

Agenda

Ordinary Meeting

Thursday, 24 July 2025

commencing at 9:00am

Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	DECLARATION OF OPENING	7
2	WELCOME AND OPENING	7
3	RECORD OF ATTENDANCE AND LEAVE OF ABSENCE	7
4	RECEIPT AND CONFIRMATION OF MINUTES.....	7
5	MAYORAL MINUTE.....	7
6	INFORMING OF CONFLICTS OF INTEREST	7
6.1	PREScribed CONFLICTS OF INTEREST	7
6.2	DECLARABLE CONFLICTS OF INTEREST	7
7	PRESENTATIONS / COUNCILLOR REPORTS.....	7
8	REPORTS DIRECT TO COUNCIL	9
8.1	DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE OF PREMISES TO ESTABLISH A TELECOMMUNICATIONS FACILITY - 1-9 CAMPBELL ST, WOOMBYE.....	9
8.2	DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE OF PREMISES TO ESTABLISH A FOOD AND DRINK OUTLET, SHORT TERM ACCOMMODATION AND MULTIPLE DWELLING UNITS - 698-706 DAVID LOW WAY AND 11-13 MENZIES DR PACIFIC PARADISE QLD 4564.....	15
8.3	STRETCH RECONCILIATION ACTION PLAN 2025-2028	163
8.4	SUNSHINE COAST PUBLIC ART PLAN 2025-2030	215
8.5	2025-26 CONTRACTING PLAN.....	285
8.6	INTERIM JUNE 2025 FINANCIAL PERFORMANCE REPORT	305
8.7	MOTIONS FOR THE 2025 LOCAL GOVERNMENT	

	ASSOCIATION OF QUEENSLAND ANNUAL CONFERENCE	325
9	NOTIFIED MOTIONS	351
10	TABLING OF PETITIONS	351
11	CONFIDENTIAL SESSION	353
11.1	CONFIDENTIAL - NOT FOR PUBLIC RELEASE - ACQUISITION OF LAND - BUDERIM	353
11.2	CONFIDENTIAL - NOT FOR PUBLIC RELEASE - DISPOSAL (LEASE) TO STATE OF QUEENSLAND IN CALOUNDRA	354
12	NEXT MEETING	355
13	MEETING CLOSURE	355



ORDINARY MEETING

NOTICE

11 July 2025

Dear Councillors, Group Executives and relevant staff,

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

24 July 2025

commencing at 9.00am.

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

John Baker | Chief Executive Officer

Sunshine Coast Regional Council
54 First Avenue, Maroochydore QLD 4558
P 07 5441 8240
E john.baker@sunshinecoast.qld.gov.au
W www.sunshinecoast.qld.gov.au

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 19 June 2025 and the Special Meeting held on 7 July 2025 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 DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE OF PREMISES TO ESTABLISH A TELECOMMUNICATIONS FACILITY - 1-9 CAMPBELL ST, WOOMBYE****File No:** MCU23/0264**Author:** Development Planner
Customer & Planning Services Group**Attachments:** Att 1 - Detailed Assessment Report  5/142
Att 2 - Proposal Plans  67/142
Att 3 - Applicants Digital Photography and Photomontage Methodology Report  71/142
Att 4 - Council 3D Model View Analysis  97/142
Att 5 - Submitter Maps  141/142

Link to Development.i - [MCU23/0264](#)**PURPOSE**

The purpose of this report is to seek Council's determination of a development application for a Development Permit for a Material Change of Use of Premises to establish a Telecommunications Facility at 1-9 Campbell Street, Woombye. The application is before Council due to the level of community interest regarding the proposed development.

EXECUTIVE SUMMARY

The application seeks a Development Permit for a Material Change of Use of Premises to establish a Telecommunications Facility at 1-9 Campbell Street, Woombye.

The proposed development seeks to establish a 31.3 metre tall monopole and ground-based equipment, located on land included within the Rural zone at the western edge of the Woombye township and located in close proximity to residential zones and residential uses. The applicant has acquired Optus as the carrier to provide network services to Woombye and surrounds.

The application does not comply with, nor can it be conditioned to comply with, a number of the assessment benchmarks contained within the Sunshine Coast Planning Scheme 2014, including the Strategic Framework, the Rural zone code, the Woombye local plan code and the Telecommunications facility code. The areas of conflict relate to impacts on visual amenity and rural character.

A total of 443 properly made submissions, including 6 petitions containing 253 signatures, were received during the public notification period for the application. All but 3 of these submissions oppose the proposal.

It is considered that there are no other relevant matters applicable to the application, including the existence of planning, economic or community need, that justify approving the application despite the non-compliances described within this report.

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

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Development Application for Material Change of Use of Premises to Establish a Telecommunications Facility - 1-9 Campbell St, Woombye" and**
- (b) REFUSE Application MCU23/0264 for a Material Change of Use of Premises to establish a Telecommunications Facility situated at 1-9 Campbell Street, Woombye for the following reasons:**
 - i. The proposal has not been designed and located to minimise community impacts, in particular, visual amenity on nearby residences.**
 - ii. The proposal has not been integrated in a sustainable and attractive manner and therefore would unduly impact upon the character of the local area.**
 - iii. The built form of the proposal does not integrate with or complement the predominant rural character intended for the zone.**
 - iv. The proposal is not integrated with its natural and rural setting.**
 - v. The proposal would not contribute to the character, setting and identity of Woombye as a rural town.**
 - vi. The proposal has not demonstrated achievement of Strategic Outcomes 3.6.1(b) and 3.8.1(g) and Specific Outcomes 3.6.2.1(e), 3.6.2.1(i) and 3.6.7.1(c) of the Strategic Framework of the *Sunshine Coast Planning Scheme 2014*.**
 - vii. The proposal has not demonstrated achievement of the following Assessment Benchmarks of the *Sunshine Coast Planning Scheme 2014*:**
 - a) Purpose and Overall Outcome 2(l) of the Rural zone code**
 - b) The Purpose and Overall Outcome 2(c) and Performance Outcome PO1 of the Woombye local plan code and**
 - c) Purpose and Overall Outcomes 2(a) and 2(b) and Performance Outcomes PO1 and PO2 of the Telecommunications facilities code.**
 - viii. The proposed development cannot be conditioned to comply with the assessment benchmarks.**
 - ix. The application has not demonstrated that there is an overriding need in the community interest sufficient to justify approval of the proposal despite the conflicts with planning scheme.**
 - x. There are no discretionary matters which warrant approval of the proposed development.**

FINANCE AND RESOURCING

In the event of an approval, the proposed Telecommunications Facility would not levy an infrastructure charge as it is considered a minor use under the current Infrastructure Charges Resolution.

CORPORATE PLAN

Corporate Plan Goal: *Managing for Growth*

Outcome: We serve our community by providing this great service

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

CONSULTATION**Councillor Consultation**

Councillor W Johnston as the Divisional Councillor and Managing for Growth Portfolio Councillor has been briefed on the application throughout the assessment of the application.

The other Managing for Growth Portfolio Councillor, Councillor C Dickson has been consulted during the assessment process.

Internal Consultation

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

- Principal Development Engineer - Hydraulics, Specialist Services Team
- Principal Biodiversity Officer, Specialist Services Team
- Landscape Officer, Specialist Services Team
- Principal Environmental Management Officer, Specialist Services Team
- 3D Project Officer, Urban Design and Architecture Team.

External Consultation

There has been no external consultation undertaken in relation to this report.

Community Engagement

The application was publicly notified for 15 business days between 5 August 2024 and 26 August 2024 in accordance with the requirements of the *Planning Act 2016*. A total of 453 submissions were received, of which 443 were determined to be 'properly made' in accordance with the *Planning Act 2016*. Most of the submissions received oppose the proposed development. The properly made submissions included 6 petitions, all opposing the development, which contained a total of 253 signatures. Approximately 50 of the signatories for the petitions also lodged individual submissions.

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.

Maps identifying the locations of where the submissions were received from is provided in Attachment 5.

PROPOSAL

The application seeks a Development Permit for a Material Change of Use of Premises to establish a Telecommunications Facility at 1-9 Campbell Street, Woombye.

The proposed development seeks to establish a 31.3 metre tall monopole and ground-based equipment, located on land included within the Rural zone at the western edge of the Woombye township and located in close proximity to residential zones and residential uses. The applicant has acquired Optus as the carrier to provide network services to Woombye and surrounds.

Proposal plans and elevations 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.

The proposed development is in clear conflict with the Sunshine Coast Planning Scheme 2014, particularly in relation to the Strategic Framework, Rural zone code, Woombye local plan code and the Telecommunications facilities code.

The applicant has provided a "Digital Photography and Photomontage Methodology Report" prepared by Mark Elliott Illustrations (refer to Attachment 3). Upon detailed review of the application material and Council's 3D Model View Analysis at Attachment 4, it has been found that the proposal would have a clear visual impact upon the amenity of adjoining and surrounding premises and would not be sufficiently integrated with its setting.

On balance, it is considered that the application has not clearly demonstrated that there is a compelling economic need, planning need or overriding community interest to justify approval of the proposal despite the conflicts with various Planning Scheme outcomes relating to the protection of visual amenity and rural character.

The non-compliances with the Planning Scheme cannot be overcome through reasonable and relevant conditions and there are no other relevant matters applicable to the application that justify approving the proposed development despite the non-compliances described in this report.

Due to the above-mentioned conflicts with the Planning Scheme, the application is recommended for refusal.

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. Council will proceed with any required actions resulting from any legal action.

Policy

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

Risk

This matter 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 detailed assessment report is included as Attachment 1 to this report.

A copy of the proposal plans, elevations, sections, and perspective drawings is included as Attachment 2 to this report.

A copy of the applicant "Digital Photography and Photomontage Methodology Report" prepared by Mark Elliott Illustrations is included as Attachment 3 to this report.

A copy of Council's 3D Model View Analysis is included as Attachment 4 to this report.

Maps identifying the locations of where the submissions were received from is provided in Attachment 5 to this report.






Critical Dates

The decision due date is 25 July 2025 in accordance with the provisions of the *Planning Act 2016*.

Implementation

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

8.2 DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE OF PREMISES TO ESTABLISH A FOOD AND DRINK OUTLET, SHORT TERM ACCOMMODATION AND MULTIPLE DWELLING UNITS - 698-706 DAVID LOW WAY AND 11-13 MENZIES DR PACIFIC PARADISE QLD 4564

File No:	MCU23/0238
Author:	Principal Development Planner Customer & Planning Services Group
Appendices:	App A - Recommended Conditions of Approval 25 ↓ 
Attachments:	Att 1 - Detailed Officer Report 63 ↓ 
	Att 2 - Proposal Plans 115 ↓ 
	Att 3 - Concurrence Agency Response (with conditions) ... 139 ↓ 
	Att 4 - Submissions Map 161 ↓ 

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 Food and Drink Outlet, Short Term Accommodation, and Multiple Dwelling Units at 698-706 David Low Way and 11-13 Menzies Drive, Pacific Paradise (the application).

The application is before Council due to the construction cost of the development and consideration of Council's strategic policy intent.

EXECUTIVE SUMMARY

The application seeks approval for a Development Permit for Material Change of Use of Premises to Establish a Food and Drink Outlet, Short Term Accommodation, and Multiple Dwelling Units with four distinct buildings, which exceed the nominated building height under the *Sunshine Coast Planning Scheme 2014*.

The application has been assessed against the *Sunshine Coast Planning Scheme 2014* and identifies that the development does not comply with the Height of buildings and structure overlay code and the multiple dwelling units are inconsistent in the Sport and recreation zone.

These matters could be considered to be a departure from the planning scheme, the *Planning Act 2016* requires consideration of whether there are other relevant matters for consideration which warrant an approval or refusal of the application.

In this instance, the site is unique in the context, adjoining a Local centre zone and does not directly adjoin a residential zone. There are limited opportunities for this form of residential development in the current centre zone and, it also offers short term accommodation in close proximity to the Sunshine Coast Airport. Additionally, it offers a mix of housing product, and the design of the building is high quality and avoids impacts external to the site including overlooking or overshadowing, the development will not be visible from key vantage points outside the site particularly Mount Coolum.

In converse, the matters that may warrant refusal, include that the use may result in a reduction in Sport and recreation zoned land and that the building heights exceed that nominated in the Planning Scheme.

On balance, the development complies with the majority of the planning scheme, with the exception of the consistency of the use and building height. In this circumstance, the matters that may warrant refusal are not as compelling as those in favour of the development as the development will not have an adverse impact on nearby development. In this instance, the development application is recommended for approval.

OFFICER RECOMMENDATION

That Council:

- (a) **receive and note the report titled “Development Permit for Material Change of Use of Premises to Establish a Food and Drink Outlet, Short Term Accommodation and Multiple Dwelling Units - 698-706 David Low Way and 11-13 Menzies Dr PACIFIC PARADISE QLD 4564” and**
- (b) **APPROVE WITH CONDITIONS application no. MCU23/0238 for a Development Permit for Material Change of Use of Premises to Establish a Food and Drink Outlet, Short Term Accommodation and Multiple Dwelling Units situated at 698-706 David Low Way and 11-13 Menzies Dr PACIFIC PARADISE QLD 4564 as identified in Appendix A.**

FINANCE AND RESOURCING

In the event of an approval, infrastructure charges would be applicable to the proposed development. Council’s Infrastructure Policy and Charges Team has estimated the infrastructure charge for this development to be approximately \$1,030,668.

CORPORATE PLAN

Corporate Plan Goal:	<i>Managing for Growth</i>
Outcome:	We serve our community by providing this great service
Operational Activity:	S19 - Urban Planning and Development assessment - Providing strategic and statutory urban planning, infrastructure planning and charges, development assessment and compliance services.

CONSULTATION

Councillor Consultation

Councillor T Bunnag as the Divisional Councillor has been briefed throughout the assessment of the application.

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

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

Internal Consultation

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

- Senior Development Engineer - Hydraulics, Specialist Services Team
- Principal Development Engineer - Specialist Services Team
- Senior Environmental Management Officer - Specialist Services Team
- Senior Landscape Officer - Specialist Services Team
- 3D Project Officer - Urban Design and Architecture Team
- Senior Architect - Urban Design and Architecture Team
- Interim Coordinator Planning Scheme Amendments - Strategic Planning Branch.

External Consultation

The application was referred to the Department of State Development, Infrastructure and Planning in accordance with the *Planning Act 2016* and the *Planning Regulation 2017* as a Concurrence Agency for State-controlled Road corridor matters given that David Low Way is a State-controlled Road. The department responded by letter dated 23 February 2024 stating that conditions could be applied to the development. Their response is included as Attachment 3.

Community Engagement

The application was publicly notified for 15 business days between 27 November 2023 and 18 December 2023 in accordance with the requirements of the *Planning Act 2016*. A total of 69 submissions were received, of which 55 were determined to be 'properly made' in accordance with the *Planning Act 2016*. Of the 69 submissions received, 66 submissions opposed the development, and 3 submissions were supportive of the development.

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

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

PROPOSAL

The application seeks approval for a Development Permit for Material Change of Use of Premises to Establish a Food and Drink Outlet, Short Term Accommodation, and Multiple Dwelling Units.

The development proposes four distinct buildings with their land uses and building heights proposed below.

- Building A with multiple dwelling units fronting Lerner Street - 10.38 metres (3 storey building)
- Building B with multiple dwelling units fronting Menzies Drive - 14.22 metres (4 storey building)
- Building C with multiple dwelling units located on the southern boundary fronting the car wash and service station - 14.86 metres (4 storey building) and
- Short Term Accommodation building with Food and drink outlet located fronting the corner of Menzies Drive and Timari Street - 15.91 metres (4 storey building).

The development proposes a total of 1,086 m² gross floor area of food and drink outlet, 39 short term accommodation units (all one-bedroom rooming units), 85 multiple dwelling units consisting of 9 x 1 bedroom units, 66 x 2 bedroom units and 10 x 3 bedroom units.

A total of 276 car parking spaces is proposed comprising of 182 car parking spaces provided in basement for residential uses, short term accommodation and food and drink outlet and 94 car parking spaces at grade. Furthermore, there are 30 motorcycle bays and 149 bicycle spaces proposed.

The application has been assessed against the *Sunshine Coast Planning Scheme 2014* and the key assessment matters are discussed below.

Land Use

The proposal seeks a Food and Drink Outlet, Short Term Accommodation and Multiple Dwelling Units. In the Local centre zone, all proposed uses are consistent uses. However, the food and drink outlet and multiple dwelling units are a potentially consistent use and inconsistent use respectively in the Sport and recreation zone.

An inconsistent use is not intended to occur in the Sport and recreation zone and results in a conflict with the planning scheme. A potentially consistent use may occur in the Sport and recreation zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

The applicant provided an economic impact assessment regarding the need for housing in urban areas where the report identifies an undersupply of 179 short term accommodation rooms by 2026, increasing to 225 by 2031, and an undersupply of 565 dwellings, within the defined catchment area (including Bli Bli, Twin Waters and Marcoola suburbs) by 2026. The site is ideally suited for increased housing supply with the proximity to local services, regional services, public transport and a state road network.

Building Heights

The proposed development does not meet Performance Outcome PO1 of the Height of buildings and structures overlay code, as it proposes development over the nominated height of 8.5 metres and 12 metres (for the Sport and recreation zoned land and the Local Centre zoned land respectively) specified within the Height of Buildings and Structures Overlay Map. The development exceeds the building heights by 1.88 metres (for that part of the development fronting Lerner Street) to 3.91 metres (for that part of the development fronting Timari Street).

As the proposal does not achieve PO1, consideration against the Overall Outcomes of the overlay code must be given considering building character and appearance of the *Maroochy North Shore local plan code*, reasonable expectations of the community, amenity impacts considering overshadowing and privacy impact, impacts upon views and building massing and scale relative to its surroundings.

Building Character and Appearance

Considering the statements in the Strategic Framework and the Maroochy North Shore local plan code, the site overlooks a low-density residential area opposite Lerner Street to the west. The height of the built form here is 10.38m, rather than 8.5m and presents as three storeys rather than two storeys. However, the residential component presents as domestic in style, with pitched roof forms sloped away from Lerner Street and a predominance of

attractive materials and detailing, transparent glazing and balconies that overlook the street. The design is high quality and well considered, with a lightness in built form due to predominance of openings and balconies to frontages. The legible pitched roof anchors the building and reads as a residential built form, such that it doesn't read as an imposing tower. The presentation avoids parapet walls and a flat roof which would be less domestic in appearance and would increase the perception of mass and bulk. A generous landscape frontage and a 4m setback is achieved facing Lerner Street.

Building B and C are a level higher in height, however these buildings are centrally located on the site, away from the low-density area of Lerner St. These buildings are mixed use, with retail at the western end, and provide a connection between the Residential locality and the more commercial attributes of the Local centre zone. From the south, the built form does not have detrimental impact to the service station site. The transition from three to four storeys across the site achieves a gradation of height increase from toward the Local centre zone.

Improvements do need to be made to the blank wall presentation of Building A South façade. The North façade presents with additional windows, which break up the blank wall façade and soften the built form. The same, or similar, window and openings designs should be provided to the southern façade of this building, which is highly visible from Lerner Street and David Low Way. As a result, the proposed conditions require:

- improvements to the blank wall presentation of Building A South façade;
- awning height being raised to approximately 4 metres above ground, to improve appearance and outlook; and
- additional windows (akin to that provided on the Northern façade of the building) to the south façade of Building A to reduce the impact of the highly visible blank wall to the three storey building.

The short-term accommodation building provides connectivity, interest and activation to the site and the street frontage and presents as a well-designed building, except for the west façade which does not achieve this connectivity as the ground level presents as a blank wall. This must be addressed, with the addition of windows and openings, or other elements, to the western façade of the Short Term Accommodation Building to enhance the visual appearance of this wall.

Overall, landscaping is integrated throughout the development and is integrated into the design on podium and roof areas as well as at ground level. The mixed-use development is well considered from an architectural and urban design perspective, enhancing the activation of the Local centre zone, whilst also responding to the adjacent residential areas.

Reasonable Expectations of the Community

The proposal exceeds the nominated building heights in the Height of buildings and structures overlay code. Further, Council is preparing a new planning scheme that will replace the current *Sunshine Coast Planning Scheme 2014*, where the 'proposed planning directions' for the North Shore Local Plan Area, that were released for public consultation in 2022, includes two key directions for the Pacific Paradise Area being no or minimal change in maximum allowable building heights and to extend the Local centre zone at Pacific Paradise to include the former bowls club site to provide opportunity for the centre to expand.

A total of 69 submissions were received with 44 (or 64%) objecting to the proposal including a concern regarding the proposed height of the development. In considering the reasonable

expectations of the community in the context of the current *Sunshine Coast Planning Scheme 2014*, the public consultation 'proposed planning directions' for the proposed new Planning Scheme and the community submissions, it is considered that the proposed development may not be consistent with the reasonable expectations of the local community and is therefore in conflict with the overall outcomes of the Height of buildings and structures overlay code.

Amenity Impacts - Overshadowing and Privacy

Regarding overshadowing, the most prominent shadows cast by the proposed development are to Lerner Street to the West in the morning and to Timari Street to the East in the evening. In reviewing Council's 3D modelling, it shows that the surrounding properties are not affected by shadows cast by the proposed building during the period between 8.00am and 2:50pm and therefore it is considered that the impact of shadows is not unreasonable.

In regard to privacy and overlooking, the distance from the development to neighbouring properties minimises overlooking impacts. In addition, the site is bordered by public roads and has commercial development to both Timari Street and Menzies Drive, meaning that any privacy concerns are further reduced along these frontages. Facing west towards Lerner Street, there are some residential properties that are single storey and have low scale fencing. The road reserve is 25 metres wide, and this distance minimises the opportunity for direct overlooking.

Visual Impacts – Building and Massing relative to its surroundings

The Coolool local plan code identifies 'significant views' and new development is to protect and not intrude upon views to and from these features. These include Mount Coolool National Park viewing south towards the subject land. Council found that any views of the development would be negligible from Mt Coolool, North Shore Connection Road ramp and beyond the site. Largely, any views are internalised within Pacific Paradise.

Council has assessed the proposal against the key current *Sunshine Coast Planning Scheme 2014* provisions relating to visual amenity and found it can be conditioned to be compliant. In the event of approval, it is recommended that the built form be amended to include more windows on certain elevations to improve the visual appearance of the building.

In summary, the development has been designed to be responsive to its local setting and in the event of approval, it is recommended that the built form be amended as summarised in this report and further details in the Attachment 1 Detailed Officers Report.

Other Relevant Matters

The development conflicts with the *Sunshine Coast Planning Scheme 2014* given that the proposed development:

- does not comply with the Height of buildings and structure overlay code as the height of buildings exceeds the specified height limit for the sites and could be considered to not meet the reasonable expectations of the local community; and
- the multiple dwelling units are inconsistent in the Sport and recreation zone.

These matters could be considered to be a departure from the planning scheme, the *Planning Act 2016* requires consideration of whether there are other relevant matters for consideration which warrant an approval or refusal of the application. While this "other

relevant matters" test is still developing, the Planning and Environment Court have accepted the below matters with some frequency:

- planning, economic and community need;
- the absence of any unacceptable impacts, and
- whether conditions could be imposed to address areas of non-compliance.

The applicant has provided information regarding Housing Supply and Demand, Sunshine Coast Character and Built Form Design, Leverages Existing and Planned Infrastructure, Adopting Stakeholder and Community Feedback and Stakeholder Support.

There are several matters that are in favour of the development, which include:

- The design of the building is high quality, with the key points as follows:
 - the height of the development does not result in overlooking or overshadowing impacts for nearby development;
 - ensuring the development will not be visible from key vantage points outside the site particularly when viewed from Mount Coolum;
 - the architectural and landscape design presents a contemporary coastal (beachside) village character;
 - the landscape is integrated with the built form, and along with awnings, and other shade devices, that provides attractive environments and protection from elements;
 - provides interconnectivity between indoor and outdoor spaces, with liveability highlighted for tenants, visitors and the public;
 - provides spaces between buildings provide visual relief, and allow for natural ventilation and daylight to be incorporated into the development;
 - the building results in a high-quality built form design and detailing is provided;
- the site is privately owned and has not been able to find a tenant to occupy the site for sport and recreation purposes;
- the site is unique in the context, adjoining a Local centre zone and does not directly adjoin residential development. There are limited opportunities for this form of residential development in the current centre zone and the short term accommodation is located in close proximity to the Sunshine Coast Airport;
- the development offers a good mix of 1, 2 and 3 bed units, adding to housing affordability;
- the site is ideally suited for a proposal of the type intended noting the requirement for urban services (specifically water and sewer supply); and
- the development satisfies relevant State Government documents including *ShapingSEQ 2023* and is an ideal opportunity for infill development.

In converse, the matters that may warrant refusal, include that:

- the use will result in a reduction in Sport and recreation zoned land, and
- the building heights exceed that nominated in the Planning Scheme.

On balance, the development complies with the majority of the planning scheme, with the exception of the consistency of the use and building height. In this circumstance, the matters that may warrant refusal are not as compelling as those in favour of the development as the development will not directly impact on nearby developments. In this instance, the land use is considered suitable for the Sport and recreation zone and is recommended to be supported.

Vehicle Queuing

The submitted drawings shows no queuing for the ground level service vehicle parking. The maximum queuing length to a Waste Collection Vehicle manoeuvre is 4.6 metres and the maximum queuing length for a Medium Rigid Vehicle manoeuvre is 5.4 metres, neither achieving the specified 12 metres.

The relevant performance outcomes require safe, convenient and legible design for all users. This layout can be supported noting that the Waste Collection Vehicle will be a low occurrence for the site and possibly during off peak hours, some Medium Rigid Vehicle and smaller service vehicles may use other site accesses; and one queue length is provided to not restrict pedestrian flow on Lerner Street.

Further, the submitted drawings and application materials do not provide sufficient information to demonstrate how Performance Outcome PO1 and PO3 from Table 9.4.8.3.1 of the Transport and parking code have been addressed in relation to access to the parking for the residential complex. A solution will be to make one of the basement carparks into an intercom bay. If this proposal is to be supported a condition would be included to require that one of the bays be converted to an intercom bay and clearly marked as such.

Flood hazard

The site is located within 2100 climate change flooding extent. Floor level is required to be compliant with Council's Flood hazard overlay code. The applicant has proposed a flood gate at the entrance of the basement which can be included as a condition in the event of approval.

Legal

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

Policy

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

Risk

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

Previous Council Resolution

There is no previous Council resolution relevant to this report.

Related Documentation

A copy of the officer's detailed assessment report is included as Attachment 1 to this report.

A copy of the proposal plans, elevations, sections, and perspective drawings is included as Attachment 2 to this report.

A copy of the State Government Concurrence Agency Response is provided as Attachment 3 to this report.

A Map identifying the locations of where the submissions were received from is provided in Attachment 4 to this report.

Critical Dates

The decision due date was 4 October 2024 in accordance with the provisions of the *Planning Act 2016*. However, it should be noted that there is minimal risk associated with this 'impact assessment' development application not being decided within the statutory timeframes.

Implementation

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

APPLICATION DETAILS

Application No: MCU23/0238
 Street Address: 698-706 David Low Way and 11-13 Menzies Dr PACIFIC PARADISE QLD 4564
 Real Property Description: Lot 10 SP 111175 and Lot 1 SP 118479
 Planning Scheme: Sunshine Coast Planning Scheme 2014 (4 Sept 2023)

APPROVAL DETAILS

Nature of Approval: Approval with conditions
 Type of Approval: Development Permit for Material Change of Use of Premises to Establish a Food and Drink Outlet, Short Term Accommodation and Multiple Dwelling Units

CURRENCY PERIOD OF APPROVAL

Unless lawfully extended, the currency period for this development approval is 6 years starting the day that this development approval first took effect (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*).

