**

**Council Resolution** (OM25/59)

**Moved:** Councillor W Johnston

**Seconded:** Councillor T Bunnag

*That the petition tabled by Councillor W Johnston relating to the Objection to the Proposed Footpath Design on Centenary Drive, Maleny be received and referred to the Chief Executive Officer to determine appropriate action.*

**Carried unanimously.**

**10.3 PETITION - REQUEST AN INDEPENDENT REVIEW OF THE CALOUNDRA TRANSPORT CORRIDOR UPGRADE PROJECT**

**Council Resolution** (OM25/60)

**Moved:** Councillor D Law

**Seconded:** Councillor T Burns

*That the petition tabled by Councillor D Law relating to the request for an independent review of the Caloundra Transport Corridor Upgrade Project be received and referred to the Chief Executive Officer to determine appropriate action.*

**For:** Councillor R Natoli, Councillor J Broderick, Councillor T Burns, Councillor J Natoli, Councillor T Bunnag, Councillor M Suarez and Councillor D Law.

**Against:** Councillor T Landsberg, Councillor W Johnston, Councillor C Dickson and Councillor E Hungerford.

**Carried.**

**11 CONFIDENTIAL SESSION**

NIL

**12 NEXT MEETING**

The next Ordinary Meeting will be held on 24 July 2025 in the Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore

**13 MEETING CLOSURE**

The meeting closed at 11:49am.

Confirmed 24 July 2025.

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CHAIR