INFRASTRUCTURE

Unless otherwise specified, all assessment manager conditions of this development approval relating to the provision of infrastructure are non-trunk infrastructure conditions for Chapter 4 of the *Planning Act 2016*.

ASSESSMENT MANAGER CONDITIONS

PLANNING

When conditions must be complied with

1. Unless otherwise stated, all conditions of this development approval must be complied with prior to the use commencing, and then compliance maintained at all times while the use continues.

Approved Plans

2. Development authorised by this approval must be undertaken generally in accordance with the Approved Plans listed within this development approval. The Approved Plans must be amended to incorporate the amendments listed within this

development approval and approved by council prior to the issue of any development permit for operational works*.

**(Refer to Advisory Note)*

Nature and Extent of Approved Use

3. Service vehicle movements associated with the approved use (including loading and unloading) must not occur outside the hours of 7am to 6pm Monday to Saturday and not at all on Sundays or public holidays. The requirements of this condition must be included in the Community Management Statement for any body corporate for the subject site.
4. The approved short-term accommodation must be used to provide short-term accommodation for tourists or travellers for a temporary period of time (i.e. not exceeding three consecutive months). The accommodation must not be occupied by persons for the purpose of permanent accommodation, excluding those persons in a manager's residence for the premises. The requirements of this condition must be included in the Community Management Statement for any body corporate for the subject site.

Building Height

5. The maximum height of the development must be in accordance with the Approved Plans, and not exceeding the below heights above the flood hazard allowance for the site:
 - (a) 10.38 metres for Building A;
 - (b) 14.22 metres Building B;
 - (c) 14.86 metres for Building C; and
 - (d) 15.91 metres for the Short Term Accommodation building.
6. Certification must be submitted to council from a cadastral surveyor which certifies that the buildings do not exceed the maximum height requirement of this development approval.

Treatment of Temporarily Vacant Land

7. Where some or all of the land remains vacant or undeveloped for more than three (3) months, or buildings are demolished and redevelopment is delayed for more than three (3) months, the following works must be carried out:
 - (a) the site must be cleared of all rubble, debris and demolition materials
 - (b) the site must be graded to prevent ponding (to the same level as the adjoining footpath wherever practicable), turfed and mown at a minimum three (3) weekly intervals
 - (c) the site must be landscaped with perimeter planting consisting of advanced specimens of fast growing tree species

- (d) the site must be maintained to ensure no nuisance to adjacent premises, roads or footpaths
- (e) where fencing is installed to secure boundaries:
 - (i) the fencing must be durable and not capable of being pushed or blown over
 - (ii) the fencing type must not detract from local amenity (barbed wire is not acceptable)
 - (iii) vandalism must be promptly repaired and any graffiti removed.

Land Amalgamation

- 8. All properties the subject of the development must be amalgamated, or alternatively retained within reciprocal access easements.

Community Management Statement

- 9. Any proposed Community Management Statement required for the development pursuant to the *Body Corporate and Community Management Act 1997* must be submitted to council for approval at the same time as submission of the building format plan (or similar) for approval.
- 10. All clauses and by-laws of the proposed Community Management Statement must accord with the requirements of this development approval.

URBAN DESIGN

Final Architectural Building Detail

- 11. All building works must be undertaken generally in accordance with the architectural drawings referred to in this development approval. Certification must be submitted to Council from a qualified person*. The certification must certify that the Building Permit Approval drawings are in accordance with the approved plans as detailed in the list of approved plans.
 *(Refer to Advisory Note)
- 12. Prior to Building Permit Approval, a set of detailed and dimensioned design drawings, including site plan, all floor plans, all elevations and at least two sections per building, must be prepared and submitted to council for review against the Approved Plans. In particular, the design drawings must clearly show how the final building design complies with the design conditions of this development approval, including the following:
 - (a) the final height and position of the building/s on the site with dimensioned setbacks matching the Approved Plans;
 - (b) detailed drawings that show all external building elements and design features;

- (c) a schedule of façade colours, materials and finishes;
- (d) a minimum of two rendered perspectives showing the intended finishes and building form;
- (e) the drawings must include the following amendments,
 - (i) Building D street awning must be raised to 4000mm height above ground level;
 - (ii) Building D West Elevation ground level - provide additional windows and openings to blank wall; and
 - (iii) Building A South façade - provide windows and openings (similar to Northern façade design) to blank wall.

Building Appearance

13. The approved building must be constructed such that it incorporates the external design features as shown on the Approved Plans and/or subsequent council endorsed detailed design drawings, with no inclusions or future alterations being made without approved in writing by council.
14. All air conditioning units or other mechanical equipment must be visually integrated into the design and finish of the building, or otherwise fully enclosed or screened such that they are not visible from the street frontages nor adjoining properties.
15. All deck and balcony areas above ground floor must not be enclosed by permanent fixtures such as shutters, louvres, glass panelling or the like except where shown on the Approved Plans or where required to satisfy any privacy condition of this development approval.
16. Ground floor shopfront glazing to Building D along the Timari and Menzies frontages must be fully transparent to a minimum of 65% of the street frontage to allow passive surveillance and encourage social interaction and must be provided at full height (floor to ceiling) and must not be obscured or covered with signage.
17. Internal walls and shelving must not be erected within one (1) metre of the glazing where they would prevent views from the street into the retail space, unless otherwise agreed to in writing by council.
18. Any security screens on the premises consist of grille or translucent screens and not solid shutters, screens or roller-doors.
19. All mechanical equipment and other service infrastructure located on the site must be fully enclosed or screened such that they are not visible from the street frontages, other public space, or adjoining properties.
20. No part of the site may be used for outdoor storage of materials unless specified on the Approved Plans or the conditions of this development approval.

21. Building materials and hard surfaces used in landscape or streetscape works are not highly reflective, or likely to create glare, slippery or otherwise hazardous conditions.

Fencing and Walls

22. Any fencing and walls within front setback area must be behind a 2m wide landscape strip and must have a maximum height of not more than:
 - (a) 1.8m, if 50% transparent; or
 - (b) 1.2m if solid.
23. A minimum 1.8m high solid screen fence is provided and maintained along the full length of any side or rear boundary.

Clothes Drying Areas

24. Each dwelling unit must be provided with an outdoor non-mechanical (natural) clothes drying area, or alternatively, each unit must have access to a communal outdoor clothes drying area that is fitted with robust clothes lines. Where individual clothes drying areas are provided on balconies, they are to be concealed or screened from public view.

Street Identification

25. The street address of the development must be clearly visible and discernible from the primary frontage of the site by the provision of a street number and, where appropriate, the building name.
26. The building entrance or reception area must be clearly visible and identifiable from the street or otherwise provided with signage and lighting at strategic locations to direct people to the building entrance.

Protection of Privacy

27. To ensure privacy is protected, residential windows adjacent to communal areas and walkways must either:
 - (a) have a minimum window sill height of 1.5m above floor level;
 - (b) be fitted with translucent glazing below 1.5m above floor level, or
 - (c) be fitted with a fixed external screen.
28. Fixed or moveable external screens must not cover more than 50% of balcony openings.

Communal Recreation Areas

29. Communal recreation areas must be provided as shown on the Approved Plans.

Weather Protection

30. Street awnings must be provided along the full length of Building D along Timari and Menzies frontages, at a height of 4000mm. The awnings must have a minimum width of 2.7m from the building line, and must be designed to provide continuous solar and rain protection and promote all weather activity.
31. Inclement weather protection to external openings, windows and doors must be provided by a permanently fixed overhang or awning, directly above openings, with a minimum overhang width of 450mm.

Public Safety

32. Provide surface treatment to driveway to delineate a safe shared pedestrian/vehicle pathway to avoid pedestrian vehicular conflict.
33. All ground floor shopfront glazing must be protected against unlawful entry by the use of a form of safety glass such as toughened or laminated glass. All other windows provided at the ground floor must include toughened or laminated glass, or security screens.
34. Vandal proof materials and anti-graffiti paint must be used in the building construction.
35. Signs must be provided and located to direct people to entries and exits and to parking spaces within the site. Public parking areas must be clearly designated as such and have clearly defined access points.
36. Any public toilets must be located where they can be monitored by other persons, including motorists.
37. Bicycle parking facilities must be located so that they are visible from the street.
38. Security measures must be installed such that building users do not have access to areas that are intended for the exclusive use of residents and visitors.
39. During operating hours, all building entrances, parking areas, pedestrian areas and entrances/exits to any stairwells, travelators, lifts, foyers/reception areas, loading docks and public toilets must be well lit with vandal resistant lighting and with intensities to satisfy the requirements of AS 1158 – *Lighting for Roads and Public Spaces* and the *Sunshine Coast Public Lighting Plan*. Lighting must be directed onto

the site or building and away from neighbouring sites. Lighting must be designed to reduce the contrast between shadows and well lit areas.

ENGINEERING

External Works

40. Menzies Drive must be upgraded for the length of its frontage to the subject site, as described below. The works must be undertaken with Stage 1 in accordance with an operational works approval and, unless otherwise agreed with Council, must include in particular:
 - (a) Replacement of kerb and channelling to the development side only;
 - (b) Regrading of the verge to achieve an acceptable verge crossfall in accordance with the *planning scheme policy for the transport and parking code* and *planning scheme policy for development works*;
 - (c) Construction of a pedestrian footpath in accordance with the conditions of this development approval;
 - (d) Removal of the existing property access near the northwest corner of the site and reinstatement of the kerb, footpath and verge area to match the balance of the site frontage, including the provision of topsoil and turf where the existing verge is grassed;
 - (e) Removal of the existing yellow dash line marked bay near the northwest corner of the site and line marking of the continuous white edge line to replace the yellow marking;
 - (f) Line marking of parking bays on the development side only in accordance with *AS 2890.5* and *AS 1742*, with minimum bay lengths of 6.7m for middle parking bays;
 - (g) Removal of the existing traffic calming device and associated infrastructure (e.g. line marking and median);
 - (h) Provision of a zebra crossing on a solid kerb to kerb raised platform on the western approach to the Timari Street roundabout, located 6 metres clear from the roundabout give way line and designed in accordance with Sections 5.1 and 5.1.1 of the *Supplement to Austroads' Guide to Road Design Part 4B*, with a 100mm high platform, a minimum platform length of 6.0m, a 1 in 15 approach ramp and a 1 in 20 departure ramp;
 - (i) Provision of new kerb entry stormwater pits for the raised crossing in accordance with IPWEAQ Standard drawings (e.g. DS-063); and
 - (j) Installation of street lighting in accordance with *AS 1158* particularly for the pedestrian crossing.
41. Timari Street must be upgraded for the length of its frontage to the subject site, as described below. The works must be undertaken with Stage 1 in accordance with an operational works approval and, unless otherwise agreed with Council, must include in particular:

- (a) Replacement of any damaged kerb and channelling to the development side only in minimum 2m lengths;
 - (b) Construction of a pedestrian footpath in accordance with the conditions of this development approval;
 - (c) Removal of the existing property access and reinstatement of the kerb, footpath and verge area to match the balance of the site frontage, including the provision of topsoil and turf where the existing verge is grassed;
 - (d) Replacement of the existing stormwater field inlet located on the existing crossover with a kerb entry lip in line pit in accordance with IPWEAQ Standard drawings (e.g. DS-063);
 - (e) Removal of the two existing on-street parking bays in conflict with the proposed crossover;
 - (f) Relocation of the 4P parking sign, located on the northern extent of the existing northern most bay on the eastern side of Timari Street fronting the site, south to the new northernmost on-street parking bay;
 - (g) Provision of two new on-street parking bays north of the proposed crossover in accordance with AS 2890.5 and AS 1742. The new northern bay must be a minimum 6.7m length and the new southern bay must be a minimum 5.5m length, however, lengths must be maximised to suit the available length north of the new crossover; and
 - (h) Provision of new left and right arrow 4P parking signs for the new on-street parking bays north of the proposed crossover to match the existing parking signs on Timari Street.
42. Lerner Street must be upgraded for the length of its frontage to the subject site, as described below. The works must be undertaken with Stage 1 in accordance with an operational works approval and, unless otherwise agreed with Council, must include in particular:
- (a) Minimum 2.0m wide kerb ramps either side of Lerner Street for a continuation of pathway along the southern verge of Menzies Drive;
 - (b) A pedestrian refuge for the kerb ramp crossing across Lerner Street generally in accordance with AS 1742.10:2024, with minimum 2.5m width and minimum length (parallel with road) of 3.0m;
 - (c) Replacement of any damaged kerb and channelling to the development side only in minimum 2m lengths;
 - (d) Removal of the existing on-street parking bay in conflict with the proposed crossover;
 - (e) Provision of a minimum four on-street parking bays north of the proposed crossover with minimum 6.2m lengths except for the bay adjacent to the crossover and modification of the existing yellow line marked mobile library bay to accommodate the four on-street parking bays;
 - (f) Construction of a pedestrian footpath in accordance with the conditions of this development approval;

- (g) Removal of the existing property access and reinstatement of the kerb, footpath and verge area to match the balance of the site frontage, including the provision of topsoil and turf where the existing verge is grassed; and
- (h) Installation of street lighting in accordance with *AS 1758*, unless otherwise proven as not required by an Electrical Engineer (RPEQ) through an associated operational works application.

Property Access and Driveways

- 43. In conjunction with the first operational works application for engineering works, RPEQ certification must be submitted to council stating that the proposed queuing design for the Lerner Street access is safe, convenient and legible for all users and does not cause any adverse pedestrian or traffic impacts within the road reserve.
- 44. Sealed access driveways must be provided to all parking and manoeuvring areas of the development. The works must be undertaken in accordance with an operational works approval and, unless otherwise agreed with Council, must include in particular:
 - (a) New two-way crossovers from each of Menzies Drive, Lerner Street and Timari Street totalling four crossovers for the development site;
 - (b) New driveway crossovers generally in accordance with IPWEA standard drawings RSD-102 (RS-051);
 - (c) truncation of existing paths in the verge for the driveway construction, including any additional extents of reconstruction to provide a smooth pathway transition; and
 - (d) Provision of safe pedestrian sight triangle truncations to features adjacent to the exit driveway.

On-site Parking

- 45. An Access and Parking Management Plan must be supplied and endorsed, and must be included in the Community Management Statement for any body corporate for the development and a copy of the plan provided to each unit owner. The plan must be endorsed prior to any development permit for operational works being issued. The plan must include (but is not limited to) the following in particular:
 - (a) operations necessary to comply with the conditions of this approval;
 - (b) procedures for service vehicles, including access and loading/unloading;
 - (c) mapping/plans of car parking and loading areas for uses;
 - (d) procedures for commercial, visitor and residential parking;
 - (e) operation of the security gates and intercom systems; and
 - (f) evacuation procedures.
- 46. A minimum of 265 car parking spaces must be provided and marked on the site, and made available and accessible at all times while the commercial uses are open for business. The works must be undertaken in accordance with an operational works approval and must include in particular:

- (a) For multiple dwelling unit use, a minimum of 106 residential parking spaces within the total, which are clearly marked for that purpose and accessible at all times for visitor use;
 - (b) For multiple dwelling unit use, a minimum of 21 visitor parking spaces within the total, which are clearly marked for that purpose and accessible at all times for visitor use;
 - (c) For short term accommodation use, a minimum of 8 car parking spaces (4 car parking spaces for users and 4 visitor parking spaces) within the total, which are clearly marked for that purpose and accessible at all times for visitor use;
 - (d) pedestrian routes in accordance with the conditions of this development approval;
 - (e) parking spaces for people with disabilities must satisfy the current requirements of the *National Construction Code*;
 - (f) dimensions, crossfalls, clearances and gradients in accordance with *AS 2890 - Parking facilities*;
 - (g) design and/or speed control measures within parking aisles and circulation roadways to achieve a speed environment of 10km/h;
 - (h) non-tandem small car spaces must be allocated and remain as second car spaces for allocated for units; and
 - (i) tandem small car spaces must be allocated and remain as second and third car spaces allocated for units.
47. A minimum of 30 motorcycle/scooter parking spaces must be provided and marked on the site, and made available and accessible at all times while the commercial uses are open for business. The works must be undertaken in accordance with an operational works approval and must include in particular dimensions, crossfalls and gradients in accordance with *AS 2890 - Parking facilities*.
48. All on-site parking areas and access driveways must be maintained exclusively for vehicle parking and manoeuvring and kept in a tidy and safe condition at all times.
49. Prior to the issue of any development permit for operational works for this development, building plans (including sections) showing any beams, services or other obstructions on ceilings where parking or manoeuvring is proposed, must be submitted to council demonstrating a minimum height clearance in accordance with *AS 2890*.
50. Directional signage must be provided to direct visitors and customers to the car parking spaces provided on-site.
51. Where access to the car park is proposed to be restricted by a security gate, provision must be made for queuing of vehicles clear of the roadway, within the property boundary while waiting for the security gate to open.

52. Provision must be made for intercom access (or equivalent other entry methodology) for the basement parking, which can be operated with vehicles queued clear of the roadway while waiting for the associated security gate to open. Provision must also be made for vehicles to exit the site in a forward direction if entry through the security gate is prohibited.

Service Vehicles

53. Service vehicle parking, manoeuvring and standing spaces must be provided on the site. The works must be undertaken in accordance with an operational works approval and AS 2890.2 - Off-street commercial vehicle facilities and must include in particular:
- (a) a minimum of one waste collection vehicle (WCV) space accessed from Lerner Street (Type A access);
 - (b) a minimum of one medium rigid vehicle (MRV) space accessed from Lerner Street (Type A access);
 - (c) a minimum of one WCV space located near the existing Tavern use (Type A access); and
 - (d) a minimum of one MRV space near the short term accommodation use which may be shared with the WCV bay located near the existing tavern use.

Pedestrian and Bicycle Facilities

54. Pedestrian and bicycle facilities must be provided for the development, as noted below. The works must be undertaken in accordance with an operational works approval and, unless otherwise agreed with Council, must include in particular:
- (a) a minimum 2.0m wide footpath within the road verge for the entire length of the site's frontage to Menzies Drive positioned a minimum 1.5m from invert of kerb and including pram crossings at the intersection of Lerner Street;
 - (b) a minimum 1.8m wide footpath within the road verge for the entire length of the site's frontage to Lerner Street positioned a minimum 1.5m from invert of kerb;
 - (c) a minimum 1.8m wide footpath within the road verge for the entire length of the site's frontage to Timari Street to match the existing streetscape;
 - (d) provision of a raised pedestrian crossing on Menzies Drive in accordance with AS 1742.10 and the *Department of Transport and Main Roads* guidelines;
 - (e) pedestrian pathways between the proposed car parking area and the commercial building;
 - (f) adequate separation of all specific pedestrian routes from vehicle access and manoeuvring areas, and clear demarcation by pavement marking, signposts or changes in surface materials or levels;
 - (g) signage and lighting at strategic locations to direct people to building entries and public toilet facilities;
 - (h) a minimum of 106 residential and visitor bicycle parking spaces for the multiple dwelling unit use, in accordance with AS 2890.3 – *Bicycle parking*;

- (i) a minimum of 6 bicycle parking spaces for the short term accommodation use, in accordance with *AS 2890.3 – Bicycle parking*; and
- (j) a minimum of 34 visitor bicycle parking spaces for the Food and drink outlet use, in accordance with *AS 2890.3 – Bicycle parking*.

Utility Services

- 55. Underground reticulated electricity must be provided to each the development in accordance with the requirements of the service provider. The applicant must either provide a Certificate for Electrical Supply or apply for a further operational works approval, where Contestable Works are required.
- 56. Underground telecommunications services* must be provided to the development site in accordance with the requirements of the service provider.
**(Refer to Advisory Note)*
- 57. Where a pad-mound electrical supply is required for the development, any redundant electrical pillars within the frontage of the site, must be removed, and the ground surface reinstated to match the required streetscape treatment for that locality.
- 58. An underground connection to reticulated water and sewerage must be available, and/or where necessary provided, to the development site in accordance with the standards and requirements of Northern SEQ Distributor–Retailer Authority (Unitywater).
- 59. Certification must be submitted to Council from all relevant service providers which certifies that the development has met the requirements of development approval and all applicable legislation at the time of construction.

Earthworks and Retaining Walls

- 60. All fill and associated batters must be undertaken in accordance with an operational works approval, and contained entirely within the subject site unless written permission from the respective landowner(s) is provided to Council.
- 61. Where the development involves excavation or filling over, or adjacent to drainage infrastructure access chamber surface levels must be adjusted to provide a freeboard of 100mm above the finished ground surface level.
- 62. All retaining walls must be designed and constructed in accordance with the planning scheme and must be certified by a Registered Professional Engineer of Queensland (RPEQ) where exceeding 1m in height.

63. Safety barriers must be implemented where steep slope or fall hazards exist naturally or are created by the design. The barrier type must be assessed and designed by a RPEQ as being appropriate for each location and the anticipated risks during construction, establishment, maintenance and end use, in accordance with the following criteria and standards:
- (a) Where located adjacent to vehicle manoeuvring areas, vehicle barriers must be designed in accordance with *AS 2890.1 – Off-street Parking*;
 - (b) Where located near publicly accessible paths, pedestrian and cycle barriers must be designed in accordance with *Austroads Guide to Road Design – Part 6A Paths for Walking and Cycling*;
 - (c) where retaining walls are greater than 1.0m high, a 'full infill' barrier (1.0m min height) or equivalent performance boundary fence (e.g. 1.8m high timber); and
 - (d) All barriers must be certified to the appropriate load conditions from *AS 1170 – Structural Design Actions* by either the manufacturer or engineering calculations.

Easements

64. Unless otherwise agreed in writing by the relevant service provider, any public or third party infrastructure located on the subject site must be placed within an easement registered against the title of the property.
65. All easements must be designed in accordance with the planning scheme and granted at no cost to the Grantee. Where the Grantee is Council or a service authority, the easement documentation must be in accordance with the Grantee's standard easement terms.
66. All works must be kept clear of any existing or proposed easements on the subject land, unless agreed otherwise in writing by the Grantee.

HYDROLOGY

Stormwater Drainage

67. The site must be provided with a stormwater drainage system connecting to a lawful point of discharge. The works must be undertaken in accordance with an operational works approval and must include in particular:
- (a) the works described in the Stormwater management report listed in this development approval collection and discharge of stormwater directly to Council's piped stormwater system around the site;
 - (b) Runoff from basement carparking must not be discharged to Council's stormwater drainage system; and
 - (c) the use of gravity stormwater drainage and not surcharge pits.

Stormwater Quality Management

68. A stormwater quality treatment system must be provided for the development. The works must be undertaken in accordance with an operational works approval, and include stormwater quality treatment devices of a size and location generally in accordance with those shown in the Stormwater management report listed in this development approval, with the exception of the interface between adjacent wall and filter medial must be provided as per Water by Design - Bioretention Technical Design Guidelines 2014, Figure 33. *Note: this may require more space for Bioretention basins i.e. elongate the basins to compensate the width loss.*
69. All stormwater quality treatment devices must be maintained in accordance with Water by Design (2012), *Maintaining Vegetated Stormwater Assets* (Version 1). A copy of this document must be retained on the site together with the approved operational works drawings for the stormwater quality treatment system and a detailed life cycle costing of the system attached as an addendum. Records of all maintenance activities undertaken must be kept and made available to council upon request.

Stormwater Harvesting

70. Operating stormwater harvesting tanks must be provided for the development. The tanks must be provided in accordance with an Operational Works and must include in particular:
 - (a) the details identified in the Stormwater management report listed in this development approval; and
 - (b) reuse of harvested rainwater for internal non-potable uses and outdoor uses.
71. Certification must be submitted to council from a qualified person* which certifies that the rainwater collection tanks and associated reticulation have been installed in accordance with the requirements of this development approval.
**(Refer to Advisory Note)*

Flood Immunity

72. The minimum floor level of all buildings and minimum opening crest level of basement ramps constructed on the site must be provided in accordance with the requirements of the *Flood hazard overlay code*.
73. The basement up to a height of DFL+500mm must be constructed as tanked structures (fully watertight) and must be constructed with flood resilient material.
74. An automated flood gate must be provided to stop flood water entering into the basement, up to a height of 3.50m AHD.

75. The flood gate must be maintained, as per manufacturer's maintenance manual, functional for the life of development at no cost to Council.

ENVIRONMENTAL HEALTH

Waste Management

76. Refuse storage, removal and collection facilities must be provided in accordance with the Approved Plans and the following:
- (a) Provision of a minimum bulk bin volume of 120L for general waste, and 120L recyclable waste for each dwelling unit;
 - (b) For commercial operations within the development, provision of a minimum bulk bin volume of 1100L for general waste, and 1100L recyclable waste for the development;
 - (c) collection by service vehicles from within the site only in a safe, efficient and unobstructed manner. Where any obstruction or obstruction to waste collection vehicles, facilities and/or storage areas result in unsafe, inefficient or obstructed servicing as determined by Council, the obstruction or obstruction must be removed or rectified;
 - (d) provision of a temporary storage embayment* for the service collection/service collection of all bulk bins* located in accordance with the approved plans and adjacent to the site access driveway, with a smooth at-grade movement path between the kerbside and the communal bin store/storage embayment* (i.e. no steps, edging, ledges or the like;
*(Refer to Advisory Notes)
 - (e) maintain continued responsibility of the body corporate, or an equivalent site management entity, to present bulk bins at the temporary collection embayment on refuse collection day;
 - (f) provision of a readily accessible wash-down area in the vicinity of the permanent bin storage areas fitted with a hosecock, bin roll over bund, and drain connected to the sewer that has a stormwater catchment area of no more than 1m²;
 - (g) provision of waste chutes connected to each floor of the buildings A,B and C for the disposal of general waste only (not recyclable waste). The waste chutes must be:
 - (i) vertical and cylindrical with a minimum diameter of 450mm
 - (ii) constructed of non-corrosive, smooth, impervious and noise-dampening materials;
 - (iii) contained within fire rated shafts;
 - (iv) constructed to finish at least 25mm below the ceiling level of the collection room and not more than 300mm above the height of the waste containers;
 - (v) ventilated without causing odour within the building;
 - (vi) fly and vermin proof;

- (vii) fitted with maintenance access and cleaning appliances;
- (viii) fitted with self-closing hoppers on each level located between 1m and 1.5m above the floor level, and with wall and floor surfaces around the hopper of an impervious easy to clean material, and co-located with readily accessible recycle waste bin/receptacle at each floor level;
- (h) provision of a waste room at the bottom of the waste chutes for the collection and permanent storage location of general waste only (not recyclable waste). The waste room must be:
 - (i) constructed of fire rated, impervious and smooth materials to all walls, floors, doors and junctions;
 - (ii) constructed with access doors sized to permit unobstructed entry and exit of the bulk bins*;
 - (iii) fly and vermin proof;
 - (iv) fitted with a lock capable of being opened from the inside without a key at any time;
 - (v) refrigerated or otherwise ventilated to reduce odour;
 - (vi) co-located with a hosecock and drain connected to the sewer;

**(Refer to Advisory Note)*
- (i) provision of a readily accessible bulk bin storage room/area for recyclable waste is provided, with a mechanical wheelie bin lifter to decant recyclable waste into bulk bins
- (j) provision of an on-site tow vehicle or other mechanical means to haul bulk bins from the basement refuse storage area to the temporary collection embayment located at street level;
- (k) Certification must be submitted to Council from a qualified person* which certifies that all waste chutes and waste rooms have been constructed in accordance with the requirements of this development approval; and

**(Refer to Advisory Note)*
- (l) The requirements of the waste management conditions in this development approval must be included within the body corporate statement, or equivalent site by laws document/statement, and remain within in perpetuity.

Acoustic Amenity

77. Unless varied by a condition of this development approval, acoustic measures and treatments must be incorporated into the development generally in accordance with the Noise Assessment Report, including the recommendations of the Acoustic Performance Specification' plan and the Addendum to Noise Assessment Report, listed within this development approval

- (a) Noise from the development must not exceed the levels specified below

NOISE LIMITS AT A SENSITIVE LAND USE	
Time period	Noise level measured as the Adjusted Maximum Sound Pressure Level
7am to 6pm	Background Noise Level plus 5dB(A)
6pm to 10pm	Background Noise Level plus 5dB(A)
10pm to 7am	Background Noise Level plus 3dB(A)
10pm – 7 am	45 dB(A) inside bedroom from a discrete noise event
10pm – 7 am	50 dB(A) outside bedroom windows from a discrete noise event

Note: Measurements must be in accordance with AS 1055.1 - Acoustics – Description and measurement of environmental noise – General procedures. Measurements must be adjusted for tonality and impulsiveness where required, where attenuation is applied for inside to outside calculations, a maximum of 5 dB(A) only is to be applied (i.e. assumed windows fully open). "Background Noise Level" means the $L_{A90,T}$ being the A-weighted sound pressure level exceeded for 90 percent of the time period not less than 15 minutes using fast response. "Commercial Place" means a place that is used as an office or for business or commercial purposes.

**(Refer to Advisory Note)*

78. Any mechanical plant and equipment* must be designed, located and attenuated such that noise measured by $L_{AEQ,ADJ,T}$ does not exceed the Rating Background Level (tenth percentile) plus 3 dBA at a sensitive land use internal and external to the development site. This condition does not authorise Environmental Nuisance as defined under the *Environmental Protection Act 1994*. **(Refer to Advisory Note)*

NOTE: $L_{AEQ,ADJ,T}$ is the A-weighted equivalent continuous sound pressure level during measurement time T, adjusted for tonal and impulsive noise characteristics, where T is Day (7am to 6pm): 11hr, Evening (6pm to 10pm): 4hr, Night (10pm to 7am): 9hr. Measurements must be in accordance with AS 1055 - Acoustics – Description and measurement of environmental noise. Measurements must be adjusted for tonality and impulsiveness where required. Where attenuation is applied for inside to outside calculations, a maximum of 5 dB(A) only is to be applied (i.e. assumed windows fully open)

79. Certification, based on operational noise compliance testing must be submitted to Council from a qualified person* that all mechanical plant and equipment noise complies with the noise criteria listed within this development approval. Certification must include a report prepared by a qualified person* which includes operational noise compliance verification testing results, and specify the location, type and operating scenario of all mechanical plant and equipment included in the compliance testing. Certification is required prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of the approved use, whichever is first.

**(Refer to Advisory Note)*

80. Service vehicle deliveries and movements associated with the approved non-residential uses on the premises (including loading, unloading, overnight storage and delivery) must not occur outside the hours of 7am to 6pm Monday to Saturday, and not at all on Sundays or public holidays. The requirements of this condition must be included in the Community Management Statement for any Body Corporate for the subject site. (NOTE: This condition does not authorise environmental nuisance under the *Environmental Protection Act 1994*)

81. Certification must be submitted to Council from a qualified person* that the development has been constructed in accordance with the Acoustic Amenity conditions of this development approval.

**(Refer to Advisory Note)*

Amplified Music

82. The approved use must not involve live and/or amplified entertainment at any time. Background pre-recorded music (e.g. music played through a domestic stereo) that does not emit audible noise beyond the boundary of the premises at any time is permitted.

83. Any grills or metal plates subject to vehicular traffic on the site must be suitably acoustically dampened to prevent noise impacts on surrounding sensitive land uses.

84. Where complaints (other than frivolous or vexatious complaints) are made to Council about noise from the approved use, Council may require the site management entity to Submit a Noise Impact Assessment prepared by a qualified person* in accordance with the *Planning scheme policy for the nuisance code*, and/or Undertake further noise amelioration measures or operations, install volume limiting devices or barriers and/or shield or relocate mechanical plant and equipment and have such measures certified by a qualified person*.

**(Refer to Advisory Note)*

Lighting Amenity

- 85. Lighting associated with the use must be designed, sited, installed and tested to comply with Tables 3.2 & 3.3 for Zone A3 of AS 4282 - *Control of the obtrusive effects of outdoor lighting*.
- 86. Security lighting provided for the building entrance, external stairwells and ground level car parking areas must be designed to limit the duration of lighting within these areas through the use of sensors and timing devices. Security lighting must be recessed within the ceiling at each level and/or shielded to avoid light spill to neighbouring properties.
- 87. Certification must be submitted to Council from a qualified person* that all lighting devices comply with the requirements of this development approval.
*(Refer to Advisory Note)

Commercial Kitchen Exhaust

- 88. Kitchen exhaust points for the development must be located and operated in accordance with AS 1668.2 - *The use of ventilation and airconditioning in buildings* (specifically Section 3.10 – *Air Discharges*).
- 89. The development must be constructed with reticulated ducting inside the building to exhaust heat and odours from the approved café/restaurant use or tenancies that can be used for a café/restaurant use, to a discharge point on the roof of the highest level. The commercial kitchen heat and odour discharge point/s on the roof of the highest level storey must be located and managed in accordance with the AS 1668.2 - *The use of ventilation and air-conditioning in buildings* (Section 3.10 – *Air Discharges*).

Acid Sulfate Soils

- 90. A Dewatering Management Plan (DMP) must be developed by a qualified person* and implemented on site during the operational works phase of the development. Where groundwater is released to waters, the DMP must include the criteria required by the above condition and propose an effective treatment train such that the above release criteria is achieved prior to release. The basement piling and shoring system/The earthworks construction method Utilised must be such that the amount of dewatering for the excavation is minimised.
*(Refer to Advisory Note)
- 91. An erosion and sediment control (ESC) and dewatering pre-construction inspection must be organised with Council prior to the commencement of any on site works. The applicant must organise for the principal contractor, and the ESC specialist who will provide ESC certification to attend the meeting.

92. All waters, including stormwater runoff, groundwater seepage and leachate from acid sulfate soils must achieve the following quality prior to release from the site:
 - (a) a pH range of 6.5-8.5 pH units;
 - (b) 50mg/L maximum total suspended solids concentration;
 - (c) 0.3mg/L maximum total iron concentration;
 - (d) 0.2mg/L maximum total aluminium concentration; and
 - (e) No visible plume at either the point of release from the site or within a waterway.
93. Where groundwater is released to the environment, weekly verification sampling and testing for compliance with the above criteria, must be undertaken at a NATA accredited laboratory, and results provided to Council on a fortnightly basis.
94. The basement must be designed, constructed and maintained as a completely sealed, waterproof, and groundwater excluding structure*. It must be fully tanked and contain a waterproofing system (e.g. waterproof membrane system) to prevent all groundwater infiltration, and be able to withstand full hydrostatic pressure with no permanent or post-construction sub-surface drainage. Certification must be submitted to Council from a qualified person* which certifies that the basement structure has been constructed in accordance with this condition of approval. **(Refer to Advisory Note)*
95. In the event that groundwater infiltrates into the basement structure post construction, it must only be, either:
 - (a) lawfully discharged to sewer in accordance with Unitywater's Trade Waste Policy; or
 - (b) removed offsite by a licensed regulated waste transporter.
96. All treated material must undergo verification testing at the rate of one sample per 250m³ throughout the duration of the excavation phase of the development. The verification testing must be undertaken by a qualified person* using the SPOCAS or Chromium Reducible Sulphur testing suite, and the results for each sample must be submitted to Council.
**(Refer to Advisory Note)*

LANDSCAPE

Landscaping Works

97. The development site must be landscaped. The works must be undertaken in accordance with an Operational Works approval and the Sunshine Coast Council landscape materials palette for that specific area and must include in particular:

Private Works:

- (a) works shown on the Approved Plans;
- (b) a minimum 2m wide landscape strip (except where otherwise indicated on the approved plans) between the development and the road frontages of the site, comprising a mix of screening trees at 6m centres, screening shrubs at approximately 1-2m centres, and groundcovers to the balance;
- (c) a 1.5m wide landscape strip between the STA building and the road reserve boundary to Menzies Dr and Timari St comprising of shrubs capable of screening the walls and barriers associated with the building's outdoor area / deck and open to the sky;
- (d) provision of deep planting zones as per the approved plans. These are to be provided with 'Feature tree plantings' comprising of species such as, *Agathis robusta*, *Elaeocarpus obovatus*, *Melaleuca quinquenervia*, clumps of ex-ground (minimum 3m clear trunk) *Livistona australis*;
- (e) screen planting in front of any bin enclosures, unsightly equipment, blank walls etc;
- (f) screen planting along side / rear boundaries where space permits of columnar species and clumps of palms capable of screening softening the built form;
- (g) podium planters, including species, depth, width, extent, and specifications for growing media;
- (h) podium planters are to be provided with a minimum internal width of 1m and minimum internal depth of 900mm and comprise of drought hardy species well suited to a podium growing environment;
- (i) podium planting provided with drought tolerant, columnar screening shrub species, clumps of salt hardy palms / monocots and spilling ground covers capable of cascading over the planter edge;
- (j) all podium planters are to specified with a high quality podium mix, guaranteed for a minimum 10 years without replacement (provision of warranty is to be provided as part of the Operational Works Landscaping) e.g *Fytogreen Hydrocell 40* or equivalent performance;
- (k) provision of an automatic irrigation system to all landscape areas including podium planters on private property connected to a common property supply point and utilising harvested water from site;
- (l) shade trees to the car parking areas at a minimum rate of 1 tree per 4 parking bays as per the approved plans; and
- (m) utilisation of flush kerbing throughout the car park, and falling of car park and manoeuvring areas to tree pits, and common trenches for passive irrigation prior to discharge to the bio-treatment system.

Public Works:

- (n) Streetscape improvement works to the road frontages to match Council's specifications, in accordance with Council's Streetscape Improvement Project for the area, and including the following:
 - (i) landscape refurbishment* of existing public landscaping in the Timari St, Menzies Dr verges (*Refer advisory note);

- (ii) provision new footpath pavement to match Council's specifications for the locality;
- (iii) adjusting levels to the existing footway to the frontage of the development (and where required to safely transition, in front of the neighbouring properties) to achieve a 2% cross fall verge from building face to the back of kerb;
- (iv) tactile ground surface indicators provided to crossings, kerb ramps and driveways, as per *AS1428 Design for Access and Mobility*, and engineering safety requirements;
- (v) provision of streetscape furniture e.g. public seating, and bin enclosures at spacings and locations to match Council's streetscape improvements;
- (vi) provision of one (1) shade tree within the road reserve for every six (6)m of road frontage, provided with subsurface cells / structural soil media provided to link the tree pits and provide additional growing media. These are to be provided for the typical extent of the projected street tree canopy and be specified in accordance with manufacturer's recommendations;
- (vii) provision of landscaped buildouts into the road carriageway where approved through a Operational Works for roads and drainage. These must be fully landscaped and include street trees, and be designed and certified by an Registered Practising Engineer of Queensland (RPEQ); and
- (viii) all plant material used within the public verges is to be selected so as to match Council's delivered works, be coastal hardy and be positioned so as to ensure safe vehicle sightlines are achieved.

Landscaping of WSUDs / Stormwater Treatment Devices

98. Bio-treatment areas must:
- (a) not be located within the 2m frontage landscape strips addressing the road and be located setback inside the site; and
 - (b) include the provision of trees, shrubs and groundcovers and ensuring a minimum density throughout of 8 plants per m², and be mulched and netted with an appropriate density of coir netting.

Retention of Existing Street Trees

99. The existing street trees in Council road reserve must be retained in accordance with *AS4970 Protection of Trees on Development Sites*. Where works have the potential to impact upon existing Council vegetation then Arborist report is to be supplied as part of the future Operational Works, as prepared by a qualified person.
* (Refer advisory note).

Maintenance of Private Works

100. All landscaping within the Private Works area must be maintained by the Body Corporate at all times and for the life of the development in accordance with conditions of this Development Permit and the specific clauses below:
- (a) the ongoing replacement, maintenance and rectification of damage to any and all structures, infrastructure and embellishments including but not limited to any; hard paved areas, furniture, (e.g. bins, seats, etc.), lighting, underground and above ground services, irrigation and drainage systems, raised planter structures (inc. associated waterproofing and drainage systems), awnings, structures etc. Maintenance obligations shall include but not be limited to:
 - (i) cleaning of all surfaces;
 - (ii) rectification of vandalism and removal of graffiti;
 - (iii) cleaning and maintenance of function of any stormwater infrastructure (as required); and
 - (iv) servicing of electrical and lighting systems (as required);
 - (b) to ensure that any landscaping on the Common Property of the Scheme complies with conditions of development approvals over the site (including any Council approved subsequent Operational Works Approvals);
 - (c) to ensure the ongoing care and maintenance of any landscaping within common property including; boundary trees, garden beds, and/or any other landscaping contained in deep planting zones, podium planters and/or planters located within the communal spaces or located outside of boundary fences. This shall include but not be limited to:
 - (i) fertilising;
 - (ii) mulching;
 - (iii) pruning;
 - (iv) irrigating (as required), subject to any water restriction requirements;
 - (v) replacing of any failed, damaged, declining, stolen plant material, or plants that have reached the end of their useful life with 'like for like' replacements; and
 - (vi) ensuring without limitation, that any species specific requirements are met, approved plant densities are maintained, and allowance for plant material to grow to full form is met.
101. The Body Corporate must ensure that where the development approval applying to the Scheme or any Council approved landscape plan and subsequent operational

works plan requires an area of Common Property to be kept as a landscaped buffer, garden, flower bed, or mulched area with trees and/or shrubs, then that area must not be turfed or converted to gravel, or an artificial turf surface and must not contain any furniture, other than that which has been approved in the Operational Works Approval.

102. All landscape works must be established and maintained in accordance with the approved design for the life of the development, and in a manner that ensures healthy, sustained and vigorous plant growth. All plant material must be allowed to grow to full form and be refurbished when its life expectancy is reached.

REFERRAL AGENCIES

The referral agencies applicable to this application are:

Referral Status	Referral Agency and Address	Referral Trigger	Response
Concurrence	SARA at DSDIP South East Qld (North) Regional Office PO Box 1129 MAROOCHYDORE QLD 4558	Material change of use within 25m of a state-controlled road corridor	The agency provided its response on 23 February 2024 (reference No. 2309-36875 SRA).

DEVELOPMENT PLANS

The following development plans are Approved Plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
22019-DD 0.00	M	Cover Page, prepared by KP Architects	6 February 2025
22019-DD 0.04	J	Staging Plan, prepared by KP Architects	6 February 2025
22019-DD 10.04	C	Bldg A Plans, prepared by KP Architects	6 February 2025
22019-DD 10.05	D	Bldg B Plans, prepared by KP Architects	6 February 2025
22019-DD 10.06	D	Bldg C Plans, prepared by KP Architects	6 February 2025
22019-DD 11.01	H	Roof Plan, prepared by KP Architects	6 February 2025
22019-DD 20.01	K	Elevations, prepared by KP Architects	6 February 2025
22019-DD 20.02	L	Elevations, prepared by KP Architects	7 February 2025

The following development plans require amendment prior to becoming Approved Plans for the development:

Plans Requiring Amendment

Plan No.	Rev.	Plan Name	Date
22019-DD 00.02 T	T	<i>Site Plan</i> , prepared by KP Architects	6 February 2025
Amendments		1. Amend the podium planter addressing the Timari St / Menzies Dr frontage for the Short Term Accommodation is setback such that the frontage landscape strip is open to the sky.	
22019-DD 10.01	S	<i>Basement Level Plan</i> , prepared by KP Architects	6 February 2025
Amendments		1. Provide accurately scaled drawings for all parking areas ensuring compliance with AS 2890.1. 2. Ensure columns within the basement are positioned in accordance with s5.2 of AS 2890.1. 3. Amend three of the basement parking bays near the ramp to have the wheel stops at the rear of the bay so that car parking access is gained directly to the most southern basement aisle. 4. Amend the wall or car park dimensions of the car park directly north of the plant room in the southeastern corner of the basement to comply with s5.2 of AS 2890.1. 5. Show/allocate the southern tandem small basement car bays as second and third car bays associated with a dwelling ensuring that the associated dwelling has a minimum of one fully sized car space. 6. Show/allocate the northern small basement car bays as second car spaces associated with a dwelling ensuring that the associated dwelling has a minimum of one fully sized car space. 7. Convert one of the basement carparks into an intercom bay and marked for this purpose.	
22019-DD 10.02	Z	<i>Ground Floor Plan</i> , prepared by KP Architects	6 February 2025
Amendments		1. Provide accurately scaled drawings for all parking areas ensuring compliance with AS 2890.	
22019-DD 10.03 S	S	<i>Upper Level Plan</i> , prepared by KP Architects	6 February 2025
Amendments		1. Amend the podium planter addressing the Timari St / Menzies Dr frontage for the Short Term Accommodation is setback such that the frontage landscape strip is open to the sky.	
22019-DD 10.07 H	H	<i>STA Plans</i> , prepared by KP Architects	6 February 2025
Amendments		1. Amend the podium planter addressing the Timari St / Menzies Dr frontage for the Short Term Accommodation is setback such that the frontage landscape strip is open to the sky.	

22019-DD 20.03	G	<i>Elevations, prepared by KP Architects</i>	15 April 2025
Amendments	<ol style="list-style-type: none"> 1. Building D North and East Elevations - show revised awning height raised to 4000mm above ground level. 2. Building D West Elevation ground level - provide attractive ground level façade including additional windows and openings to reduce impact of predominantly blank brick wall presentation. 3. Amend the podium planter addressing the Timari St / Menzies Dr frontage for the Short Term Accommodation is setback such that the frontage landscape strip is open to the sky. 		
22019-DD 20.04	G	<i>Elevations, prepared by KP Architects</i>	15 April 2025
Amendments	<ol style="list-style-type: none"> 1. Building D North and East Elevations - show revised awning height raised to 4000mm above ground level. 		
22019-DD 20.05	A	<i>Elevations, prepared by KP Architects</i>	15 April 2025
Amendments	<ol style="list-style-type: none"> 1. Building A South façade requires windows and openings (similar to Northern façade design) to reduce impact of highly visible blank wall to three storey building. 		

REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

Referenced Documents

Document No.	Rev.	Document Name	Date
223309-200130	B	<i>Stormwater Management Plan, 11-13 Menzies Drive & 698-706 David Low Way, Pacific Paradise, prepared by COVEY Associates Pty Ltd</i>	November 2023
23042	A	<i>Environmental Noise Assessment – Proposed Mixed-Use Development – 698-706 David Low Way and 11-13 Menzies Drive – Pacific, prepared by MWA</i>	31 August 2024

L02625/TC/2304 2		Addendum to Noise Assessment Report in Response to Sunshine Coast Council, prepared by prepared by MWA	11 February 2025
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Referenced Plans

Plan No.	Rev.	Document Name	Date
22019-RD 28	A	Exterior Boulevard Perspective, prepared by KP Architects	23 January 2025
22019-RD 36	A	Exterior Boulevard Commercial entry, prepared by KP Architects	7 February 2025
22019-RD 39	A	Exterior Timari St, prepared by KP Architects	23 January 2025
22019-RD 34	A	Perspective, prepared by KP Architects	7 February 2025
22019-RD 35	A	Perspective, prepared by KP Architects	7 February 2025
22019-RD 30	B	Perspective, prepared by KP Architects	7 February 2025
LCP 1	E	North Shore Mixed Use Development Landscape Design Concept Package, prepared by PLACE Design Group	10 February 2025
LCP 2	E	Contents, prepared by PLACE Design Group	10 February 2025
LCP 3	E	Design Principles, prepared by PLACE Design Group	10 February 2025
LCP 4	E	Design Principles - Land Use, prepared by PLACE Design Group	10 February 2025
LCP 5	E	Design Principles - Softscape Strategy - Ground Level, prepared by Place Design Group Note - as part of future Operational Works applications, amend plans to remove the bio-treatment areas from the frontage landscape strips and located internal to the site / setback from the front boundary.	10 February 2025
LCP 6	E	Design Principles - Softscape Strategy - Upper Level, prepared by Place Design Group Note - as part of future Operational Works applications, amend the podium planter addressing the Timari St / Menzies Dr frontage for the Short Term Accommodation is setback such that the frontage landscape strip is open to the sky.	10 February 2025

LCP 7	E	Design Principles, prepared by PLACE Design Group <i>Note - as part of future Operational Works applications, amend the podium planter addressing the Timari St / Menzies Dr frontage for the Short Term Accommodation is setback such that the frontage landscape strip is open to the sky.</i>	10 February 2025
LCP 8	E	Landscape Concept - Plan, prepared by PLACE Design Group <i>Note - as part of future Operational Works applications, amend the podium planter addressing the Timari St / Menzies Dr frontage for the Short Term Accommodation is setback such that the frontage landscape strip is open to the sky.</i>	10 February 2025
LCP 9	E	Landscape Concept - Plan, prepared by PLACE Design Group <i>Note - as part of future Operational Works applications, amend the podium planter addressing the Timari St / Menzies Dr frontage for the Short Term Accommodation is setback such that the frontage landscape strip is open to the sky.</i>	10 February 2025
LCP 10	E	Landscape Concept - Communal Area, prepared by PLACE Design Group	10 February 2025
LCP 11	E	Landscape Concept - Menzies Drive Cross Section, prepared by PLACE Design Group <i>Note - as part of future Operational Works applications, amend the podium planter addressing the Timari St / Menzies Dr frontage for the Short Term Accommodation is setback such that the frontage landscape strip is open to the sky.</i>	10 February 2025

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

Equitable Access and Facilities

1. The plans for the proposed building work have NOT been assessed for compliance with the requirements of the *National Construction Code - Building Code of Australia (Volume 1)* as they relate to people with disabilities. Your attention is also directed to the fact that in addition to the requirements of the National Construction Code as they relate to people with disabilities, one or more of the following may impact on the proposed building work:

- (a) the *Disability Discrimination Act 1992 (Commonwealth)*
- (b) the *Anti-Discrimination Act 1991 (Queensland)*
- (c) the *Disability (Access to Premises – Buildings) Standards*.

Aboriginal Cultural Heritage Act 2003

2. There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003*.

The *ACH Act* establishes a cultural heritage duty of care which provides that: "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage." It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land Court, and the Minister administering the Act can also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage.

You should contact the Cultural Heritage Unit on 1300 378 401 to discuss any obligations under the *ACH Act*.

Easements and Future Works over External Land

3. Should the approved development necessarily require easements or works to be undertaken over land external to the site, including crane overhang into neighbouring airspace, council recommends that easement, access agreements and works requirements are negotiated with the relevant land owner/s prior to advancing to detailed design stages of the development to avoid unexpected costs or delays. To discuss easement or works requirements over council owned or controlled land, please liaise directly with council's Property Management Unit and note that compensation may be payable.

Other Laws and Requirements

5. This approval relates to development requiring approval under the *Planning Act 2016* only. It is the applicant's responsibility to obtain any other necessary approvals, licences or permits required under State and Commonwealth legislation or council local law, prior to carrying out the development. Information with respect to other council approvals, licences or permits may be found on the Sunshine Coast Council website (www.sunshinecoast.qld.gov.au). For information about State and Commonwealth requirements please consult with these agencies directly.

Restriction on Building Approval until all other Permits are Effective

4. Pursuant to the statutory provisions of the Building Act, a private building certifier must not grant any building development approval related to this development until all necessary development permits for the development (including, for example, operational works approvals) have taken effect under the *Planning Act 2016*. This legislative requirement is critical to ensure that a private certifier's approval about a component of the development is consistent with the assessment managers' decisions on other aspects of the overall development.

Infrastructure Charges

5. Infrastructure charges, determined in accordance with council's Infrastructure Charges Resolution, apply to this development approval. The Infrastructure Charges Notice, for council's proportion of the infrastructure charge, has been issued. Unitywater may issue an infrastructure charges notice for their proportion of the infrastructure charge.

Resubmission of Amended Plans Required

6. The conditions of this development approval require resubmission of plans to council with amendments. Please address the amended plan/s to council's Planning Assessment Unit with the reference no. MCU23/0238, separate to any operational works application. To avoid delays and assessment issues with the operational works application, it is recommended the plans be resubmitted prior to lodgement of any operational works application. However, should the plans not be submitted, the applicant is advised that a preliminary approval may be issued in lieu of a development permit.

Balance Lot for Staged Building Format Plans

7. In accordance with the *Planning Act 2016*, any proposal to stage the titling arrangements of the development such that a building format plan is registered with

a balance lot for future development will first require a development permit for Reconfiguring a Lot be obtained from council.

Reciprocal Access Easements

8. In accordance with the *Planning Act 2016*, any proposed registration of reciprocal access easements (as an alternative to land amalgamation) will first require a development permit for Reconfiguring a Lot be obtained from council.

Use of Multiple Dwelling Units for Short Term Accommodation

9. Where this development approval is for multiple dwelling units, the use for the purpose of short-term holiday letting and visitor accommodation of the multiple dwelling units approved in this Development Approval may require a development permit to be obtained from council in accordance with the applicable planning scheme and Queensland planning legislation in effect at the time of conducting the activity. Under the current *Sunshine Coast Planning Scheme 2014*, visitor holiday letting is defined as *Short-term accommodation* and requires a development permit for material change of use prior to the use commencing. Information with respect to the development applications may be found on the Sunshine Coast Council website (www.sunshinecoast.qld.gov.au).

Pre-Design Meeting Services

10. Council offers a pre-design meeting service specifically for operational works applications. Applicants are encouraged to utilise this service prior to the submission of their operational works application to ensure that their application is not held up by avoidable design issues. It is anticipated that the pre-design meeting will ultimately assist in fast tracking the assessment of an operational works application once it is lodged with Council as a result of design and application issues being resolved or substantially resolved prior to the application being submitted. For more information on this service or to book a pre-design meeting please visit Council's website or contact (07) 5475 PLAN.

Building and Construction Industry (Portable Long Service Leave) Levy ("Qleave")

11. The QLeave levy must be paid prior to the issue of a Development Permit for Operational Works where required. Council will not be able to issue a development approval for operational works without receipt of details that the Levy has been paid. QLeave contact: 1800 803 491 (free call) or (07) 3212 6844.

Co-ordination of Operational Works

12. Additional application fees apply to operational work applications where the different aspects of the works are lodged separately. Significant savings in application fees will result if all works are lodged in a single application.

Unitywater - Water and Sewerage Services

13. Where water and sewerage infrastructure is proposed to be constructed within an existing road reserve controlled by Council, a further consent approval for the alignment and extent of works will be required under Section 75 of the *Local Government Act 2009*. This consent must be obtained prior to any water and sewerage related works occurring within the road reserve. The consent request must be submitted in the approved form to Council's Infrastructure Services Department.
14. Where water and sewerage infrastructure is proposed to be constructed within an existing park or reserve controlled or owned by Council, consent approval from Council, as owner of the land, is required for the alignment and extent of works. This consent must be obtained prior to any water and sewerage related works occurring within the park or reserve. The consent request must be submitted in the approved form to Council's Land Management Unit.

Telecommunications

15. Requirements (with some exemptions in particular for non-urban areas) for supplying fibre-ready facilities are placed on developments under the *Telecommunications Act 1997*. Meeting the obligations of this Act is the responsibility of the developer, and this approval does not relieve the developer of any responsibility to meet provisions of this or other applicable Federal or State Act.

Groundwater Excluding Basement Structure

16. Conditions of this approval require the basement structure to be constructed as a completely sealed groundwater excluding structure in accordance with an applicable standard e.g. BS 8102:2022 Protection of Below Ground Structures Against Water Ingress - Code of Practice (Type A&B Structural Integrity with Grade 3 Watertightness), AS 3735 - Concrete Structures for Retaining Liquids (excluding testing requirements under Section 7). Council is seeking to ensure that basements within acid sulfate soil areas, are not designed and constructed as a leaking structure, where groundwater flows into the basement. Groundwater within acid sulfate soil prone areas are generally acidic and likely to contain high levels of metals in solution (e.g. iron, aluminium, manganese), in which any discharge to the stormwater system would likely constitute an offence under the Environmental Protection Act 1994.

Bioretention Basin Educational Signage

17. Suggested wording for the permanent educational signage required by this development approval is as follows:
"BIORETENTION BASIN - This bioretention basin reduces the pollution of our waterways by reducing the amount of heavy metals, litter, suspended solids, and nutrients discharged to (insert name of receiving waters)".

Groundwater Excluding Basement Structure

18. Conditions of this approval require the basement structure to be constructed as a completely sealed groundwater excluding structure in accordance with an applicable standard e.g. *BS 8102:2022 Protection of Below Ground Structures Against Water Ingress - Code of Practice (Type A&B Structural Integrity with Grade 3 Watertightness)*, *AS 3735 - Concrete Structures for Retaining Liquids (excluding testing requirements under Section 7)*. Council is seeking to ensure that basements within acid sulfate soil areas, are not designed and constructed as a leaking structure, where groundwater regularly flows into the basement. Groundwater within acid sulfate soil prone areas are generally acidic and likely to contain high levels of metals in solution (e.g. iron, aluminium, manganese), in which any discharge to the stormwater system would likely constitute an offence under the *Environmental Protection Act 1994*.

Noise – Fixed Plant and Equipment

19. Mechanical Plant and Equipment includes air-conditioning and condenser units, basement exhaust systems and discharge units, pool filtration units, spa filtration and blower units, refrigeration or heating units, pumps and generators, kitchen exhaust and discharge units. For the building design and construction of the approved use, the direction of a qualified person (acoustic consultant) will ensure the installation of fixed plant and equipment is suitably located and/or shielded to avoid nuisance being caused to sensitive land use, both internal and external to the development site. It is not intended that this condition regulates noise from mechanical plant and equipment in perpetuity.

Waste Management – On Property Servicing of Bulk Bins

20. The conditions of this approval contain detailed requirements regarding waste management storage and collection areas. An "On-Property" collection service requires the refuse contractor to manually retrieve bins from within the property and return them after servicing occurs. Bulk bins are not permitted to be placed out on the road reserve for collection. Council is seeking to minimise existing long term problems associated with servicing of waste containers, specifically issues associated with visual amenity of bulk bins standing on road reserves, traffic issues, and Workplace Health & Safety considerations for the cleansing contractor with manual movement of bins. The purpose of the temporary bin storage embayment at the site frontage within the property boundary is to reflect:

- (a) the minimum requirements that must be achieved so as to conduct safe, efficient and unobstructed On-Property collection of bulk bins in accordance with the *Waste management code*, and
- (b) the minimisation of Workplace Health & Safety issues associated with manual handling of bulk bins by the cleansing contractor.

Waste Management – Bin Sizes

- 21. Councils Waste and Resources Management Branch coordinates waste collection within the Sunshine Coast Council area, in conjunction with the appointed waste collection contractor. Waste collection services for residential/commercial/industrial developments are available, with varying bin sizes and service frequency to achieve safe, efficient and unobstructed servicing for the development. Please contact Council's Waste and Resources Management Branch via the Customer Service Centre for further information regarding available bin sizes.

Food Premises

- 22. Where the approved use includes a food premise, in accordance with the *Food Act 2006* and the *Food Standards Code* the premises must be registered and the operator licensed. Please contact Council's Healthy Places Unit via the Customer Service Centre for further information in respect of a licence.

Trade Waste

- 23. Trade waste generated on-site is subject to Unitywater's Trade Waste Policy. The applicant is advised to contact Unitywater's Trade Waste Officer to determine trade waste requirements.

Environmental Harm

- 24. *The Environmental Protection Act 1994* requires that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Contact Council or the Department of Environment & Heritage Protection for further information with respect to *Environmental Protection Act 1994* requirements.

Fire Ants

25. In accordance with the Biosecurity Act 2014, and the Biosecurity Regulation 2016, the State Government has implemented movement controls in areas (Fire Ant Biosecurity Zones) in Queensland where the Red Imported Fire Ant (*Solenopsis invicta*) has been detected. It is a legal obligation to report any sighting or suspicion of Fire Ants within 24 hours to Biosecurity Queensland on 13 25 23. It should also be noted that works involving movements of materials associated with earthworks (import and export) within a Fire Ant Biosecurity Zone is subject to legislative movement controls and failure to comply with the regulatory provisions is an offence under the Biosecurity Act 2014. Fire Ant Biosecurity Zones, as well as general information can be viewed on the Department of Agriculture and Fisheries website www.daf.qld.gov.au.

Qualified Person

26. For the purpose of preparing an acid sulfate soil and groundwater management plan, a qualified person is considered to be either:
 - (a) a Registered Professional Engineer of Queensland (RPEQ); or
 - (b) a soil scientist with a minimum of five (5) years current experience in the field of acid sulfate soils.
27. For the purpose of certifying waste chute requirements for the development, a qualified person is considered to be either:
 - (a) a Registered Professional Engineer of Queensland (RPEQ);
 - (b) an environmental, waste management, or other consultant with a minimum of three (3) years current experience in the field of waste management.
28. For the purpose of certifying acoustic matters or treatments for the development, a qualified person is considered to be either:
 - (a) a Registered Professional Engineer of Queensland (RPEQ);
 - (b) an environmental consultant with a minimum of three (3) years current experience in the field of acoustics.
29. For the purpose of certifying lighting devices for the development, a qualified person is considered to be either:
 - (a) a Registered Professional Engineer of Queensland (RPEQ);
 - (b) an environmental or electrical design consultant with a minimum of three (3) years current experience in the field of outdoor lighting.
30. For the purpose of preparing an acid sulfate soil and dewatering management plan, a qualified person is considered to be either:
 - (a) a Registered Professional Engineer of Queensland (RPEQ); or
 - (b) a soil scientist with a minimum of five (5) years current experience in the field of acid sulfate soils.

31. For the purpose of certifying a sealed groundwater excluding basement structure, a qualified person is considered to be a Registered Professional Engineer of Queensland (RPEQ)
32. For the purpose of preparing an Erosion and Sediment Control Plan for the development, a qualified person is considered to be either:
 - (a) a Registered Professional Engineer of Queensland (RPEQ).
 - (b) a Certified Professional in Erosion and Sediment Control with a minimum three (3) years' experience in the field of Erosion and Sediment Control.
33. For the purpose of certifying rainwater collection tanks for the development, a qualified person is considered to be a Registered Professional Engineer of Queensland (RPEQ) or the holder of a relevant QBCC licence.
34. For the purpose of certifying flood levels for the development, a qualified person is considered to be a Registered Professional Engineer of Queensland (RPEQ) experienced in hydraulics and hydrology.
35. For the purpose of preparing a landscape plan, a qualified person is considered to be a landscape architect, landscape designer and/or horticulturist with a minimum of three (3) years current experience in the field of landscape design.
36. For the purpose of preparing an arborist report, a qualified person is considered to be a person with either:
 - (a) ISA certification; or
 - (b) a Diploma of Arboriculture in addition to a minimum of three (3) years current experience in the field of arboriculture.

Landscape Refurbishment

37. Landscape refurbishment shall comprise of the following:
 - (a) Replacement of any dead or dying plant material,
 - (b) Infill planting of any existing gaps with species well suited to the locality and in keeping with Council's Streetscape Project,
 - (c) Mulching and fertilising of any existing garden beds,

PROPERTY NOTES

The following property notes will be placed against the subject property in council's property record system:

MCU23/0238 – Small Car Spaces

1. *The following notation applies to those Multiple Dwelling Units allocated a small Parking Bay (upon Parking Allocation Plan being provided)*

The car space for this Unit is a small car space. Small car spaces are suitable vehicles no larger than 4.5m x 1.7m (similar to a Toyota Corolla Hatch). The conditions of approval require the small car space to remain as a second/third car space for a unit (refer to Council approval MCU23/0238).

MCU23/0238 – Use of Private Open Space Areas

2. *The following notation applies to those Multiple Dwelling Units in Building C adjoining the Car Wash and Service Station*

The development adjoins an existing, established Car Wash and Service Station, and David Low Way to the south. The private open space areas may be affected by operational or traffic noise from these sources.

VARIATION APPROVAL

Not applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Operational Work (Landscaping and Engineering work - Earthworks, Stormwater, Roadwork, Street Lighting, Electrical Reticulation and Parking)
- Development Permit for Building Work

SUBMISSIONS

There were 55 properly made submissions about the application. In accordance with the *Planning Act 2016*, the name, residential or business address, and electronic address of the principal submitter for each properly made submission is provided and attached.

INCONSISTENCY WITH EARLIER APPROVAL

Not applicable.

ENVIRONMENTAL AUTHORITY

Not applicable.

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

OTHER DETAILS

If you wish to obtain more information about council's decision, please refer to the approval package for the application on Council's Development.i webpage at www.sunshinecoast.qld.gov.au, using the application number referenced herein.



DETAILED OFFICER REPORT

Development Permit for Material Change of Use of Premises to Establish a Food and Drink Outlet, Short Term Accommodation and Multiple Dwelling Units

MCU23/0238

Link to Development.i - [MCU23/0238](#)

APPLICATION SUMMARY	
Division:	8
Applicant:	Sherringham Pty Ltd & Padstow Holdings Pty Ltd
Consultant:	Place Design Group Pty Ltd
Owner:	Sherringham Pty Ltd & Padstow Holdings Pty Ltd
Proposal:	Development Permit for Material Change of Use of Premises to Establish a Food and Drink Outlet, Short Term Accommodation and Multiple Dwelling Units
Properly Made Date:	11 September 2023
Street Address:	698-706 David Low Way and 11-13 Menzies Dr PACIFIC PARADISE QLD 4564
RP Description:	Lot 10 SP 111175 and Lot 1 SP 118479
Assessment Type:	Impact
Number of Properly Made Submissions:	A total of 69 submissions were received, of which 55 were determined to be 'properly made' in accordance with the Planning Act 2016. Of the 69 submissions received, 66 submissions opposed the development and 3 submissions were supportive of the development.
State Referral Agencies:	<u>Concurrence</u> <ul style="list-style-type: none"> SARA at DSDIP
Referred Internal Specialists:	<ul style="list-style-type: none"> Principal Development Engineer Senior Development Engineer (Hydraulics) Senior Landscape Officer Senior Environmental Management Officer Senior Architect 3D Project Officer

PROPOSAL:

The application seeks approval for a Development Permit for Material Change of Use of Premises to Establish a Food and Drink Outlet, Short Term Accommodation, and Multiple Dwelling Units.

Upon lodgement of the application on 5 September 2023, the development proposed 127 multiple dwelling units, 65 short term accommodation units and 170m² of food and drink outlet. The building heights were proposed to range from 12 metres (at the western edge towards Lerner Street) up to 22.65 metres for the Short Term Accommodation building on the corner of Timari Street and Menzies Drive.

On 24 February 2025, the applicant changed the application reducing the yield and building heights. The amended proposal forms the basis of the assessment in this report.

The development proposes a total of 1,086 m² gross floor area of food and drink outlet, 39 short term accommodation units (all one bedroom rooming units), 85 multiple dwelling units consisting of:

- 9 x 1 bedroom units
- 66 x 2 bedroom units
- 10 x 3 bedroom units

The development proposes four distinct buildings with their land uses and building heights proposed below.

- Building A with multiple dwelling units fronting Lerner Street - 10.38 metres (3 storey);
- Building B with multiple dwelling units fronting Menzies Drive- 14.22 metres (4 storey);
- Building C with multiple dwelling units located on the southern boundary fronting the car wash and service station-14.86 metres (4 storey); and
- Short Term Accommodation building with Food and drink outlet located fronting the corner of Menzies Drive and Timari Street - 15.91 metres (4 storey)

Located at the ground and upper floor and between Buildings B and C is a boulevard with food and drink outlets fronting the eastern edge of the car parking.

The design involves a large central open atrium which would have landscaped raised planters, seating available for residents and their guests for passive recreation.

A central communal outdoor recreation area is proposed which would comprise of a pool, spa, gym, barbeque and Resident's Lounge Area.

A total of 276 car parking spaces is proposed comprising of 182 car parking spaces provided in basement for residential uses, short term accommodation and food and

drink outlet and 94 car parking spaces at grade. 30 motorcycle bays are intended to be provided and a total of 149 resident bicycle spaces is proposed both within the basement and at grade.

Pedestrian access to the development would be gained primarily from Menzies Drive, Timari Street and Lerner Street.

Landscaping would be located around the perimeter of building with 4 metres to Lerner Street and 6 metres to Menzies Drive along Building B.

Vehicular access would be via a crossover from Lerner Street adjacent to the adjoining existing car wash operation and a private boulevard street from Menzies Drive connecting to David Low Way. The driveway from Lerner Street accommodates a Medium Rigid Vehicle (Type B Access) and Waste Collection Vehicle.

The following table describes the key development parameters for the proposal:

MATERIAL CHANGE OF USE	DEVELOPMENT PARAMETERS	
	Design solution offered by the codes as an Acceptable Outcome for achieving compliance	Proposed
Gross Floor Area	No specified minimum or maximum gross floor area in <i>Sunshine Coast Planning Scheme 2014</i>	Retail - 580m ² Other Commercial - 506.6m ² Tavern - 1,500m ² (existing) Short Term Accommodation - 1,222.2m ²
Building Height/Storeys	Where within the Local centre zone - 12 metres Where within the Sport and Recreation zone - 8.5 metres	Building A - 10.38 metres (3 storey) Building B - 14.22 metres (4 storey) Building C - 14.86 metres (4 storey) Short Term Accommodation - 15.91 metres (4 storey)
Number of Units	No specified minimum units in <i>Sunshine Coast Planning Scheme 2014</i>	Total of 85 multiple dwelling units consisting of <ul style="list-style-type: none"> 9 x 1 bedroom units 66 x 2 bedroom units 10 x 3 bedroom units

		Total of 39 Short Term Accommodation rooms (all one bedroom)
Density	Not specified in Sport and recreation zone 50 and 80 equivalent dwellings per hectare where in the Local centre zone	77.8 equivalent dwelling units per hectare
Setbacks	6 metres to all road frontage 0 metres for commercial development	Lerner Street <ul style="list-style-type: none"> • 4 metres to roof line • 4.5 metres to closest wall Menzies Drive <ul style="list-style-type: none"> • 6 metres to residential • 4.2 metres to wall for Short Term Accommodation building • 1.5 metres to roof line Timari Street <ul style="list-style-type: none"> • 4 metres to wall for Short Term Accommodation building • 1.5 metres to roof line Southern Boundary to commercial development <ul style="list-style-type: none"> • 4 metres to wall
Site Cover	For Local centre zone <ul style="list-style-type: none"> • 70% for that part of a building up to 2 storeys in height; • 50% for that part of a building exceeding 2 storeys in height. No site cover specified in Sport and recreation zone	45% including proposed development and existing Tavern

<p>Car Parking</p>	<p>Total - 265 parking bays</p> <p>Multiple dwelling units requirement - 127.75 bays</p> <ul style="list-style-type: none"> • 9 x 1 bedroom units - 9 bays • 66 x 2 bedroom units - 82.5 bays • 10 x 3 bedroom units - 15 bays <p>Visitor Bays - 21.25 bays</p> <p>Short Term Accommodation (39 Rooming Units) requirement - 8 bays 1 space / rooming unit (covered) + 1 visitor space / 10 rooming units - 4 bays plus 4 visitor bays</p> <p>Commercial Uses requirements - 129.33 bays (1 space per 20m² gross floor area plus 1 space per 20m² for any outdoor dining area (excluding any footpath dining area))</p> <ul style="list-style-type: none"> • 1086.6m² of Food and drink outlet - 54.33 car parking spaces • 1,500m² for Hotel (existing) - 75 car parking spaces 	<p>Total - 276 parking bays</p> <ul style="list-style-type: none"> • 182 car parking spaces provided in basement for residential uses, short term accommodation and food and drink outlet • 94 car parking spaces at grade
<p>Service Vehicles Parking</p>	<p>2 Van Spaces</p> <p>2 Small Rigid Vehicle Spaces</p>	<p>2 Van Spaces (able to be shared with other service vehicle spaces or parking spaces)</p> <p>2 Small Rigid Vehicle spaces(shared with Drop Off zone in Short Term Accommodation building)</p>

	2 Medium Rigid Vehicle Spaces	2 Medium Rigid Vehicle (one accessed from Lerner Street and the other shared with Tavern)
	1 Waste Collection Vehicle Spaces	1 Waste Collection Vehicle (accessed from Lerner Street)
Motorcycle Parking	Total - 35.2 motorcycle bays Multiple dwelling units requirement - 8.5 motorcycle bays (based on 1 space / 10 dwellings) Short Term Accommodation (39 Rooming Units) requirement - 3.9 motorcycle bays (based on 1 space / 10 rooming units) Commercial Uses requirements - 22.8 motorcycle bays (based on 1 space / 100m ² gross floor area for new commercial floor space and 12 bays as per existing Tavern approval)	Total - 30 motorcycle parking bays <ul style="list-style-type: none"> 19 motorcycle bays within basement 11 motorcycle bays at grade
Bicycle Parking	Total - 146 bicycle bays Multiple dwelling units requirement - 106.25 bicycle bays (based on 1 resident space / dwelling + 1 visitor space / 4 dwellings) Short Term Accommodation (39 Rooming Units)	Total - 149 bicycle parking bays <ul style="list-style-type: none"> 97 bicycle bays within basement 42 bicycle bays at grade

	<p>requirement - 5.9 bicycle bays (based on 1 resident / employee space / 10 rooming units + 1 visitor space / 20 rooming units)</p> <p>Commercial Uses requirements - 34 bicycle bays (based on 1 employee space / 100m² GFA + 1 customer space / 100m² gross floor area and 12 bicycle spaces for Tavern)</p>	
Private Open Space	<p>Ground floor dwelling unit 20m² in area with a minimum dimension of 3.5m.</p> <p>Each dwelling above ground level has a balcony or similar private open space area directly accessible from the main living area which is not less than 12m² in area with a minimum dimension of 3.0m.</p>	<p>Private open space areas generally achieve an amount that is greater than the acceptable outcome of 20m² and a minimum dimension of 3.5m.</p> <p>Private balcony areas generally achieve an amount that is greater than the acceptable outcome of 12m² and a minimum dimension of 3m.</p> <p>The single bed units have a minimum dimension of 2.8m.</p>
Communal Open Space	1,277.5m ² or 10% (inclusive of Hotel site that is not intended to be developed at this time)	910m ²
Landscaping	1,277.5m ² or 10% (inclusive of Hotel site that is not intended to be developed at this time)	751.8 m ²

Figures 1 to 19 below show the plans, elevations and perspectives of the proposed development.

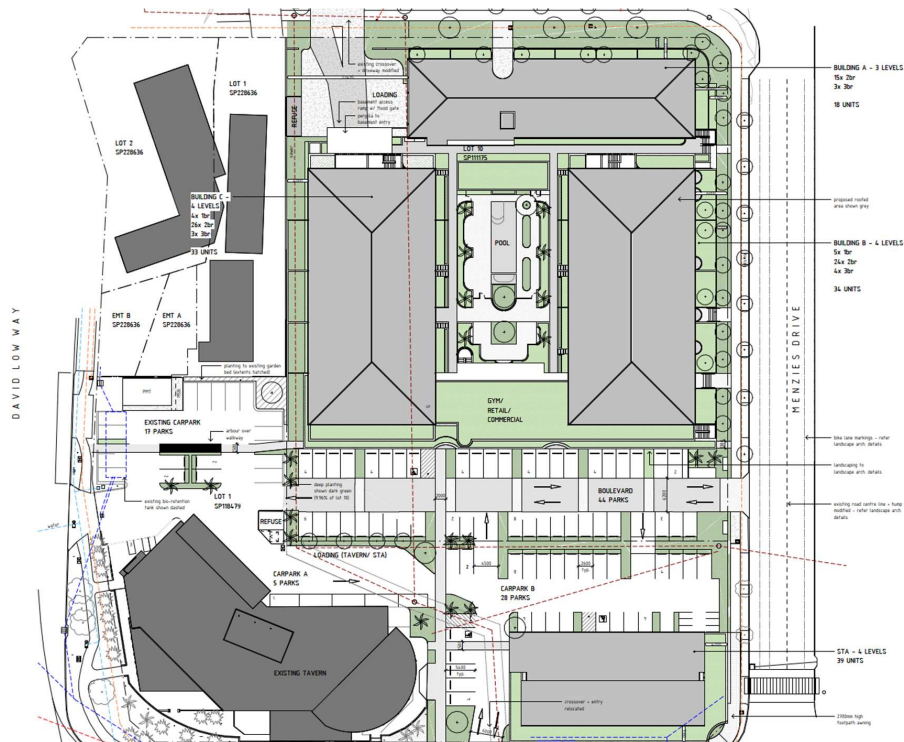


Figure 1 - Site Plan

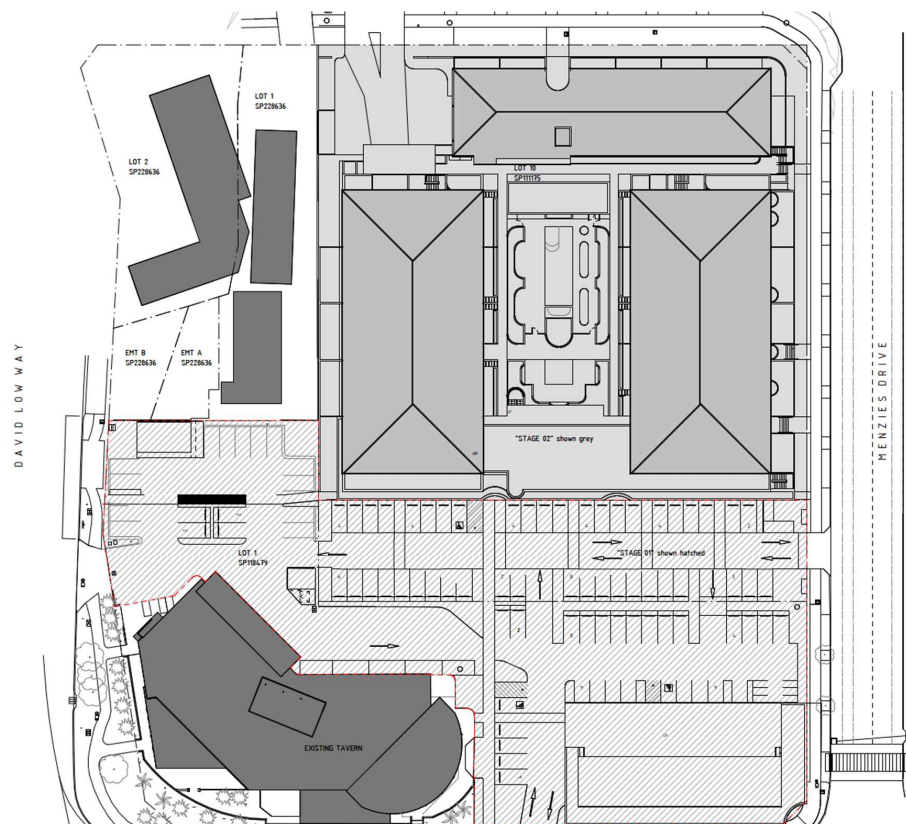


Figure 2 - Staging Plan

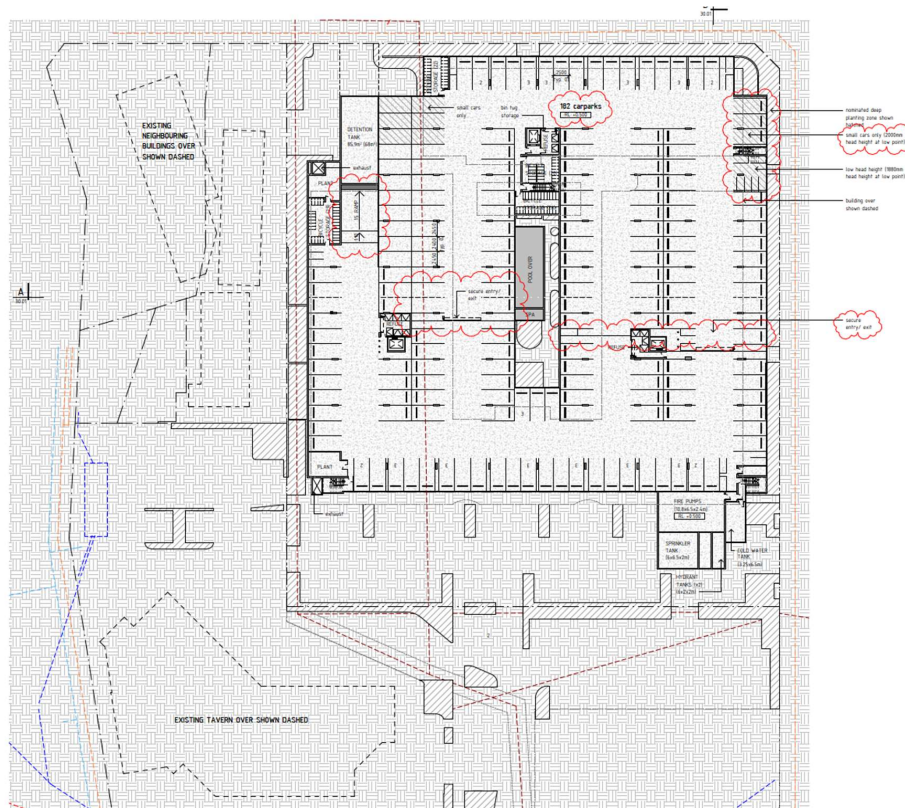


Figure 3 - Basement Level Plan

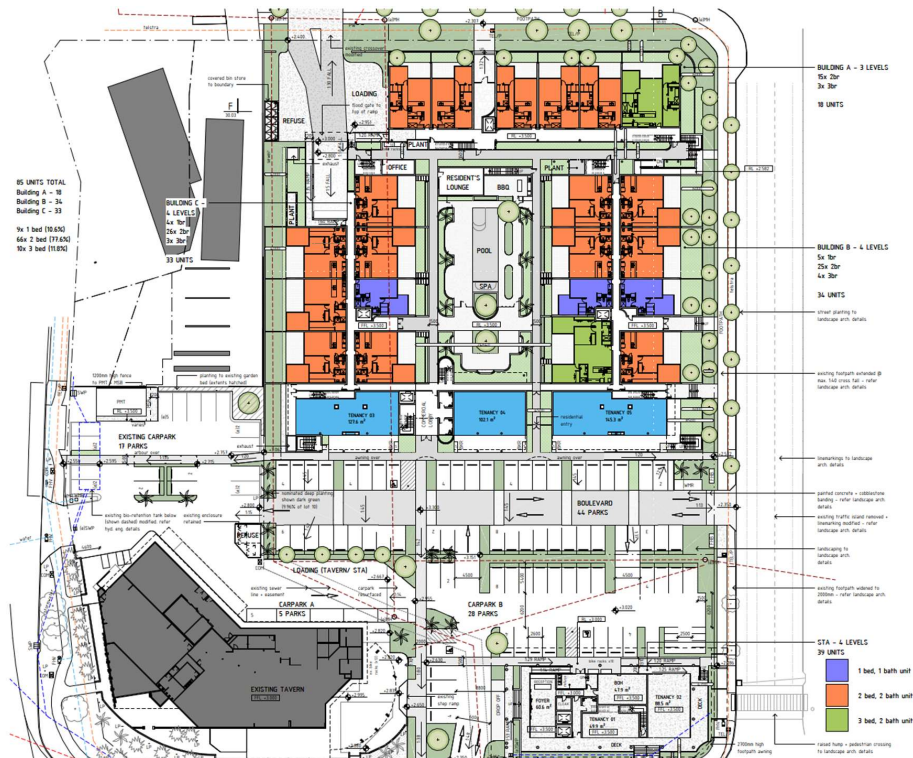


Figure 4 - Ground Floor Plan



Figure 5 - Level 1 and 2 Floor Plan



Figure 6 - Building A Floor Plans



Figure 7 - Building B Floor Plans



Figure 8 - Building C Floor Plans

OM Agenda Page 77 of 355

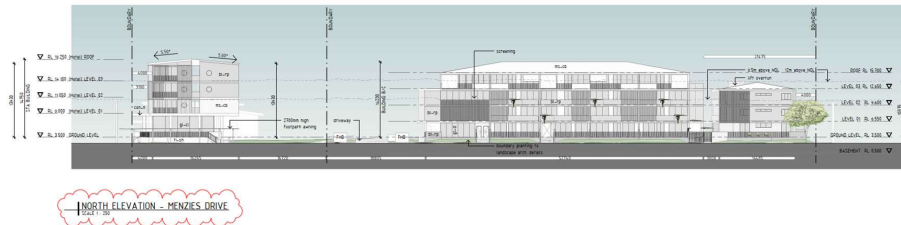


Figure 11 - North Elevation from Menzies Drive

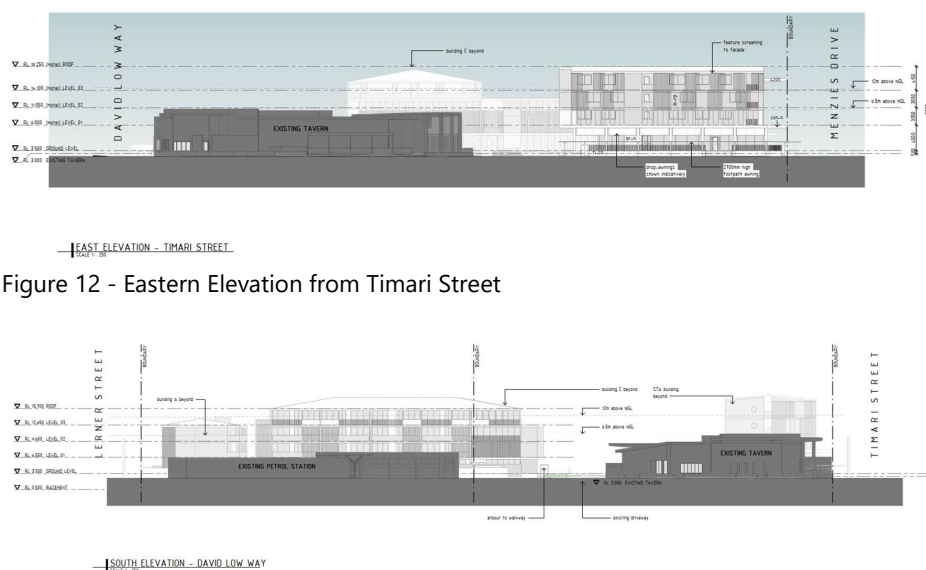


Figure 13 - Southern Elevation from David Low Way



Figure 14 - Perspective from the Internal Boulevard



Figure 15 - Perspective from the internal Boulevard at the Commercial Entry



Figure 16 - Perspective from Timari Street



Figure 17 - Perspective from Timari Street



Figure 18 - Perspective from Timari Street Entry



Figure 19 - Perspective from Timari Street and Menzies Drive

SITE DETAILS:

Site Features and Location

SITE AND LOCALITY DESCRIPTION	
Land Area:	Total - 12,775m² Lot 10 SP111175 - 7,546m ² Lot 1 SP118479 - 5,229m ²
Existing Use of Land:	The site is developed with the North Shore Tavern and associated car parking on the eastern part of the site bordered by David Low Way, Timari Street and Menzies Drive. On the western side of the site, the site is developed with the North Shore Bowls Club building and bowling greens remain, albeit not operating at this time.
Road Frontage:	81.3 metres to Lerner Street 125 metres to Menzies Drive 108.9 metres to Timari Street 67.3 metres to David Low Way
Topography:	The site is relatively flat.
Surrounding Land Uses:	West - on the western side of Lerner Street is single storey dwellings

	<p>North - the Northshore Village Shopping Centre is located on the northern side of Menzies Drive. To the west of this site is the Pacific Paradise State School.</p> <p>East - the sites on the eastern side of Timari Street are developed for commercial purposes with one and three storey buildings.</p> <p>South - the sites on the northern side of David Low Way has an existing car wash and service station. Further south is single storey residential development.</p>
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The location of the subject site in relation to its surrounds is shown below:

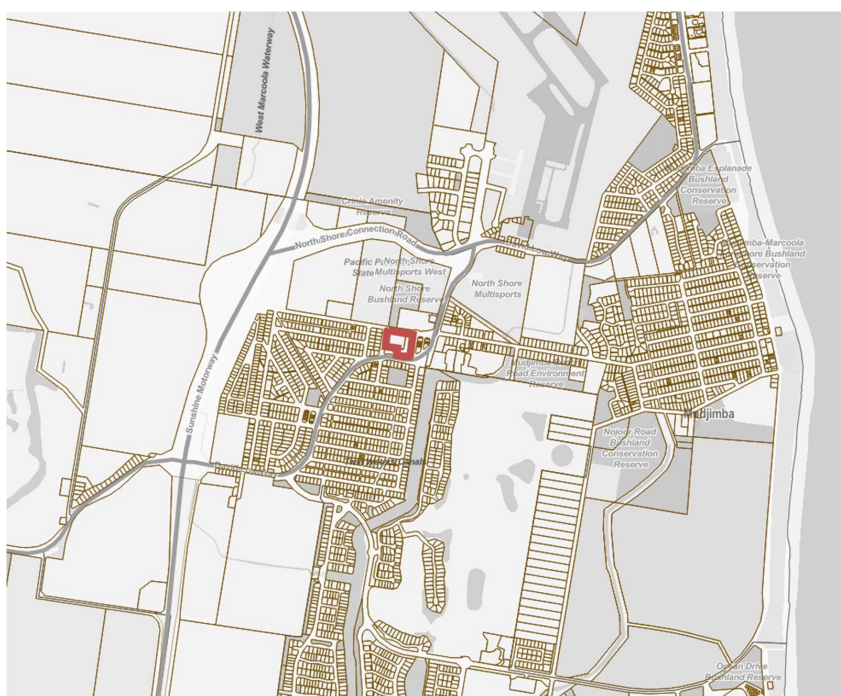


Figure 20 - Street map location plan



Figure 21 - Zoomed in aerial of the site

Development History of Site

The Pacific Paradise Bowls Club operated from Lot 10 SP 111175 for over 50 years, and ceased operations from late 2019. The use has not recommenced since this time.

The portion of the development site on the northern end of the tavern has operated as an at grade car park.

ASSESSMENT:

Framework for Assessment

Categorising Instruments for Statutory Assessment

For the *Planning Act 2016*, the following categorising instruments may contain assessment benchmarks applicable to development applications:

- the *Planning Regulation 2017*
- the Planning Scheme for the local government area
- any temporary local planning instrument
- any variation approval

Of these, the planning instruments relevant to this application are discussed in this report.

Assessment Benchmarks Related to the *Planning Regulation 2017*

The *Planning Regulation 2017* (the Regulation) prescribes assessment benchmarks that the application must be carried out against, which are additional or alternative to the assessment benchmarks contained in council's Planning Scheme. These assessment benchmarks may be contained within:

- the SEQ Regional Plan and Part E of the State Planning Policy, to the extent they are not appropriately integrated into the Planning Scheme; and
- Schedule 10 of the Regulation.

PLANNING REGULATION 2017 DETAILS	
Applicable Assessment Benchmarks:	State Planning Policy <ul style="list-style-type: none"> • Part E

State Planning Policy (SPP), Part E

The assessment benchmarks of the SPP Part E that are relevant to the development proposal do not vary the current provisions of the Planning Scheme.

Assessment Benchmarks Related to the Planning Scheme

The following sections relate to the provisions of the Planning Scheme.

PLANNING SCHEME DETAILS	
Planning Scheme:	Sunshine Coast Planning Scheme 2014 (4 Sept 2023)
Strategic Framework Land Use Category:	Urban
Local Plan Area:	Maroochy North Shore local plan area
Zone:	Local centre zone for Lot 1 SP118479 Sport and recreation zone for Lot 10 SP111175
Consistent/Inconsistent Use:	<p>Where in the Sport and Recreation zone:</p> <ul style="list-style-type: none"> • Food and drink outlet - Potentially consistent use • Multiple dwelling units - Inconsistent use <p>Where in the Local centre zone, all proposed uses are Consistent uses.</p>

<p>Applicable Assessment Benchmarks:</p>	<ul style="list-style-type: none"> • The Strategic Framework of the <i>Sunshine Coast Planning Scheme 2014</i> • <i>Acid sulfate soils overlay code</i> • <i>Airport environs overlay code</i> • <i>Flood hazard overlay code</i> • <i>Height of buildings and structures overlay code</i> • <i>Regional infrastructure overlay code</i> • <i>Maroochy North Shore local plan code</i> • <i>Local centre zone code</i> • <i>Sport and recreation zone code</i> • <i>Business uses and centre design code</i> • <i>Multi-unit residential uses code</i> • <i>Landscape code</i> • <i>Nuisance code</i> • <i>Safety and security code</i> • <i>Stormwater management code</i> • <i>Sustainable design code</i> • <i>Transport and parking code</i> • <i>Waste management code</i> • <i>Works, services and infrastructure code</i>
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Strategic Framework

The Strategic Framework considers the following matters:

- Settlement Pattern
- Economic Development
- Transport
- Infrastructure and Services
- Natural Environment
- Community Identity, Character and Social Inclusion
- Natural Resources
- Natural Hazards

The Strategic Framework contains several policy directions that are of direct relevance to the consideration of this application, as follows:-

Theme 1 – Settlement pattern, Element 1 – Character, lifestyle and environment attributes (Specific outcomes) s. 3.3.2.1

"The character, lifestyle and environment attributes of the Sunshine Coast are recognised as essential contributors to the region's natural (competitive) advantage by:-

- (iii) *maintaining distinct, identifiable towns and neighbourhoods that sensitively respond to their setting and support strong, diverse communities with a sense of belonging;"*

**Theme 1 – Settlement pattern, Element 3 - Efficient and functional urban form
(Specific outcomes) s. 3.3.4.1**

- (a) *The pattern, form and structure of urban areas contributes to the achievement of:-*
 - (i) *a more compact urban form;*
 - (ii) *an effective and efficient transport network that supports access, mobility and connectedness;*
 - (iii) *walkable and transit oriented communities;*
 - (iv) *increased use of public transport, walking and cycling;*
 - (v) *reduced private motor vehicle dependency;*
 - (vi) *affordable living, including a diversity of housing choice;*
 - (vii) *access to quality recreational open space;*
 - (viii) *efficient and timely provision of transport and infrastructure; and*
 - (ix) *appropriate sequencing of development and infrastructure.*
- (c) *Where urban consolidation occurs, it is compatible with and sympathetic to the preferred character of the local area.*

**Theme 1 – Settlement pattern, Element 4 - Housing diversity and affordable living
(Specific outcomes) s. 3.3.5.1**

- (a) *Housing is located and designed to offer a wide choice and mix of living options that promote affordability and adaptability.*
- (b) *In major development areas, and in defined urban areas where urban consolidation is encouraged, development incorporates a mix of lot sizes and housing types, sizes and styles.*

Theme 1 – Settlement pattern, Element 8 – Local settings and local planning responses (Specific outcomes)

"The Sunshine Coast is maintained as a community of communities where the character and identity of each community is recognised and protected in accordance with a local plan."

Theme 2 – Economic Development, Element 2 – Sunshine Coast activity centre network (Specific outcomes) s. 3.4.3.1

- (c) *Development does not undermine or compromise the activity centre network either by inappropriately establishing centre activities outside of an activity centre or proposing a higher order or larger scale of uses than intended for a particular activity centre.*

Table 3.4.3.1 identifies that

"Local (full service) activity centres provide for a wide range of local shopping, local employment, commercial, cafes and dining, entertainment, community services together with residential development where it can integrate and enhance the fabric of the activity centre."

Theme 3 – Transport, Element 3 – Active transport network. s3.5.4.1

- (c) *To maximise opportunities for walking and cycling:-*
 - (i) *urban areas and residential neighbourhoods are designed to incorporate permeable and legible (grid or modified grid) street networks with appropriate lighting and casual surveillance to facilitate safe and convenient use by pedestrians and cyclists;*
 - (iv) *development supports and contributes to pedestrian, cycling and recreational trails to link public park infrastructure within urban areas and externally to the wider open space network for the Sunshine Coast Region;*

Theme 4 – Infrastructure and services, 3.6.1 (Strategic outcomes)

- (b) *Infrastructure and services are designed to maximise the capacity and flexibility of existing and proposed networks, ensure the efficient use of natural resources and avoid or minimise adverse environmental and community impacts.*

Theme 6 – Community identity, character and social inclusion, Element 1 – Landscape elements and features (Specific outcomes) s. 3.8.2.1

- (e) *The prominent landscape features identified in Table 3.8.2.1 (Regionally significant landscape features) and important views to these features are protected from intrusion from buildings and other aspects of urban development*
- (g) *Other views and vistas, including those identified in local plans or which are important in a local context are also protected, particularly from development which exceeds specified building heights.*

Theme 6 – Community identity, character and social inclusion, Element 2 – Sub-tropical character and locally responsive design (Specific outcomes) s.3.8.3.1

- (d) *The height of buildings and other structures recognises the distinctive character and amenity of the Sunshine Coast as a place with a predominantly low-medium rise built form which is intentionally distinct from other places in metropolitan South East Queensland.*

Land Use

The proposal seeks a *Food and Drink Outlet, Short Term Accommodation and Multiple Dwelling Units*. In the Local centre zone, all proposed uses are consistent uses. However, the food and drink outlet and multiple dwelling units are a potentially consistent use and inconsistent use respectively in the Sport and recreation zone.

A potentially consistent use may occur in the Sport and recreation zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

An inconsistent use is not intended to occur in the Sport and recreation zone and results in a conflict with the planning scheme. As such, further assessment against the Strategic Framework and purpose and overall outcomes of the zone code is required.

The purpose of the Sport and recreation zone code is to provide for a range of organised sport and recreation activities and those uses and support facilities which are associated with those activities.

The purpose of the zone code is achieved through the following relevant overall outcomes:-

- (a) *development provides for a range of sport and recreation activities that meet the active recreation needs of residents and visitors including indoor sport and recreation, outdoor sport and recreation and park uses;*
- (b) *the zone predominantly accommodates formalised recreation activities that support organised team and individual sports and recreation pursuits including sporting fields, golf courses, outdoor courts, indoor sports centres, public swimming pools, equestrian facilities, and active leisure facilities;*
- (e) *the co-location and multiple use of sport and recreation fields and facilities by complementary recreation activities is encouraged;*
- (g) *areas used for recreation activities complement, and where practicable, are connected to other parts of the broader regional open space network including land in the Open space zone and the Environmental management and conservation zone;*
- (h) *existing and planned recreation activities are protected from the intrusion of incompatible land uses that may compromise or conflict with the primary use of the sport and recreation open space for organised sport and recreation activities;*
- (i) *development provides a high level of amenity and mitigates the potential for land use conflicts with existing and planned development in the locality;*
- (j) *the scale, intensity and built form of development is compatible with the existing and intended scale and character of the streetscape and surrounding area;*
- (k) *sport and recreation activities and other activities established in the zone make a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design;*

- (l) *development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;*
- (m) *development protects and enhances the open space character and amenity of sport and recreation areas;*
- (n) *development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on ecologically important areas, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management;*
- (o) *development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, steep land, landslide hazard and bushfire hazard, where applicable;*
- (p) *development encourages public and active transport accessibility and use and provides for pedestrian, cycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to sport and recreation open space areas;*
- (q) *development provides for infrastructure and services that are commensurate with the location and setting of the sport and recreation open space and the nature and scale of development that is intended to occur in the zone;*
- (r) *development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure;*

Noting the above statements in the planning scheme, the development can comply with aspects of the above including the subject site has been created with the necessary infrastructure, transport infrastructure and avoids constrained land.

However, the land use of multiple dwelling units is not intended in this zone. As such, the development conflicts with the provisions of the *Sunshine Coast Planning Scheme 2014*.

The Sport and recreation zoned land has historically been used as the Pacific Paradise Bowls Club. However, the Club ceased operations in 2019, anecdotally due to financial difficulties, the effects of COVID on sporting and food venues, and operating costs. Since this time, the owners are understood to have attempted to have tenants occupy the building for sport and recreation uses, but none have eventuated.

During this timeframe, the Gemlife development at the end of Menzies Drive was constructed with facilities on site for residents including a golf simulator, ten-pin bowling alley, floodlit tennis court, championship-size, floodlit and covered bowling green, bocce court, pickleball court. Following this, the demand for privately owned bowling greens decreased.

The applicant provided an economic impact assessment regarding the need for housing in urban areas, summarised as follows:

- The report identifies an undersupply of 179 short term accommodation rooms by 2026, increasing to 225 by 2031; and
- The report identifies an undersupply of undersupply of 565 dwellings, within the area by 2026.

The site is ideally suited for increased housing supply with the proximity to local services, regional services, public transport and a state road network. This is supported by the State Government *ShapingSEQ 2023* document, which sets a target of 9% of all new dwellings to be within this category, promoting the transition from predominantly detached dwelling development to residential development of greater density.

These matters are discussed in more detail in the Other Relevant Matter section of the report.

Building Heights

Performance Outcome PO1 of the *Height of buildings and structures overlay code* states that:

- PO1 Unless otherwise specified in PO2 below, the height of a building or structure does not:-*
- (a) exceed the maximum height specified for the site on the applicable Height of Buildings and Structures Overlay Map;*
 - (b) adversely impact upon the character of the local area; and*
 - (c) result in a significant loss of amenity for surrounding development*

The proposed development does not meet the Performance Outcome PO1, as it proposes development over the nominated height of 8.5 metres and 12 metres (for the Sport and Recreation zoned land and the Local Centre zoned land respectively) specified within the Height of Buildings and Structures Overlay Map. The development exceeds the building heights by 1.88 metres (for that part of the development fronting Lerner Street) to 3.91 metres (for that part of the development fronting Timari Street).

As the proposal does not achieve PO1, consideration against the Overall Outcomes of the overlay code must be given. Overall outcomes 2(a), (b), (c) and (e) state:

- (a) development provides for the height of buildings and structures to comply with specified height limits except where explicitly provided for in this code;*
- (b) development contributes to the retention of the preferred built form character for the Sunshine Coast, and the local plan area in which it occurs;*
- (c) the height of buildings and structures is consistent with the reasonable expectations of the local community;*
- (d) development on a site within a flooding and inundation area, as identified on a Flood Hazard Overlay Map, is afforded an allowance for additional maximum height so as to minimise the risk to people and property; and*

- (e) *development does not result in a significant loss of amenity for surrounding development, having regard to:-*
- (i) *the extent and duration of any overshadowing;*
 - (ii) *privacy and overlooking impacts;*
 - (iii) *impacts upon views;*
 - (iv) *building character and appearance; and*
 - (v) *building massing and scale relative to its surroundings*

The proposed development cannot achieve overall outcome (2)(a) of the Height of buildings and structures overlay code, as it exceeds the maximum building height of 12 metres and 8.5 metres respectively and there are no direct provisions for the exceedance of building height in the overlay code.

Further, the above overall outcomes require consideration of the following aspects:

- building character and appearance of the Maroochy North Shore local plan code;
- reasonable expectations of the community;
- amenity impacts considering overshadowing and privacy impacts;
- impacts upon views; and
- building massing and scale relative to its surroundings.

Building Character and Appearance

In relation to Sub-tropical character and locally responsive design, The strategic Framework Specific Outcome (d) (under section 3.8.3.1,) states:

- (d) *The height of buildings and other structures recognises the distinctive character and amenity of the Sunshine Coast as a place with a predominantly low-medium rise built form which is intentionally distinct from other places in metropolitan South East Queensland.*

There are a number of other statements in the *Maroochy North Shore local plan code* that must be considered

Overall outcome of the Maroochy North Shore local plan code

- (h) *Development in the Local centre zone at Pacific Paradise supports the role and function of the centre as a local (full service) activity centre providing a business and community focus for the local plan area. Development contributes to a low-scale, compact centre with a village character which provides an attractive interface and gateway to David Low Way and other local roads through high quality building design and the provision of landscape treatments, active frontages and off street car parking.*

PO1 Development provides for buildings, structures and landscaping that are consistent with and reflect the low key beachside character of the Maroochy North Shore local plan area in terms of form, composition and use of materials.

PO11 Development in the Local centre zone:-

- (a) is sympathetic to the coastal village character of the local plan area;*
- (b) contributes to the creation of a contemporary coastal built form and streetscape;*
- (c) creates vibrant and active streets and public spaces; and*
- (d) provides continuous weather protection for pedestrians*

PO12 Development in the Local centre zone at Pacific Paradise and South Marcoola achieves a high level of visual amenity and attractive presentation to David Low Way and promotes a gateway experience for visitors.

To the west, the site overlooks a low-density residential area opposite on Lerner Street. The height of the built form here is 10.38m, rather than 8.5m. The building presents as three storeys rather than two storeys. However, the residential component presents as domestic in style, with pitched roof forms sloped away from Lerner Street and a predominance of attractive materials and detailing, transparent glazing and balconies that overlook the street. The design is high quality and well considered, with a lightness in built form due to predominance of openings and balconies to frontages. The legible pitched roof anchors the building and reads as a residential built form, such that it doesn't read as an imposing tower. The presentation avoids parapet walls and a flat roof which would be less domestic in appearance and would increase the perception of mass and bulk. A generous landscape frontage and a 4m setback is achieved facing Lerner Street.

Building B and C are a level higher in height, however these buildings are centrally located on the site, away from the low-density area of Lerner St. These buildings are mixed use, with retail at the western end, and provide a connection between the Residential locality and the more commercial attributes of the Local Centre Zone. From the south, the built form does not have detrimental impact to the service station site. The transition from three to four storeys across the site achieves a gradation of height increase from toward the Local Centre Zone.

The pitched roof and dominance of balconies and glazing overlooking Menzies Drive retains a residential quality, as well as a generous setback of 6m which is predominantly landscape frontage. The residential built form is separated into three towers, and allows for space between buildings, which reduces the presentation of mass and bulk.

Lerner St and Menzies Avenue frontages also provide unique curved balcony features which provide interest and articulation to the façade.

The centrally located private open space achieves 12% site cover, and private balcony areas generally achieve an amount that is greater than the acceptable outcome of 12m² and a minimum dimension of 3m. The single bed units have a minimum dimension of 2.8m but overall, the area provided is generous.

Improvements do need to be made to the blank wall presentation of Building A South façade. The North façade presents with additional windows, which break up the blank wall façade and soften the built form. The same, or similar, window and openings designs should be provided to the southern façade of this building, which is highly visible from Lerner Street and David Low Way.

The carparking is either located underground or with a presentation that is softened with generous areas of landscape, and the internal retail elevation facing east is attractive and provides connectivity and activation central to the site, overlooking the carparking area. This creates a legible destination.

Opposite, the short term accommodation building provides connectivity, interest and activation to the site and the street frontage and presents as a well designed building, except for the west façade which does not achieve this connectivity as the ground level presents as a blank wall. This must be addressed, with the addition of windows and openings, or other elements, required to enhance the visual appearance of this wall. From the carpark, the entrance sequence leads to this façade. The presentation of the ground level west elevation facing the carpark must be attractive and welcoming.

Overall, landscaping is integrated throughout the development and is integrated into the design on podium and roof areas as well as at ground level. The mixed-use development is well considered from an architectural and urban design perspective, enhancing activating the Local Centre Zone, whilst also responding to the adjacent residential areas.

Reasonable Expectations of the Community

The reasonable expectations of the local community are judged by reference to the current Sunshine Coast Planning Scheme 2014, initial consultation for the new Planning Scheme and comments received during the public notification period.

The proposal exceeds the nominated building heights in the Height of buildings and structures overlay code. Further, Council is preparing a new planning scheme that will replace the current Sunshine Coast Planning Scheme 2014. In relation to the new planning scheme project, the proposed planning directions for the North Shore Local Plan Area, includes the following directions:

- *No or minimal change in maximum allowable building heights*
- *Extend the Local centre zone at Pacific Paradise to include the former bowls club site to provide opportunity for the centre to expand*

It is also relevant to have regard to the submissions received as part of the public notification stage. As discussed in greater detail below, a total of 69 submissions were received with 44 (or 64%) objecting to the proposal including a concern regarding the proposed height of the development (albeit this public notification occurred when the proposal was 4 storeys to Lerner Street and 6 storeys to Timari Street).

In considering the reasonable expectations of the community in the context of the current Sunshine Coast Planning Scheme 2014, the proposed planning directions for the new Planning Scheme and the community submissions, it is considered that the proposed development may not be consistent with the reasonable expectations of the local community and is therefore in conflict with the overall outcomes of the *Height of buildings and structures overlay code*.

Amenity Impacts - Overshadowing and Privacy

The development is required to be assessed to determine whether it will result in a significant loss of amenity for surrounding development having regard to overshadowing and privacy.

In regard to overshadowing, the most prominent shadows cast by the proposed development are to Lerner Street to the West in the morning and to Timari Street to the East in the evening. The 25 metre wide road reserves of both of those streets aid in ameliorating the shadowing impacts to existing buildings on those streets. In Council's 3D modelling, it was found that in winter, when the greatest shadows are cast by the proposed buildings, the morning shadows only affected dwellings on Lerner Street before 7:45am for a period of time less than 10 minutes in difference than those of an 8.5 metre building. Similarly, on Timari Street, it was found that shadows in the afternoon did not affect buildings on the opposite side until 2:50pm. As surrounding properties are not affected by shadows cast by the proposed building during the period of time between 8am and 2:50pm, it is considered that the impact of shadows is not unreasonable.

In regard to privacy and overlooking, the distance from the development to neighbouring properties minimises overlooking impacts. In addition, the site is bordered by public roads and has commercial development to both Timari Street and Menzies Drive, meaning that any privacy concerns are further reduced along these frontages. Facing west towards Lerner Street, there are some residential properties that are single storey and have low scale fencing. The road reserve is 25 metres wide and this distance minimises the opportunity for direct overlooking. In any case, the spaces looked over are visible from the public road, and this would not allow for any overlooking into the private open spaces of these dwellings.

Conditions can be applied regarding any internal privacy matters.

Visual Impacts – Building and Massing relative to its surroundings

The Strategic Framework in section 3.8.2.1 of the Landscape elements and features, Specific Outcome (g) states:

- (g) *Other views and vistas, including those identified in local plans or which are important in a local context are also protected, particularly from development which exceeds specified building heights.*

The Coolum local plan code identifies 'significant views' and new development is to protect and not intrude upon views to and from these features. These include Mount Coolum National Park viewing south towards the subject land.

In support of the application, the applicant provided a 3D model. Council have reviewed the information and found that any views of the development would be negligible from Mt Coolum, North Shore Connection Road ramp and beyond the site. Largely, any views are internalised within Pacific Paradise.

The below photomontages of the proposal when viewed from key vantage points from this assessment have been prepared by the Council and are provided below.



Figure 22: Aerial overview looking north from David Low Way



Figure 23: View from Corner of David Low Way and Lerner Street



Figure 24: View from 679 David Low Way



Figure 25: View from corner of David Low Way and Mudjimba Beach Road



Figure 26: View from corner of Menzies Drive and Lerner Street



Figure 27: View from Menzies Drive looking east from beyond Lerner Street

Council has assessed the proposal against the key current *Sunshine Coast Planning Scheme 2014* provisions relating to visual amenity and found it can be compliant for the following reasons:

- The view analysis demonstrates appropriate retention of important views and vistas throughout the local area, including views from David Low Way.
- The design of the built form, landscaping, and open spaces have been strongly informed by local context and site constraints and opportunities; and
- Some proposed buildings are taller towards the eastern side of the site, but they graduate towards the west and the residential area and do not significantly affect the character of the Coast when viewed from beyond the site;

In the event of approval, it is recommended that the built form be amended as follows:

- Improvements need to be made to the blank wall presentation of Building A South façade;
- Awning height should be raised to approximately 4 metres above ground, to improve appearance and outlook;
- West façade of Short Term Accommodation Building at ground level requires windows and openings, to alleviate blank wall presentation; and
- South façade of Building A requires additional windows (akin to that provided on the Northern façade of the building) to reduce impact of highly visible blank wall to three storey building.

Summary

The development has been designed to be responsive to its local setting as a result of the following:

- ensuring the development will not be visible from key vantage points outside the site particularly when viewed from Mount Coolum;
- the landscape is integrated with the built form, and along with awnings, and other shade devices, provides attractive environments and protection from elements;
- provides interconnectivity between indoor and outdoor spaces, with liveability highlighted for tenants, visitors and the public;
- provides spaces between buildings provide visual relief, and allow for natural ventilation and daylight to be incorporated into the development;
- the building results in a high quality built form design and detailing is provided; and
- the architectural and landscape design presents a contemporary coastal (beachside) village character.

However, the proposed development conflicts with the current Sunshine Coast Planning Scheme 2014 given that the proposed development:

- does not comply with the *Height of buildings and structure overlay code* as the height of buildings exceeds the specified height limit for the sites; and
- could be considered to not meet the reasonable expectations of the local community.

Any Other Relevant Matters needs to be considered in the context of the entire assessment of the application.

Other Relevant Matters

The development conflicts with the *Sunshine Coast Planning Scheme 2014* given that the proposed development:

- does not comply with the *Height of buildings and structure overlay code* as the height of buildings exceeds the specified height limit for the sites and could be considered to not meet the reasonable expectations of the local community; and
- the multiple dwelling units are inconsistent in the Sport and recreation zone.

These matters could be considered to be a departure from the planning scheme, the *Planning Act 2016* requires consideration of whether there are other relevant matters for consideration which warrant and approval or refusal of the application.

While this “other relevant matters” test is still developing, the Planning and Environment Court have accepted the below matters with some frequency:

- planning, economic and community need;
- the absence of any unacceptable impacts; and
- whether conditions could be imposed to address areas of non-compliance.

The exercise of any discretion regarding other relevant matters involves a balancing exercise of matters that warrant an approval or a refusal.

The applicant has provided the following in support of their application.

Housing Supply and Demand

- *The proposed development will provide for 39 short term apartments providing a formal alternative to nearby short-term accommodation options such as AirBnB and Stayz which result in the use of dwelling houses for short-term accommodation;*
- *The Economic Impact Assessment prepared by Macroplan as part of the development application anticipates an undersupply of 179 rooms by 2026, increasing to 225 by 2031;*
- *The proposed development will provide for 85 new dwellings. This will contribute to addressing the anticipated undersupply within the area. The Economic Impact Assessment prepared by Macroplan as part of the original development application package anticipates an undersupply of 565 dwellings, within the area by 2026.*
- *The proposed development will result in additional medium-rise attached dwellings. ShapingSEQ 2023 sets a target of 9% of all new dwellings to be within this category, promoting the transition from predominantly detached dwelling development to residential development of greater density. There are limited opportunities for this type of development to occur on the Sunshine Coast, noting Council's building height overlay and the constraints on development feasibility in converting these sites from established residential and commercial areas.*
- *Shaping South East Queensland 2023, identifies gentle density and attached housing as a necessary approach to delivering more accessible and affordable housing options for South East Queensland. The economic and social benefits for supporting the delivery of this housing choice in locations with good access to employment, services and infrastructure, supports the changing demographic make-up of South East Queensland's population, community needs and lifestyle.*
- *Council is proposing a Temporary Local Planning Instrument to introduce a targeted set of planning provisions to encourage development of upscale hotels to respond to the urgent need for full-service hotels. Council estimate the Sunshine Coast has a shortfall of 2,000 hotel rooms. The proposed development will result in an additional 39 apartments, making a meaningful contribution to fill this shortfall.*
- *The Sunshine Coast Environment and Liveability Strategy acknowledges that to accommodate population growth, the Sunshine Coast will need to increase residential housing supply while ensuring a diverse range of housing options that are both affordable and accessible. The Neighbourhoods and Housing Strategic*

Direction proposes that urban growth should be concentrated around activity centres, employment hubs, and major transportation corridors. This approach involves developing a diverse range of housing sizes, scales, and types to accommodate various household needs, including those of different ages, lifestyles, and sizes, as well as the requirements of the tourism industry.

- *The proposed development is of a size and scale that responds appropriately to the pressing challenges facing the Sunshine Coast Region. The use of centre zoned land for greater residential density aligns with first principles and recent State planning policy.*

Sunshine Coast Character and Built Form Design

- *The design has been adjusted to align with the Council's sustainable design principles and development goals. Council identifies 10 overarching design principles that reflect what the community values in design and the built environment and should be considered in the design and implementation of all built form regardless of scale or use. Of the 10 design principles, the four (4) key principles that have been aligned with the revised design and amenity drivers of the proposed development are the following*
 - *Principle 1: Work with local climate.*
 - *Principle 2: Create respectful places that incorporate landscape.*
 - *Principle 4: Capture and frame views and create vistas.*
 - *Principle 6: Be inspired by the natural/built environment.*
- *The proposed development reflects the Sunshine Coast's subtropical climate and prioritises climate resilience, adaptability, community interaction and well-being, which are evident throughout the revised architectural design, encompassing residential, short-term accommodation, and food and drink elements identified as the following:*
 - *The design concept for all buildings, structures, and landscapes directly aligns with the unique subtropical climate and local character of the Sunshine Coast and South East Queensland region.*
 - *A diverse range of materials, colours, and methods have been employed to create an enhanced and visually appealing built environment.*
 - *The built form and key elements have been redesigned to ensure consistency and reflect the expectations of the community, council, and industry, as gathered through consultation and feedback.*
 - *The buildings have been strategically designed and located to create attractive areas and networks that foster social interaction, pedestrian safety, and enjoyment.*
 - *Areas of private and public open space have been incorporated to contribute to the local character and amenity, benefiting both current and future residents and visitors.*

Leverages Existing and Planned Infrastructure

- *The site is conveniently located near the upcoming heavy rail line connecting Beerwah to Caloundra, Kawana, and Maroochydore via the CAMCOS corridor, as*

well as the Sunshine Coast Airport, which is earmarked for further growth and patronage.

- With the site being strategically located within the context of the highlighted future rail connection, there is merit in the developments mixed use and higher density approach as the site benefits from the following key amenity and infrastructure outcomes;
- High accessibility to the public transport network allowing future residents and users to a rapid and frequent transit service providing connection to the Sunshine Coast, the Sunshine Coast Airport and other key South East Queensland regions such as the City of Moreton Bay, Brisbane and Ipswich.
- The location of the site is within close proximity of the CAMCOS corridor which supports higher density residential, retail, commercial and mixed use developments as a result of greater mobility choices, improved safety and activation, urban revitalisation, co-location of transport infrastructure and housing, employment and goods and services and increased localised business and economic activity.
- The Sunshine Coast Airport is also poised for significant growth and development in the coming years, becoming a key domestic and international gateway. Major infrastructure upgrades are planned to facilitate both domestic and international travel, and the airport will play a pivotal role in supporting the Brisbane 2032 Olympic Games as outlined in the Sunshine Coast Airport Master Plan 2040. The master plan aims to transform the airport into a world-class facility and drive economic growth for passengers, airlines, and businesses in the region. The site's proximity to the airport, within 2 kilometres, offers significant transportation infrastructure benefits and amenities such as the following:
 - Provides proximity for future tourists visiting the Sunshine Coast region from domestic and international visitation via proposing a short-term accommodation option. This will also ensure convenient travel access for future residents.
 - Co-location and attraction of infrastructure development, amenities, and services such as retail, commercial, entertainment and transportation networks which provide liveability benefit for future residents and visitors.
 - Housing will be located within proximity to a major employment generator.

Adopting Stakeholder and Community Feedback

- In response to the August 2024 stakeholder engagement, and public submissions received, the proposed development has resulted in changes which respond to the key themes and matters raised. The following points summarise the changes made in response:
 - Building height – Building height was a common concern amongst stakeholders and public submissions received during the public notification period. The proposed development results in a reduction in building height, with the maximum height being four storeys. The short-term accommodation has been reduced in building height from the previously proposed six storeys to four storeys. The multiple dwellings (oriented to the Southern boundary and Menzies Drive) have been reduced in building height from the previously

proposed five storeys to four storeys. The multiple dwellings (oriented to Lerner Street) maintain a three storey building height.

- *Building design – Public submissions raised concerns with the bulk and scale of the previous development scheme. The perceived issues with design related to lack of visual interest in facades, lack of variation in building materials, and loss of green space. The proposed development has been changed to provide greater details to building facades and additional areas for landscaping.*
- *Car parking – Public submissions raised concerns re the provision of car parking, even in the absence of the proposed development taking place. With the reduction of building height and associated reduction in development yield, the proposed development now includes a surplus of car parks i.e. 20 car spaces.*

Stakeholder Support

- *Further to the proactive stakeholder engagement held in 2023, an additional round of stakeholder engagement occurred in August 2024 including the following key stakeholder groups.*
 - *Sunshine Coast Airport - the Sunshine Coast Airport team were supportive of the proposed changes. It was recognised that the SCA PDA has the inclusion of a supermarket and it is good to see that Northshore is not proposing a supermarket within the development. The Sunshine Coast Airport team felt that the revisions to the architectural design was more reflective of the Sunshine Coast lifestyle.*
 - *North Shore Community Centre, Town of Seaside Community Group, Pacific Parade Progress Association and North Shore Traders Association (two attendees from organisation – views may differ from other members) - the attendees were very supportive of the proposed changes and recognised that it is better to have this type of development in the town centre and it was recognised to be appropriate that local centre zoning needs to include the Bowls Club land. They noted that the architectural design seems appealing and this development may set a standard for future development including renovations on the Coles and surrounding retail.*
 - *Sunshine Coast Business Council - this group were generally supportive of the changes to the proposed development and seen as a catalytic project for Pacific Paradise.*
 - *Estia Health - this group supports the offer of accommodation close to the aged care facility located at 26 Menzies Drive, Pacific Paradise. Whilst the proposed development has been altered since the August 2024 engagement, the changes are in response to stakeholder feedback or Council's further advice. The changes are unlikely to alter the above support as the proposed development maintains the previously proposed land uses, has reduced the building height of several buildings and resulted in superior traffic, acoustic and landscaping outcomes.*

The above identifies several matters that are in favour of the development, which include:

- the design of the building is high quality, with the key points as follows:
 - the height of the development does not result in overlooking or overshadowing concerns for nearby development;
 - ensuring the development will not be visible from key vantage points outside the site particularly when viewed from Mount Coolum;
 - the architectural and landscape design presents a contemporary coastal (beachside) village character;
 - the landscape is integrated with the built form, and along with awnings, and other shade devises, that provides attractive environments and protection from elements;
 - provides interconnectivity between indoor and outdoor spaces, with liveability highlighted for tenants, visitors and the public;
 - provides spaces between buildings provide visual relief, and allow for natural ventilation and daylight to be incorporated into the development;
 - the building results in a high quality built form design and detailing is provided; and
- the site is privately owned and has not been able to find a tenant to occupy the site for sport and recreation purposes;
- the site is unique in the context, adjoining a Local centre zone and does not directly adjoin residential. There are limited opportunities for this form of residential development in current centre zone and offers close proximity for short term accommodation to be provided near the Sunshine Coast Airport;
- the development offers a good mix of 1, 2 and 3 bed units, adding to housing affordability;
- the site is ideally suited for a proposal of the type intended noting the requirement for urban services (specifically water and sewer supply); and
- the development satisfies relevant State Government documents including *ShapingSEQ 2023* and is an ideal opportunity for infill development.

In converse, there are a few matters that may warrant refusal, including:

- the use will result in a reduction in Sport and recreation zoned land; and
- the building heights exceed that nominated in the Planning Scheme.

On balance, the development complies with the majority of the planning scheme, with the exception of the consistency of the use and building height. In this circumstance, the matters that may warrant refusal are not as compelling as those in favour of the development as the development will not directly impact on nearby developments. In this instance, the land use is considered suitable for the Sport and Recreation zone and is recommended to be supported.

Car Parking

Based on the proposed development, the development requires the below parking based on the Acceptable Outcomes of the *Transport and parking code*.

Land Use	Planning Scheme requirement	Required
Multiple Dwelling Units	<ul style="list-style-type: none"> 1 space / 1 bedroom dwelling 1.25 spaces / 2 bedroom dwelling 1.5 spaces / 3 bedroom dwelling 2 spaces / 4 bedroom or more dwelling 1 visitor space / 4 dwellings 	Total - 127.75 bays <ul style="list-style-type: none"> 9 x 1 bedroom units = 9 bays 66 x 2 bedroom units = 82.5 bays 10 x 3 bedroom units = 15 bays Visitor Bays = 21.25 bays
Short term accommodation	1 space / rooming unit (covered) + 1 visitor space / 10 rooming units = 4 bays plus 4 visitor bays	8 bays
Food and drink outlet	1 space per 20m ² gross floor area plus 1 space per 20m ² for any outdoor dining area (excluding any footpath dining area) (Local centre provisions)	1086.6m ² of Food and drink outlet = 54.33 car parking spaces
Hotel	1 space per 20m ² gross floor area plus 1 space per 20m ² for any outdoor dining area (excluding any footpath dining area) (Local centre provisions)	75 car parking spaces based on 1,500m ² for Northshore Tavern
Total		265 parking bays

The development provides 276 car parking bays, exceeding the requirement of the acceptable outcomes of the *Transport and parking code* with 182 car parking spaces provided in basement for residential uses, short term accommodation and food and drink outlet, and 94 car parking spaces at grade for the hotel and short term accommodation.

It will be important to consider how these may be allocated. However, conditions can be applied in the event of approval to address this aspect.

Vehicle Queuing

Acceptable Outcomes AO1.1 and AO2.1 – Table 9.4.8.3.1 of the Transport and parking code require driveway, access, manoeuvring and circulation to be design in accordance with the planning scheme policy for the transport and parking code. Table SC6.17M of the planning scheme policy for the transport and parking code specifies that a minimum queue length of five vehicles is required and that a minimum of 6m length is required for each vehicle, therefore the required queue length for this proposed development is 30 metres. Table 3.3 of Australian Standards 2890.1 requires a minimum queuing length of two cars and section 3.4 of Australian Standards 2890.1 also specifies a minimum length of 6 metres for each vehicle.

The submitted drawings shows a queue length of 36m to basement parking, however, no queuing for the ground level service vehicle parking. The maximum queuing length to a Waste Collection Vehicle manoeuvre is 4.6 metres and the maximum queuing length for a Medium Rigid Vehicle manoeuvre is 5.4 metres, neither achieving the specified 12 metres.

The relevant performance outcomes requires safe, convenient and legible design for all users. This layout can be supported noting that:

- the Waste Collection Vehicle will be a low occurrence for the site and possibly during off peak hours, thus, consideration of the queuing to the Waste Collection Vehicle swept paths will be a low priority;
- due to the layout of the site, some Medium Rigid Vehicle and smaller service vehicles may use other site accesses, particularly if delivery directions are not provided by the receiver. This would result in the demand of the Lerner Street access for service vehicles being lowered. The ground floor has three other entry point from each of the other three frontages. The ground floor has a loading zone for the tavern and short-term accommodation (combined), a drop off area adjacent to the short term accommodation, and ample pavement area near the refuse area for the tavern. These areas and any vacant car spaces are likely to be used if vacant if a drivers enters from David Low Way, Menzies Drive and Timari Street; and
- A 5.4m queue length is proposed for the Medium Rigid Vehicle manoeuvre. The 99th percentile vehicle is 5.2m long and thus can fit within 5.4m. One queue length is provided to not restrict pedestrian flow on Lerner Street

In the event of approval, a condition can be placed on the development to submit to Council Registered Professional Engineer of Queensland signed certification

acknowledging that the proposed queuing arrangement will not cause any adverse pedestrian or traffic impacts within road reserve.

Further, the submitted drawings and application materials do not provide sufficient information to demonstrate how Performance Outcome PO1 and PO3 from Table 9.4.8.3.1 of the Transport and parking code have been addressed in relation to access to the parking for the residential complex. It appears that parking is proposed to be restricted by security doors, thus, it has not been demonstrated how safety and convenience has been achieved without impeding access for the residents.

A solution will be to make one of the basement car parks into an intercom bay. It is suggested that one of the bays be converted to an intercom bay and clearly marked as such.

Undergrounding of Electricity

AO9.8 of the *Works, services and infrastructure code* and AO12 of the *Business uses and centre design code* requires undergrounding of electrical reticulation. Whilst new electrical supply will be conditioned to be underground, there is an existing overhead powerline on the development side of Timari Street fronting the existing tavern to the new driveway location. In this instance, the existing powerline will not be required to be undergrounded because the existing tavern use, where the powerline is located, is not being fully redeveloped and no frontage works would be occurring in this location. When the tavern site is redeveloped, this will be an appropriate time for undergrounding of power.

Flood hazard

The site is located within 2100 climate change flooding extent. Floor level is required to be compliant with Council's Flood hazard overlay code. As the development is an infill development located east of the Sunshine Motorway, the development is not required to maintain onsite flood storage. The applicant has submitted a recent flood search information document demonstrating, i.e. habitable floor level and basement entrance level at 3.50m AHD, that the floor levels including entrance to basement complies with the requirements of Council's Flood hazard overlay code requirements. The applicant has proposed flood gate at the entrance of the basement which can be included as a condition in the event of approval.

Stormwater management

The stormwater reports provided by the applicant addresses Council's stormwater quality, quantity objectives by providing appropriately sized bioretention and detention measures meeting the requirements of *Stormwater management code*.

Assessment Benchmarks Related to a Variation Approval

Not applicable.

Assessment Benchmarks Related to a Temporary Local Planning Instrument

Not applicable.

Other Assessment Matters

In addition to the assessment benchmarks referred to above, the *Planning Regulation 2017* requires that impact assessment must be carried out having regard to:

- the regional plan for a region; and
- the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme.

South East Queensland Regional Plan (SEQRP)

The development is located within the Urban Footprint of the SEQRP. Having regard to the SEQRP, the development is consistent with the outcomes expressed and sought to be achieved by the SEQRP.

State Planning Policy (SPP)

Since the time the *Sunshine Coast Planning Scheme* commenced on 21 May 2014, a new SPP came into effect on 3 July 2017 and must be considered for development assessment to the extent the SPP is inconsistent with the planning scheme.

The proposal is consistent with the policy intent of the SPP and does not conflict with any of the identified state interests subject to imposition of the conditions described earlier in relation to dealing with the assessment benchmarks contained within the SPP.

CONSULTATION:

Referral Agencies

The application was referred to the following referral agencies in accordance with the *Planning Act 2016* and the *Planning Regulation 2017*:

Department of State Development, Infrastructure, Local Government and Planning (SARA)

The department is a Concurrence Agency for State-controlled road corridor matters. The department responded by letter dated 23 February 2024 stating that conditions could be applied to the development for the following reasons:

- The proposal is for a development permit for material change of use to establish to establish three residential apartment buildings (multiple dwellings) and short-term accommodation with associated food and drink outlet;
- The subject site is located in an area within 25m of a state-controlled rail corridor;
- The proposed development is unlikely to result in delays on the state-controlled network or adversely impact on the safety, operation or function of the state-controlled road; and
- SARA assessed the development application against State code 1: Development in a state-controlled road environment of the SDAP, version 3.0 and determined that with conditions to mitigate noise, vehicular access to state controlled road, stormwater runoff and filling, the development achieves compliance with the performance outcomes of the State code.

The State Government have applied conditions regarding:

- Access requirements to and from the site regarding the state controlled road;
- Management of stormwater to avoid impacts to the state controlled road network; and
- Noise barriers to be provided on the southern elevation of the building.

Other External Referrals

The application did not require any other external referrals.

Public Notification

The application was publicly notified for 15 business days between 27 November 2023 and 18 December 2023 in accordance with the requirements of the *Planning Act 2016*. A total of 69 submissions were received, of which 55 were determined to be 'properly made' in accordance with the *Planning Act 2016*.

Of the 69 submissions received, 66 submissions opposed the development and 3 submissions were supportive of the development.

The following table provides a description of the matters raised in submissions received about the application, together with a statement of how those matters were dealt with in reaching a decision:

<i>Comments made in support of the development</i>	<i>Officer Comments</i>
New high density housing close to existing infrastructure is the best solution practically, environmentally and sustainably (as opposed to losing sensitive, precious green space like Twin Waters West)	The development is appropriately located and provides an opportunity for suitable infill development.
This proposal has been carefully designed by experienced consultants to act as the catalyst for the rejuvenation of the Northshore Town Centre.	The development could act as a catalyst project for Pacific Paradise.

<i>Comments made opposing the development</i>	<i>Officer Comments</i>
Height	
<ul style="list-style-type: none"> The main unit block is too high for this location and 3 stories is sufficient. Being a 6 storey building across the road from the school would be an invasion of privacy for the kids at the school. People would be able to look straight down onto the school to see the kids playing in the playgrounds. Six stories in the heart of this suburb would completely destroy the ambience of this village. The design of the unit block is very poor just a concrete block would need more enhancement to look more appealing to the eye and extensive landscaping. The area is far too small to have multi level buildings. Surely much lower buildings could be built, in keeping with the area, so it becomes an integrated part of what is there now and making good use of unused plots that certainly require something to be done. 	<p>The development has been amended following public notification, reducing the height to 3 storeys at Lerner Street and 4 storeys at Menzies Drive and Timari Street.</p> <p>The design of the building is high quality, with the key points as follows:</p> <ul style="list-style-type: none"> the height of the development does not result in overlooking or overshadowing concerns for nearby development; ensuring the development will not be visible from key vantage points outside the site particularly when viewed from Mount Coolum; the architectural and landscape design presents a contemporary coastal (beachside) village character; the landscape is integrated with the built form, and along with awnings, and other shade devises, that provides attractive environments and protection from elements; provides interconnectivity between indoor and outdoor spaces, with

<ul style="list-style-type: none"> Disregarding the planning scheme's height restrictions will cause intense and abrupt impacts to the local community due to the immediate and dense influx of permanent population to the area Development would overshadow properties on Lerner St. 	<ul style="list-style-type: none"> liveability highlighted for tenants, visitors and the public; provides spaces between buildings provide visual relief, and allow for natural ventilation and daylight to be incorporated into the development; and the building results in a high quality built form design and detailing is provided. <p>The most prominent shadows cast by the proposed development are to Lerner Street to the West in the morning. The road reserves aid in ameliorating the shadowing impacts to existing buildings on those streets. In winter, when the greatest shadows are cast by the proposed buildings, the morning shadows only affected dwellings on Lerner Street before 7:45am for a period of time less than 10 minutes in difference than those of an 8.5 metre building.</p>
Traffic	
There is insufficient parking for the number of units and hotel also customers of proposed eating/drinking venues. Insufficient parking for the current tavern.	The development provides sufficient parking for the development and complies with the acceptable outcomes under the <i>Transport and parking code</i> .
Traffic will increase and be intense, with customers, guests, trade/service vehicles, suppliers, there is already an issue with parking at the small shopping centre	Any proposal may increase traffic to the site, but the road network is considered suitable for this development.
Increases the danger to the school children across the road and again parents cars picking/dropping children off.	There is no evidence to justify this statement.
It is likely that there will be road upgrades required to facilitate this development.	No further road upgrades are required by the State Government (for David Low Way) or other council controlled roads.

Given proximity to school, pedestrian upgrades would be required.	The conditions of any approval would ensure that pedestrian pathways are constructed as part of the development.
A completed proposal would be a nightmare for all parents with kids attending school let alone the years of construction time, which would be even worse.	<p>The development provides sufficient parking for the development and complies with the acceptable outcomes under the <i>Transport and parking code</i>.</p> <p>The applicant would be required to provide a Construction Management Plan as part of any future construction proposed on the site.</p>
Parking meters are not the solution.	There are no current intentions of placing parking meters in Pacific Paradise.
Concerns about heavy trucks, pollution and dirt falling from trucks during construction.	The applicant would be required to provide a Construction Management Plan as part of any future construction proposed on the site, including managing dirt on the road.
Land Use	
The hotel/motel accommodation is unnecessary, considering there are new hotel buildings already under construction or newly completed, right by the airport; so that requirement is already catered for.	<p>It is acknowledged that the Sunshine coast airport Priority Development Area does include Short term accommodation options.</p> <p>However, the Economic Impact Assessment provided with the application identifies an undersupply of 179 short term accommodation rooms by 2026, increasing to 225 by 2031.</p>
Development will not ease housing shortage.	The Economic Impact Assessment provided with the application identifies an undersupply of undersupply of 565 dwellings, within the area by 2026.

A bowling green would provide some green area, not to mention something recreational to do for all those new people who have moved into Gemlife as well as other locals who truly miss the old bowls club.	The Gemlife development (constructed as a retirement village for Over 55's) has a number of facilities including golf simulator, ten-pin bowling alley, floodlit tennis court, championship-size, floodlit and covered bowling green, bocce court, pickleball court.
The quantity of new people coming and going, will cause the shops to struggle to serve that increased requirement, so before we know it, the shopping centre will blow out in size and lose the "village effect" already in place.	
The original bowls club was considered one of the best on the coast. It's sad that the council did not step up and keep it open as a community hub.	The site is privately owned, and Council has no jurisdiction to require the site remain open as a community hub.
Coles is already understocked and over crowded with the community it's currently supporting.	There is no evidence to support this statement.
Site is better used as an Aldi supermarket to provide competitive prices and choice.	This is not a relevant consideration to the application.
Council should be allocating this area to assist with the locals, e.g. facilities to assist youth, sporting facilities for both the young and seniors to assist in both physical and mental health.	Council does not own this site and cannot control the private market.
Our community would welcome the Council to purchase this land and support a central green space where both the increasing ageing population and families can come together e.g. a well-planned and built park that incorporated activities for all ages and all abilities in a central location easily accessible.	This site is not identified in Council's Open Space Network Plan. As such, Council does not have a policy direction to purchase this land.

Density	
This is not a gentle density development as recommended by the Queensland Government.	<p>The proposed density of the site is 79 dwellings per hectare, which is akin to what is expected in the Local centre zone.</p> <p>The design of the building reflects the character of the area.</p>
Stormwater	
Pacific Paradise is mapped drainage deficient and concerns around this are present as per council officer reporting. This application should be refused if the management of stormwater is compromised for the area.	The stormwater reports provided by the applicant addresses Council's stormwater quality, quantity objectives by providing appropriately sized bioretention and detention measures meeting the requirements of <i>Stormwater management code</i> .

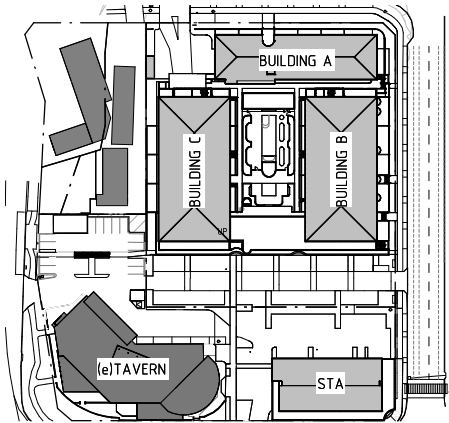
CONCLUSION:

On balance, the development complies with the majority of the planning scheme, with the exception of the consistency of the use and building height. In this circumstance, the matters that may warrant refusal are not as compelling as those in favour of the development as the development will not directly impact on nearby developments. In this instance, the land use is considered suitable for the Sport and Recreation zone and is recommended to be supported. The application is therefore recommended for approval.

PARKING RATES (TTM)	REQUIRED	GFA
RESIDENTIAL		
1 bay per 1br/ 2br units	75	Retail 580m ²
1.5 bay per 3br units	15	Commercial 506.6m ²
Visitors - 1 bay per 4 units	22	Tavern 1500m ²
<i>SUBTOTAL</i>	112	STA 1222.2m ²
RETAIL		RESIDENTIAL
1 bay per 20m ²	29	Building A 1382.2m ²
COMMERCIAL		Building B 2594.89m ²
1 bay per 20m ²	6	Building C 2489.97m ²
1 bay per 30m ²	14	<u>RES. TOTAL</u> 6467.06m ²
<i>SUBTOTAL</i>	49	
SHORT TERM ACCOMMODATION		Gym/ amenities 104.3m ²
1 bay per 10 rooms	4	Resident's lounge 39.5m ²
TAVERN		UNIT BREAKDOWN
Existing	91	Yield
<u>TOTAL CARS</u>	256	Building A 18
		Building B 34
		Building C 33
MOTORCYCLE/ SCOOTER		1 bedroom 9 (10.6%)
<i>Residential</i>	9	2 bedroom 66 (77.6%)
1 bay/ 10 dwellings	4	3 bedroom 10 (11.8%)
<i>Short Term Accommodation</i>		Total units 85
1 bay/ 10 units		Building A Internal GFA External GFA
<i>Tenancies</i>	11	2 bedroom 72m ² 13m ²
1 bay/ 100m ² GFA		3 bedroom 100m ² 16m ²
<u>TOTAL BIKES/ SCOOTERS</u>	24	
BICYCLE		Building B/C
<i>Residential</i>		1 bedroom (typ.) 50m ² 14m ²
1 resident space/ dwelling	85	1 bedroom (corner) 59.6m ² 22.5m ²
1 visitor space/ 4 dwellings	22	2 bedroom 78m ² 17m ²
<i>Short Term Accommodation</i>		3 bedroom 101.5m ² 21m ²
1 space/ 10 units	4	
1 visitor space/ 20 units	2	DEEP PLANTING
<i>Tenancies</i>		Lot 10 % % required
1 employee space/ 100m ² GFA	11	751.8m ² 9.96% 10%
1 customer space/ 100m ² GFA	11	
<i>Tavern</i>		PUBLIC OPEN SPACE
Existing DA condition	12	Lot 10 % % required
<u>TOTAL BICYCLES</u>	147	910m ² 12.06% 10%

CARPARKS PROVIDED
BASEMENT
Residential 112
Short term accommodation 4
Tenancies 46
Surplus 20
<i>SUBTOTAL</i> 182
AT GRADE
Tavern 91
Tenancies 3
<i>SUBTOTAL</i> 94
<u>TOTAL</u> 276 (+20)
MOTORCYCLE/ SCOOTER
Basement 19
At Grade 11
<u>TOTAL</u> 30 (+6)
BICYCLE
Basement 97
At Grade 42
<u>TOTAL</u> 149 (+2)

DRAWING LIST							KEYNOTE LEGEND		
Dws	No	DRAWING NAME	DRAWN	DATE	REVISION	BY	DATE	abbrev	description
22019	DD	00.00	COVER PAGE	WN	JUL 2023	M	WN	06.02.2025	(e)MM EXISTING MANHOLE
22019	DD	00.01	EXISTING SITE PLAN	WN	JUL 2023	D	WN	29.08.2023	(e)SWP EXISTING STORMWATER PIT
22019	DD	00.02	SITE PLAN	WN	JUL 2023	T	WN	06.02.2025	BKR BKE RACK
22019	DD	00.03	SITE DEMOLITION PLAN	WN	JUL 2023	G	WN	21.08.2024	bl-rp BLOCKWORK RENDERED+PAINTED
22019	DD	00.04	STAGING PLAN	WN	JUL 2023	J	WN	06.02.2025	br-s BRICKWORK FACE
22019	DD	00.05	BASEMENT LEVEL PLAN	WN	JUL 2023	S	WN	06.02.2025	cl-cs COMPRESSED FC CLEAR SEALER
22019	DD	00.06	GROUND FLOOR PLAN	WN	JUL 2023	Z	WN	06.02.2025	com-n CONCRETE
22019	DD	00.07	UPPER LEVEL PLAN	WN	JUL 2023	R	WN	06.02.2025	fa-cu FABRIC CURTAINING
22019	DD	00.08	BLDG A - PLANS	WN	AUG 2023	C	WN	06.02.2025	FHB FIRE HYDRANT BOOSTER
22019	DD	00.09	BLDG B - PLANS	WN	AUG 2023	D	WN	06.02.2025	FHV FIRE HYDRANT
22019	DD	00.10	BLDG C - PLANS	WN	AUG 2023	D	WN	06.02.2025	gl-cl GLASS CLEAR PANEL
22019	DD	00.11	STA PLANS	WN	JUN 2023	G	WN	06.02.2025	LP LAMP POST
22019	DD	11.01	ROOF PLANS	WN	JUL 2023	H	WN	06.02.2025	ms-s METAL COLORBOND SHEET
22019	DD	20.01	ELEVATIONS	WN	JUL 2023	K	WN	06.02.2025	MSB MAIN SWITCHBOARD
22019	DD	20.02	ELEVATIONS	WN	JUL 2023	K	WN	06.02.2025	PMT PADMOUNT TRANSFORMER
22019	DD	20.03	ELEVATIONS	WN	JUL 2023	F	WN	21.11.2023	PW POWER POLE
22019	DD	20.04	ELEVATIONS	WN	JUL 2023	F	WN	21.11.2023	SWP STORMWATER PIT
22019	DD	30.01	SECTIONS	WN	JUL 2023	F	WN	21.11.2023	TEL/P TELSTRA PIT
22019	DD	30.02	SECTIONS	WN	JUL 2023	F	WN	21.11.2023	tl-sn TILES NATURAL STONE
22019	DD	30.03	SECTIONS	WN	JUL 2023	F	WN	21.11.2023	WMR WATER METER
22019	DD	30.04	SECTIONS	WN	NOV 2023	A	WN	21.11.2023	
22019	DD	90.01	STA - TIMARI ST	Author	JAN 2025	B	WN	06.02.2025	



SITE PLAN - KEY
SCALE 1:1000

PRELIMINARY			NOT FOR CONSTRUCTION	
DEVELOPMENT INFORMATION			GENERAL NOTES	
RPD	LOT 1 on SP18479 LOT 10 on SP11175 CNR OF TIMARI ST & MENZIES DRIVE PACIFIC PARADISE 4564 QLD		01.	THESE DESIGNS, DRAWINGS AND SPECIFICATIONS ARE COPYRIGHT AND THE PROPERTY OF KP ARCHITECTS AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE PERMISSION OF KP ARCHITECTS.
SITE AREA	Lot 1 5230.216m ² Lot 10 7544.628m ² TOTAL 12778.844m ²		02.	DO NOT SCALE - USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.
ACCESS & EGRESS			03.	ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCEMENT OF CONSTRUCTION OR MANUFACTURE OF ANY ITEM.
01.	BAULSTRADES TO BE MIN. 1000mm. BALCONES AND VOIDS MORE THAN 400mm ABOVE THE SURFACE BELOW ARE NOT TO HAVE HORIZONTAL OR CLIMBABLE MEMBERS LOCATED BETWEEN 150-760mm ABOVE THE BALCONY/VOID FFL.		04.	WHERE DEMOLITION WORK IS INCLUDED, ALLOW TO MAKE GOOD ALL AFFECTED SURFACES.
02.	DOORS IN EXITS OR FORMING PART OF A REQUIRED EXIT MUST BE READILY OPENABLE WITHOUT A KEY FROM THE SIDE THAT FACES A PERSON SEEKING EGRESS, BY A SINGLE HAND DOWNWARD ACTION OR PUSHING ACTION ON A SINGLE DEVICE LOCATED BETWEEN 900-1200mm FROM THE FLOOR.		05.	ENSURE THAT ALL CONDITIONS OF THE BUILDING CERTIFICATION ARE COMPLIED WITH.
03.	POOL FENCING MUST COMPLY WITH AS1926.1. BALCONES VERTICALLY WITHIN 2400mm OF THE POOL DECK MAY NEED TO COMPLY WITH AS1926.1		06.	WHERE AMBIGUITIES OR DISCREPANCIES EXIST, KP ARCHITECTS SHALL BE CONTACTED FOR CLARIFICATION.
EMERGENCY SIGNAGE			07.	ALL CONSTRUCTION METHODS AND MATERIALS TO COMPLY WITH ALL RELEVANT SECTIONS OF THE BCA.
DESCRIPTION	LETTER SIZE	LOCATION	08.	ALL MATERIALS AND WORKMANSHIP FOR EACH TRADE/PRODUCT TO COMPLY WITH CURRENT AND RELEVANT AUSTRALIAN STANDARDS.
FIRE HOSE REEL	50mm		09.	ALL MATERIALS, SYSTEMS AND THE LINES TO BE FIXED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION AND DATA.
FIRE INDICATOR PANEL	50mm		10.	ALL WORKS TO COMPLY WITH THE QUEENSLAND DEVELOPMENT CODE.
DO NOT USE LIFTS IF THERE IS A FIRE	10mm (LOWERCASE) 8mm (UPPERCASE)	LIFT CALL BUTTON PLATE- REFER NCC E3.3		
FIRE SAFETY DOOR- DO NOT OBSTRUCT	20mm	ON BOTH SIDES OF THE DISCHARGE LEVEL OF THE FIRE STAIR DOOR- REFER NCC D2.23		
HYDRANT BOOSTER	50mm	IN ACCORDANCE WITH AS2419		
HEALTH & AMENITY				
01.	WET AREAS MUST BE IMPERVIOUS TO WATER IN ACCORDANCE WITH NCC F1.1.		01.	PROVIDE WARNING SIGN TO LIFT TO ALL LEVELS OUTSIDE THE LIFT STATING 'DO NOT USE LIFT IF THERE IS A FIRE'.
02.	SOIL AND WASTE PIPES LOCATED IN FLOOR AND WALL CAVITIES WHERE PASSING THROUGH ONE OR MORE SOLE-OCCUPANCY UNITS ARE TO BE LAGGED TO ACHIEVE AN RWA'S RATING WHERE ADJACENT TO A HABITABLE ROOM OR RE30 WHERE ADJACENT TO A KITCHEN OR THER NON-HABITABLE ROOM.		02.	LIFT DESIGN HANDRAILS, INTERNAL FLOOR AREA, CAR CONTROL BUTTONS, DOOR SENSORY DEVICES AND CLARANCE OPENING) TO COMPLY WITH AS1735.12
03.	STC RATING TO COMPLY WITH NCC RATINGS. WINDOWS WITHIN 1500mm OF THE BASE OF THE BATH ARE TO BE SAFETY GLASS.			
04.	WHERE A BATHROOM OR KITCHEN ABUTS A NEIGHBOURING BEDROOM OR LIVING AREA, PLASTERBOARD BATTENS ARE TO BE MOUNTED TO THE LOCKWORK / CONCRETE WALLS ON RESILIENT MOUNTS.			

M	RESPONSE TO COUNCIL	WN	06.02.2025
L	AMENDED SCHEME	WN	23.01.2025
K	PLAN UPDATES	WN	25.09.2024
J	PRELIMINARY ISSUE	WN	03.09.2024
H	PRELIMINARY ISSUE	WN	21.08.2024
G	RPY RESPONSE	WN	21.11.2023
F	DA ISSUE	WN	29.08.2023
E	DA ISSUE	WN	18.08.2023
D	DRAFT DA ISSUE	WN	03.08.2023
ISSUE	REVISION	BY	DATE

do not scale off this drawing - all dimensions are subject to site measurement and verification.

KP ARCHITECTS

43 Doggett St Newstead Q4006

PO Box 2285 Fortitude Valley BC QLD 4006

reception@kparchitects.com.au

www.kparchitects.com.au

t 07 3216 1466



client

project

SHERRINGHAM HOLDINGS PTY LTD + PADSTOW HOLDINGS PTY LTD

NORTHSHORE MIXED USE DEVELOPMENT

drawing title COVER PAGE

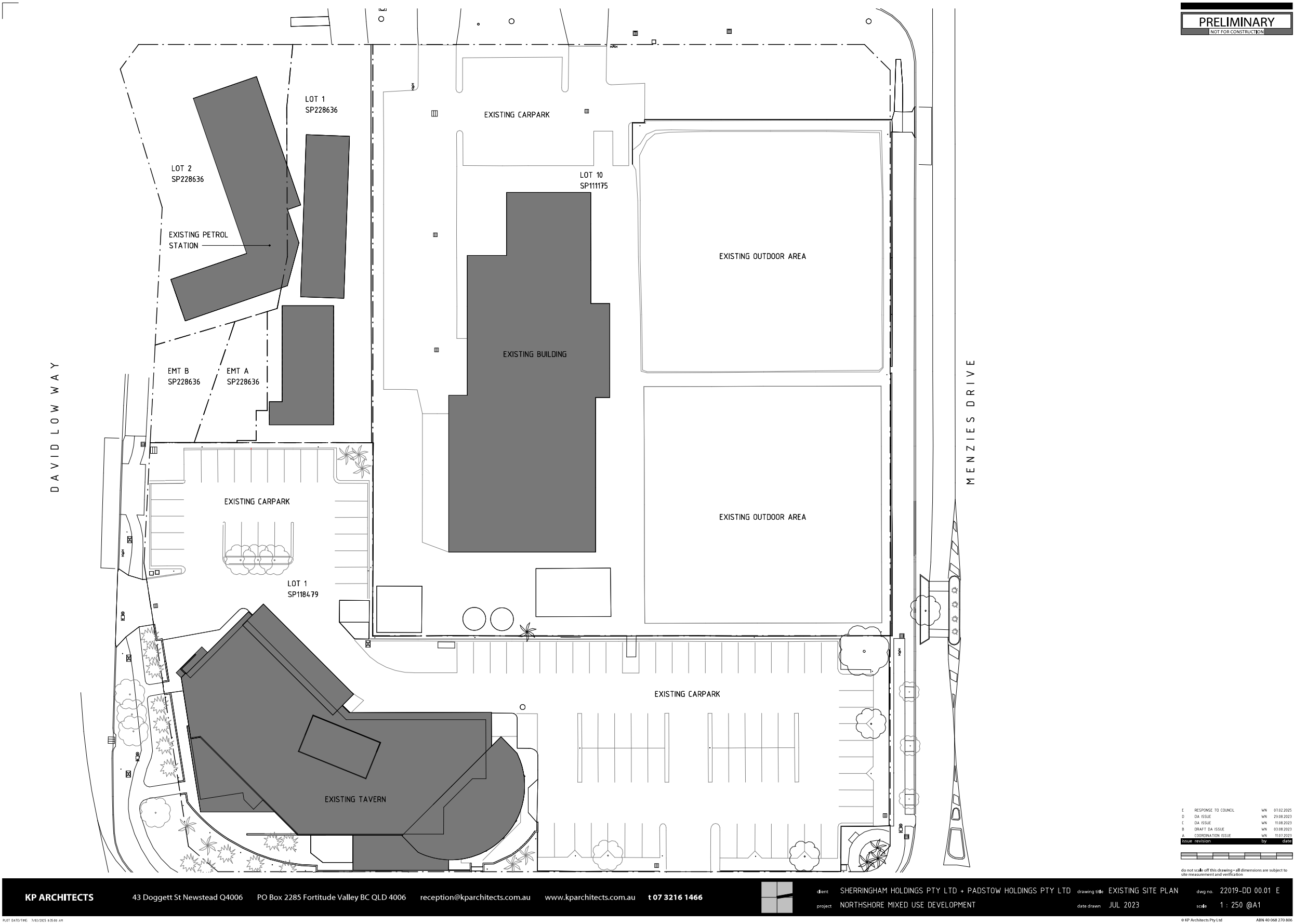
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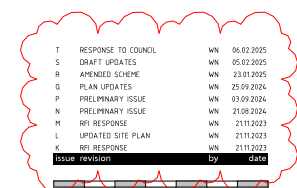
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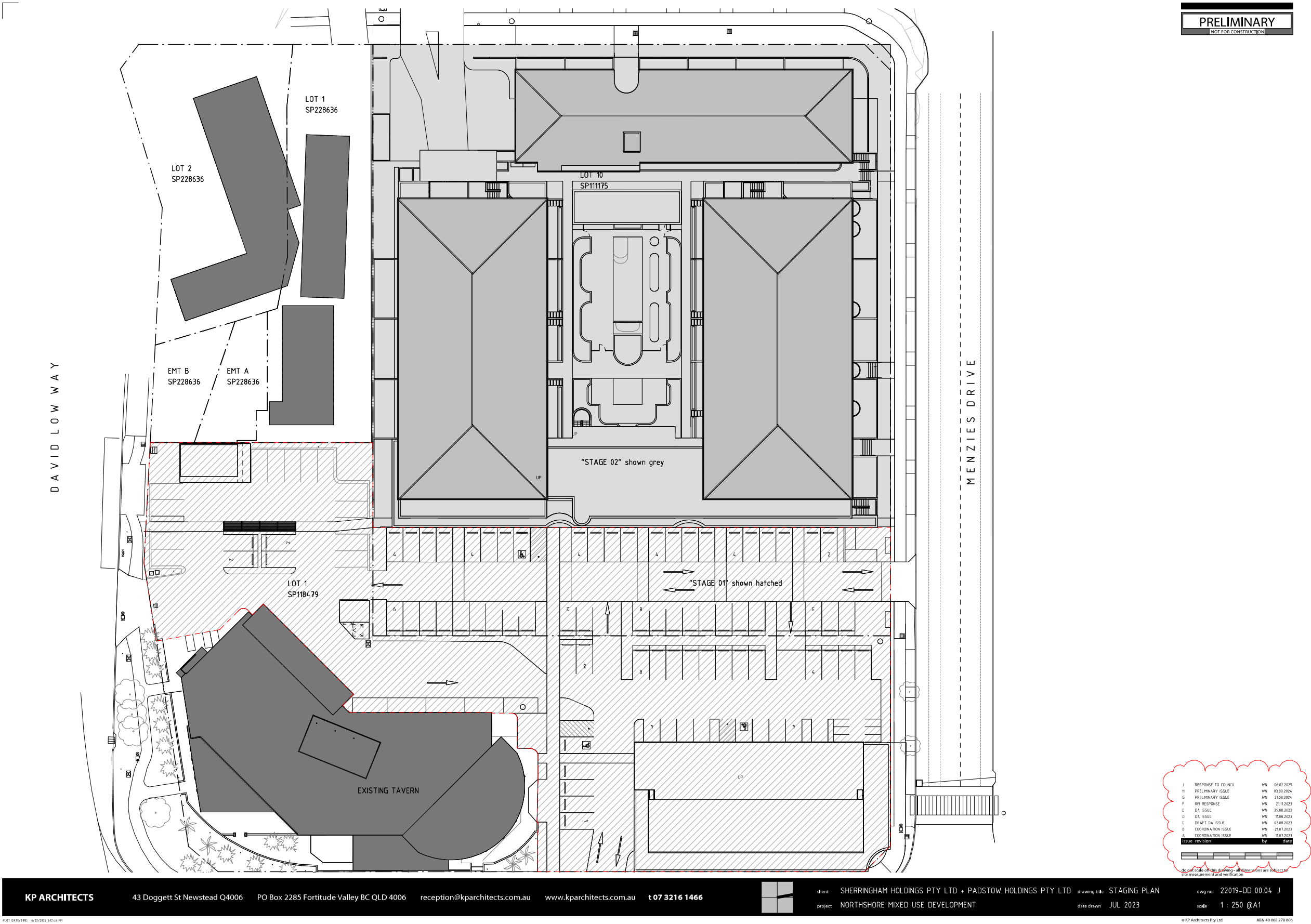
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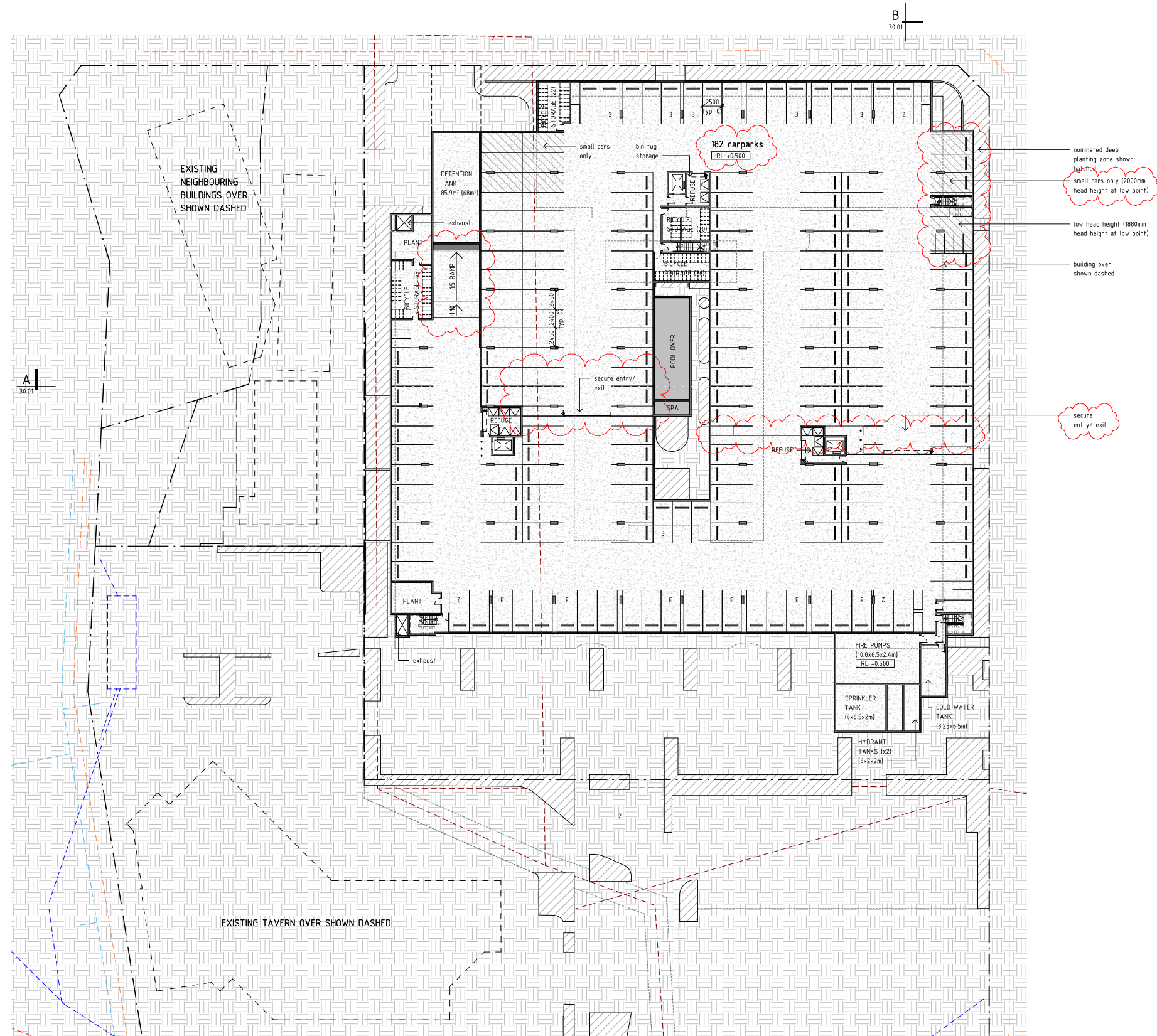
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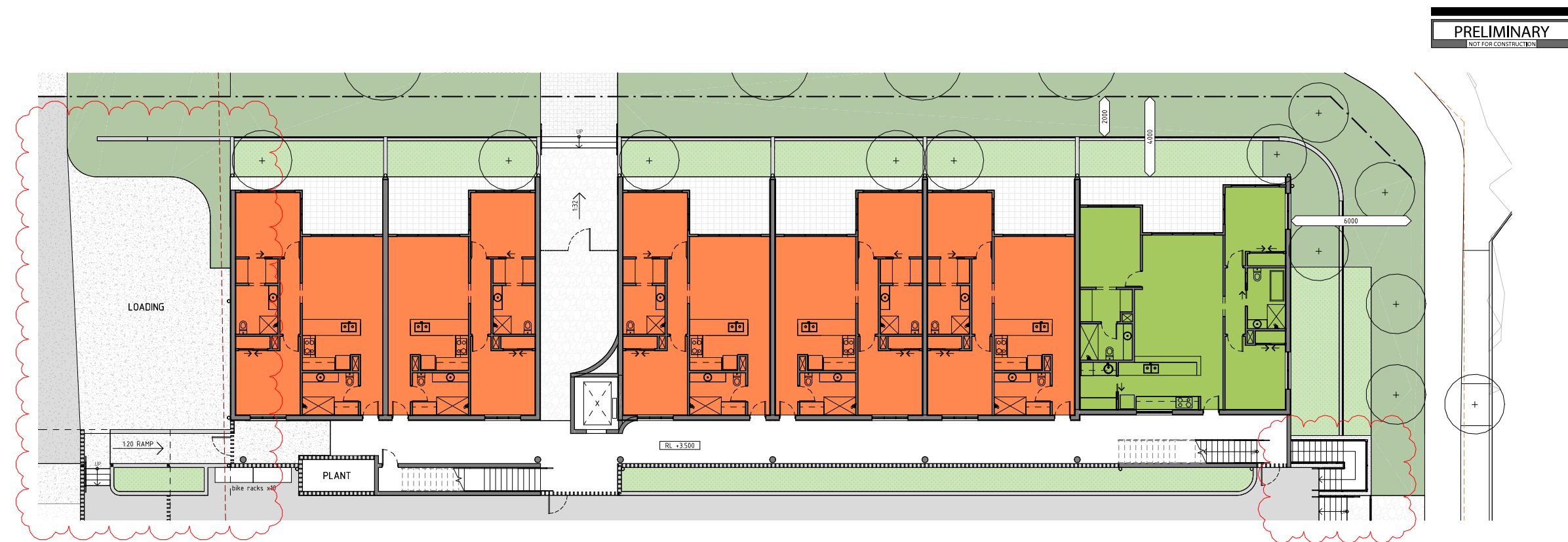


S	RESPONSE TO COUNCIL	WN	06.02.2025
Q	PRELIMINARY ISSUE	WN	03.09.2024
R	PRELIMINARY ISSUE	WN	21.08.2024
P	RFI RESPONSE	WN	21.11.2023
N	DA ISSUE	WN	29.08.2023
M	DA ISSUE	WN	11.08.2023
L	DRAFT DA ISSUE	WN	03.08.2023
K	COORDINATION ISSUE	WN	21.07.2023
J	COORDINATION ISSUE	WN	11.07.2023
issue revision		by	date

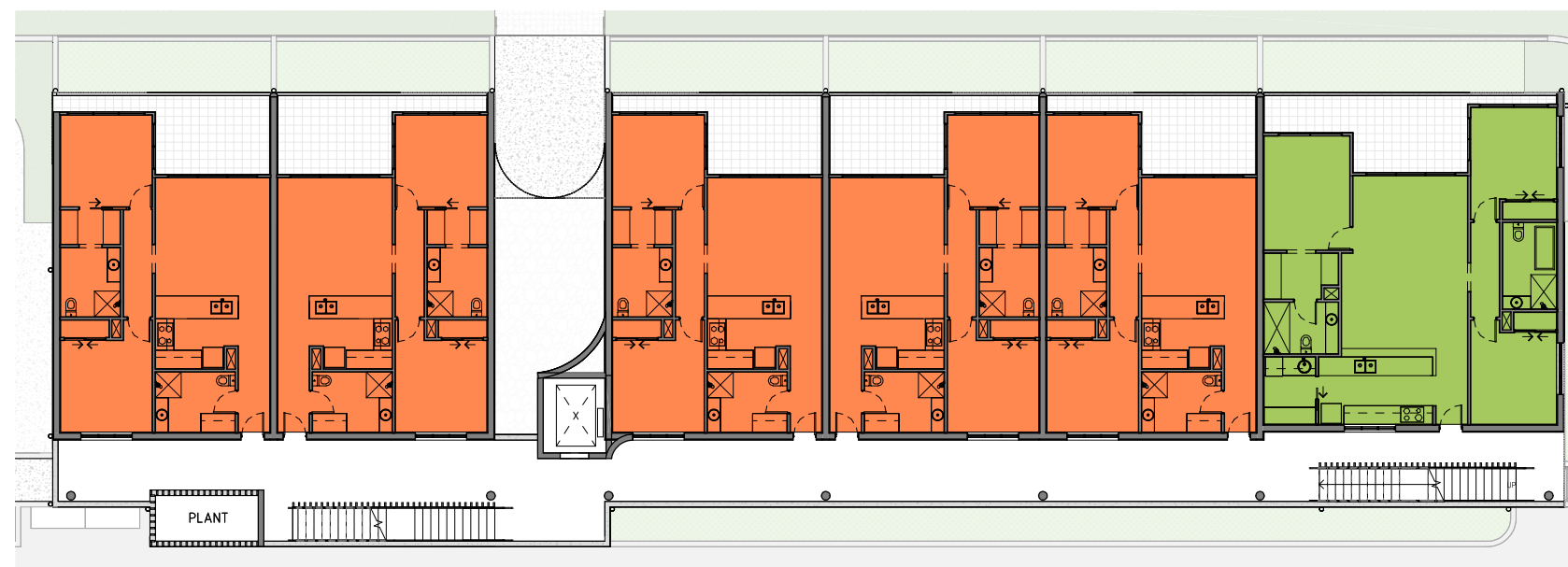
do not scale off this drawing - all dimensions are subject to site measurement and verification







BUILDING A - GROUND FLOOR PLAN
SCALE 1 : 100

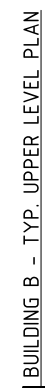


BUILDING A - TYP. UPPER FLOOR PLAN
SCALE 1 : 100

C	RESPONSE TO COUNCIL	WN	06.02.2025
B	DA ISSUE	WN	29.08.2023
A	DA ISSUE	WN	11.08.2023
	issue revision	by	date

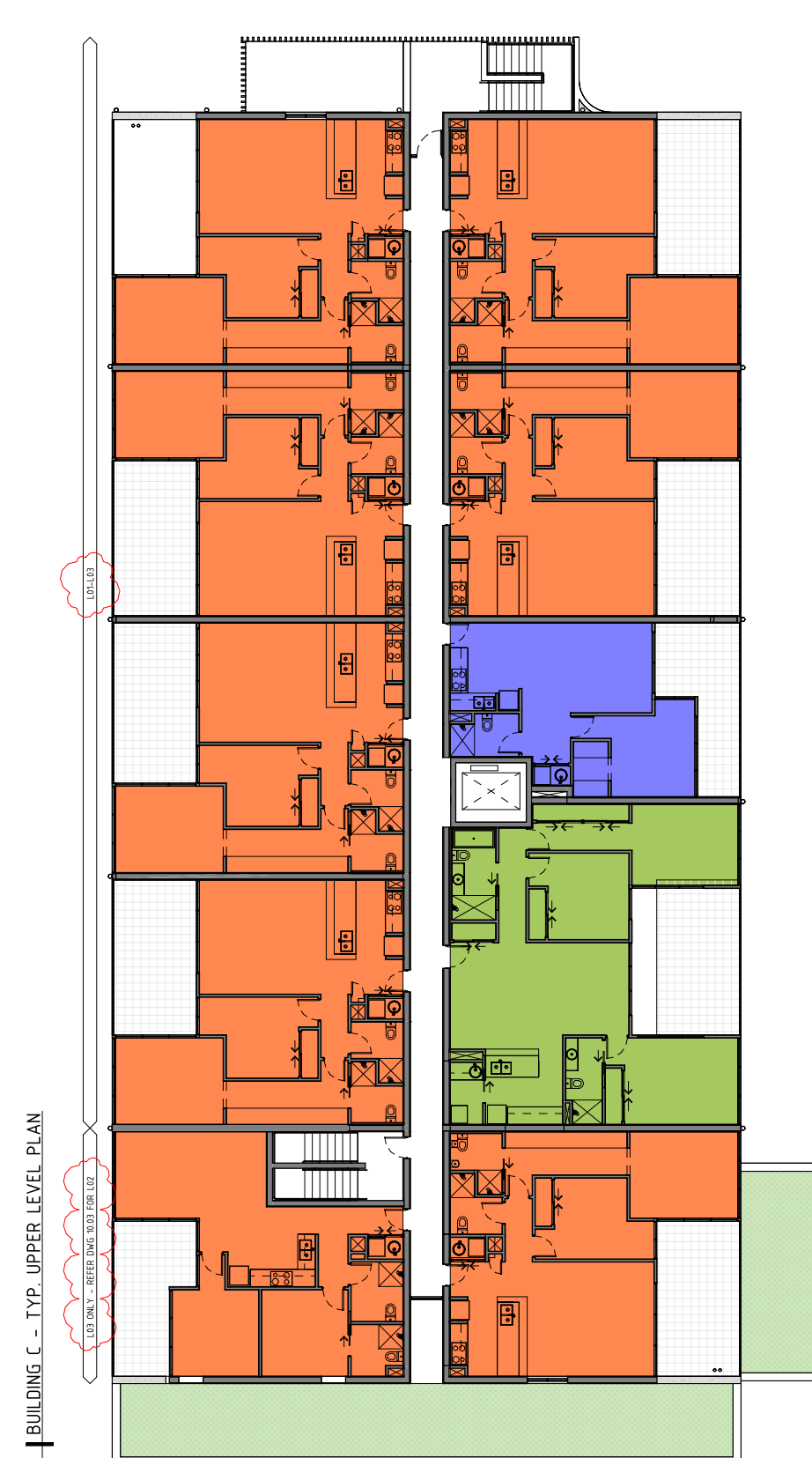
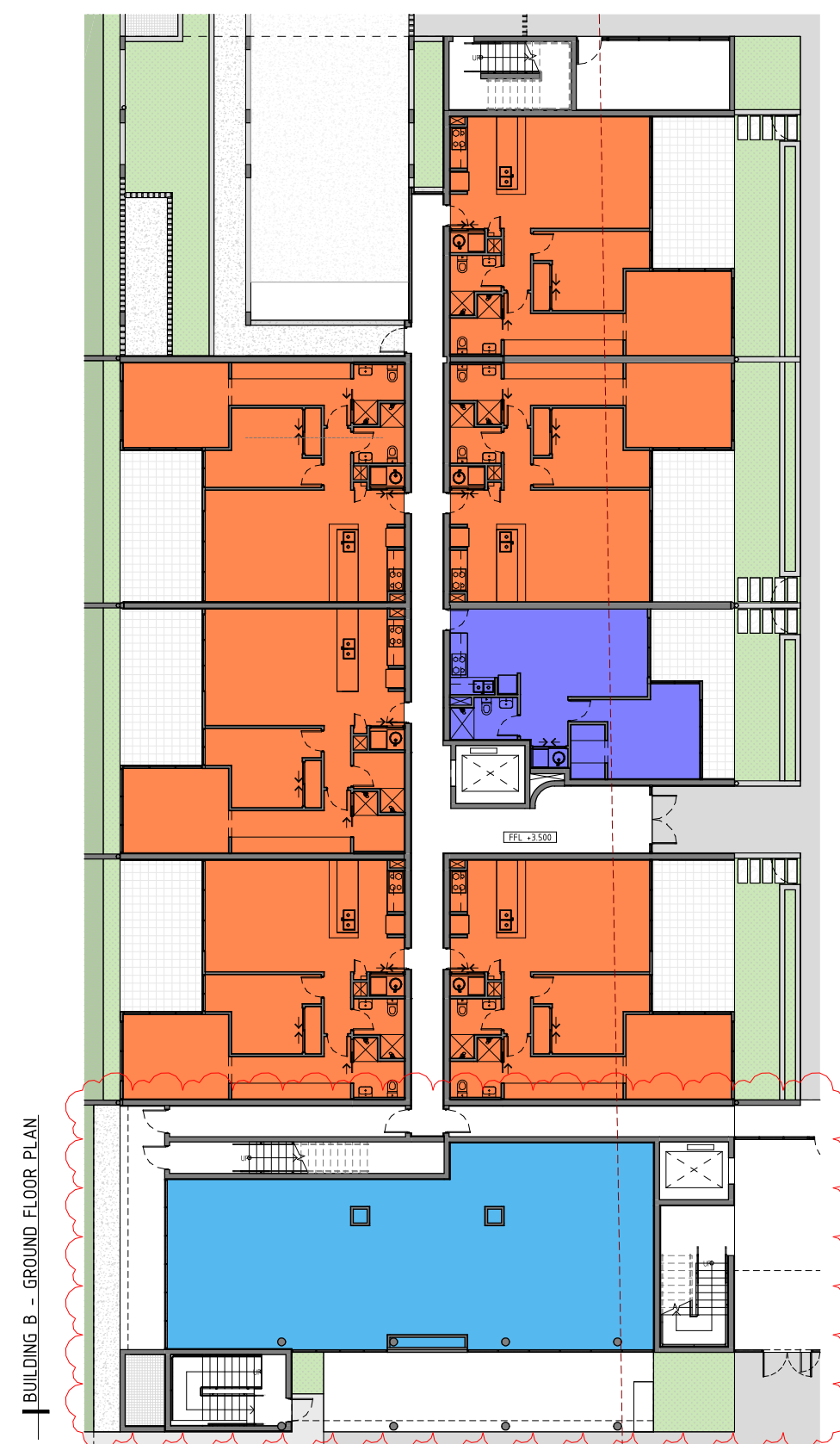
do not scale off this drawing - all dimensions are subject to site measurement and verification





do not scale off this drawing - all dimensions are subject to site measurement and verification

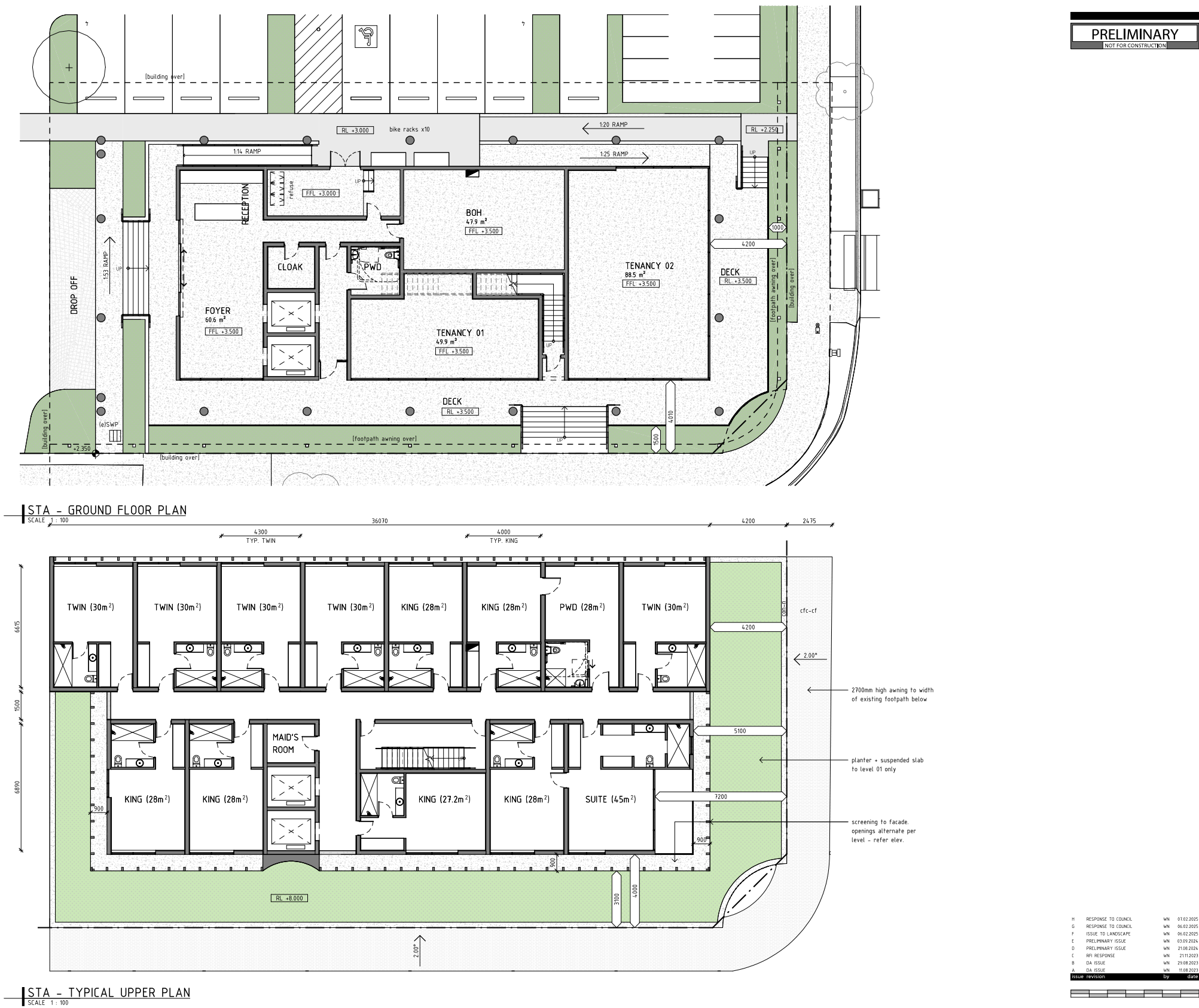
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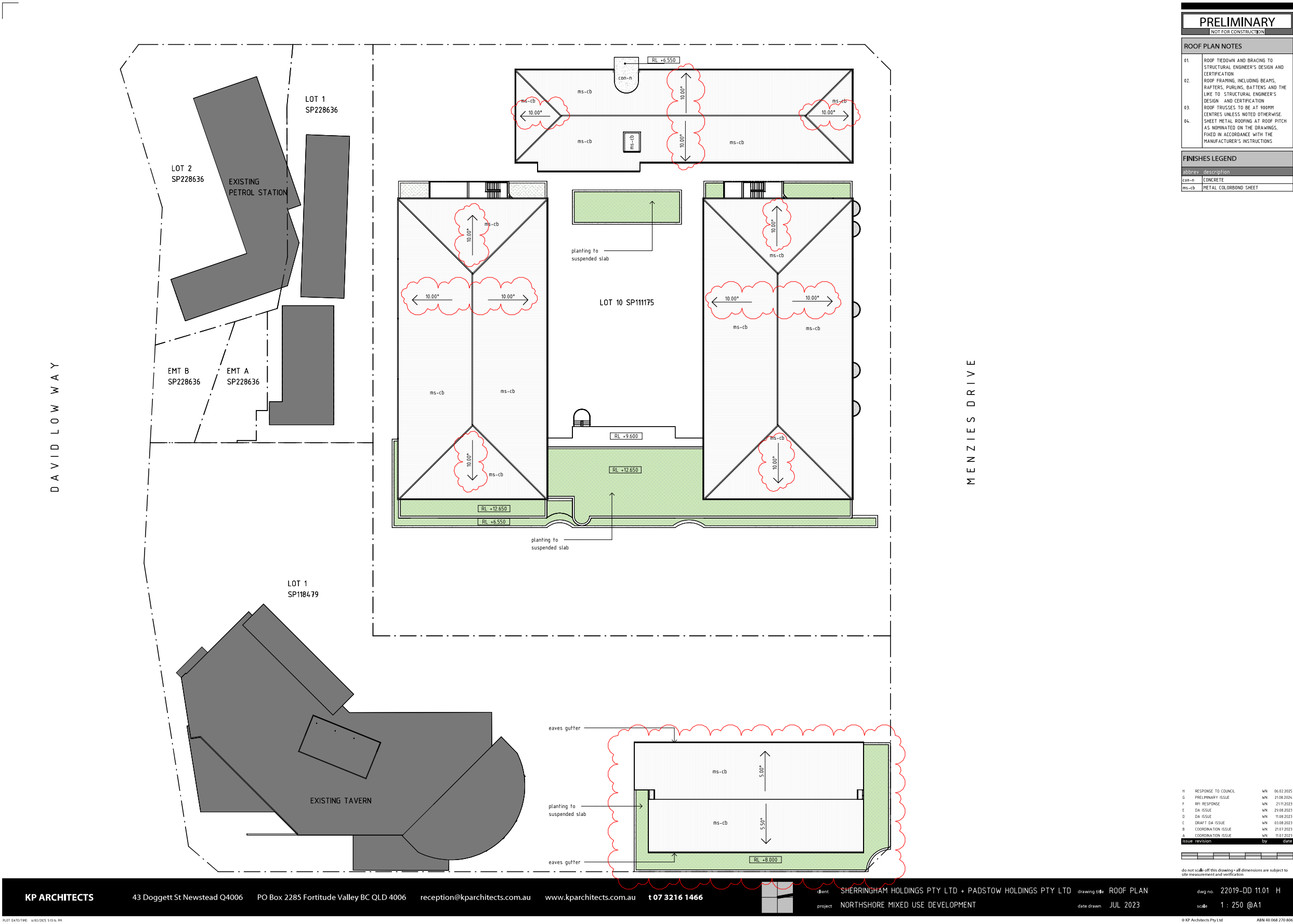


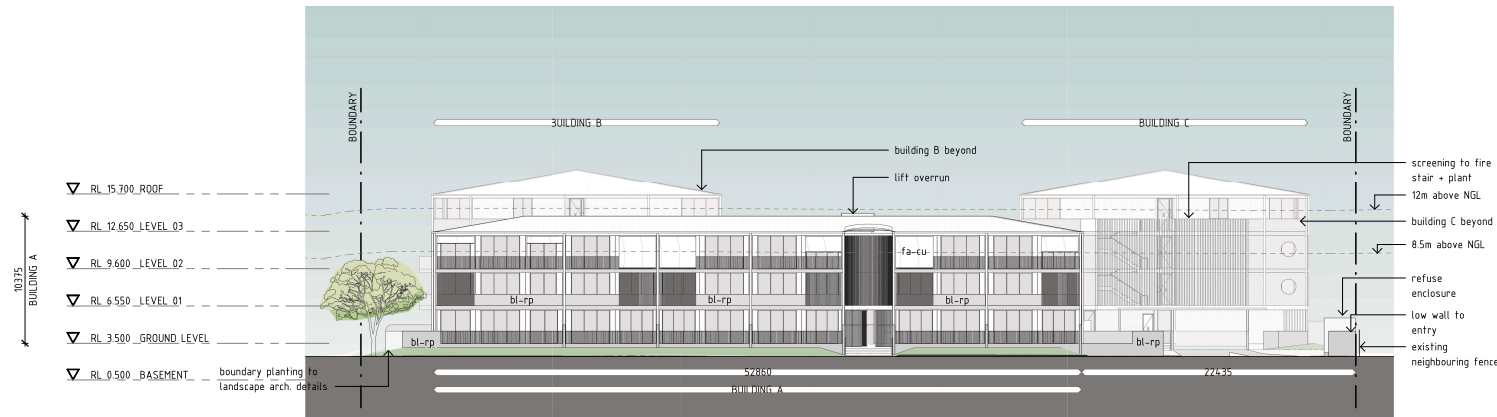
PRELIMINARY

D	RESPONSE TO COUNCIL	WN	06.02.2022
C	PRELIMINARY ISSUE	WN	21.08.2022
B	DA ISSUE	WN	29.08.2022
A	DA ISSUE	WN	11.08.2022
	issue revision	by	date

do not scale off this drawing - all dimensions are subject to site measurement and verification

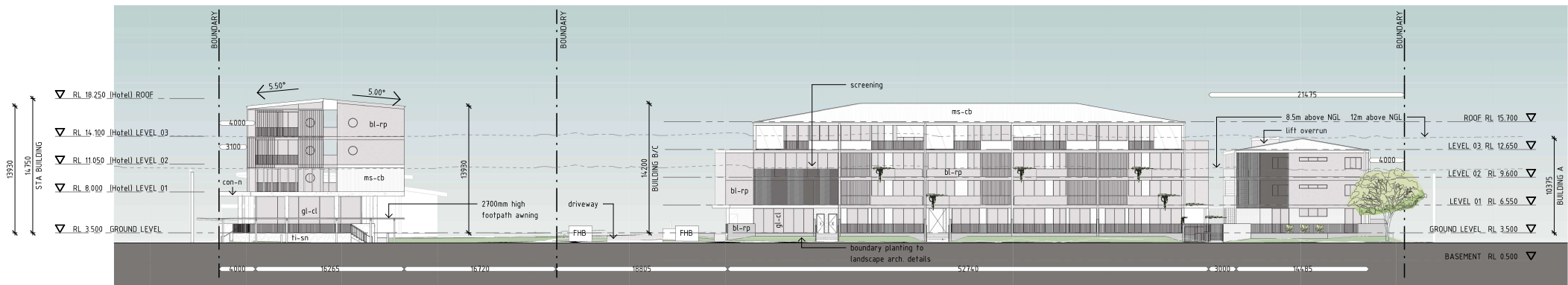






WEST ELEVATION - LERNER STREET

SCALE 1 : 250



NORTH ELEVATION - MENZIES DRIVE

SCALE 1 : 250

PRELIMINARY	
NOT FOR CONSTRUCTION	
ELEVATION NOTES	
01.	ALL EXISTING PAINTED SURFACES ARE TO BE MADE GOOD AND RE-PAINTED - REFER TO SCHEDULE OF FINISHES FOR COLOUR SELECTIONS
02.	ALL EXISTING WALL LIGHTS, CAMERAS AND ALARMS TO BE REMOVED, MAKE GOOD EXISTING SURFACE
03.	ALL EXISTING WALL SIGNAGE TO BE REMOVED, MAKE GOOD EXISTING SURFACE
04.	CONFIRM FINAL LOCATION OF ALL WALL LIGHTS, HEATERS AND MISTERS WITH ARCHITECT PRIOR TO INSTALLATION WIRING AND FIXTURE/FITTING
FINISHES LEGEND	
Abbrev	Description
bl-rp	BLOCKWORK RENDERED-PAINTED
con-m	CONCRETE
fa-ca	FABRIC CURTAINING
gl-cl	GLASS CLEAR PANEL
ms-cb	METAL COLORBOND SHEET
ti-sn	TILES NATURAL STONE

K	RESPONSE TO COUNCIL	WN	06.02.2025
J	PLAN UPDATES	WN	25.09.2024
H	PRELIMINARY ISSUE	WN	03.09.2024
G	PRELIMINARY ISSUE	WN	21.06.2024
F	RPI RESPONSE	WN	21.11.2023
E	DA ISSUE	WN	29.08.2023
D	DA ISSUE	WN	11.08.2023
C	DRAFT DA ISSUE	WN	03.08.2023
B	COORDINATION ISSUE	WN	21.07.2023
issue	revision	by	date

do not scale off this drawing - all dimensions are subject to site measurement and verification.

KP ARCHITECTS

43 Doggett St Newstead Q4006

PO Box 2285 Fortitude Valley BC QLD 4006

reception@kparchitects.com.au

www.kparchitects.com.au

t 07 3216 1466



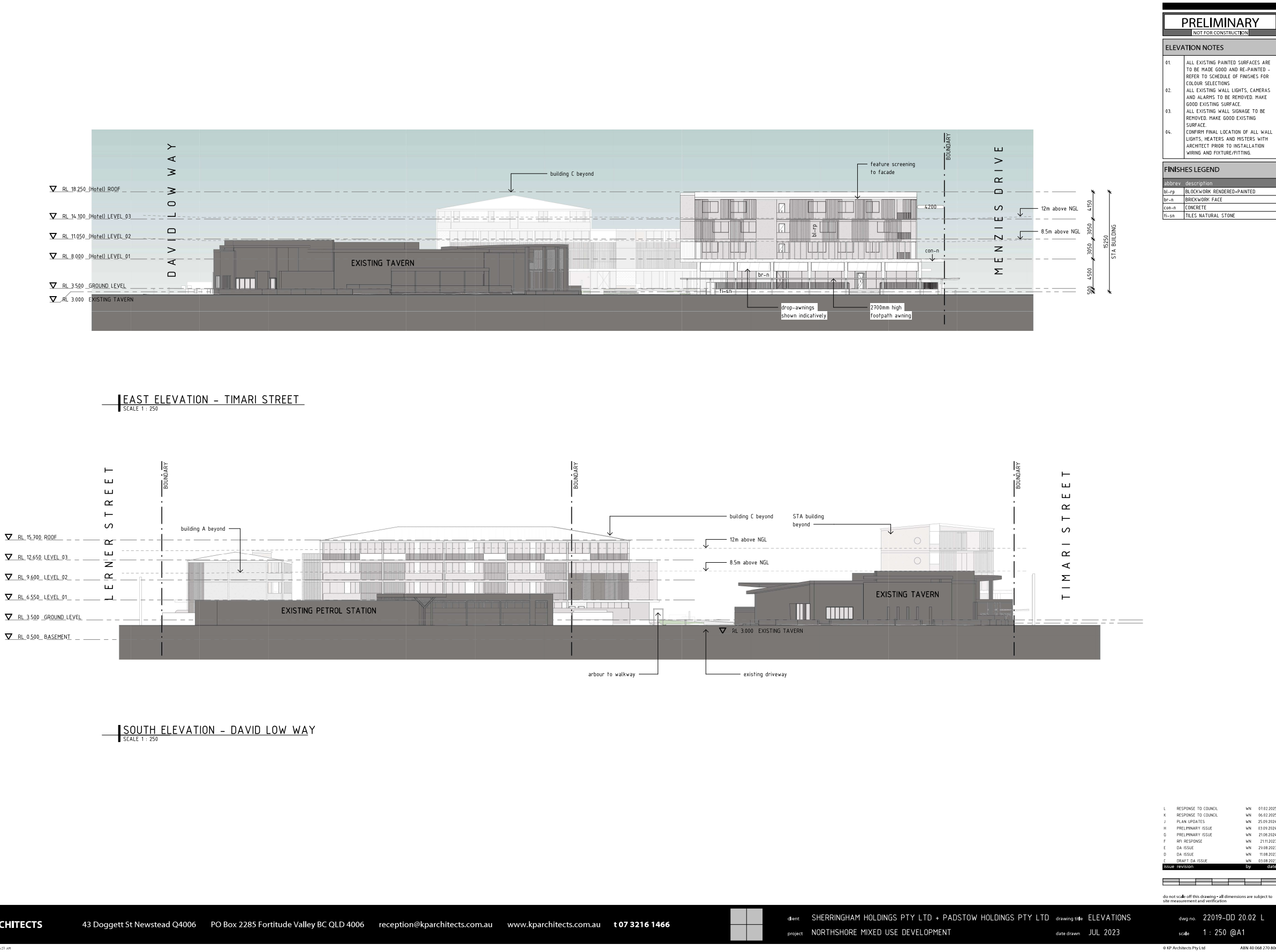
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project NORTHSHORE MIXED USE DEVELOPMENT

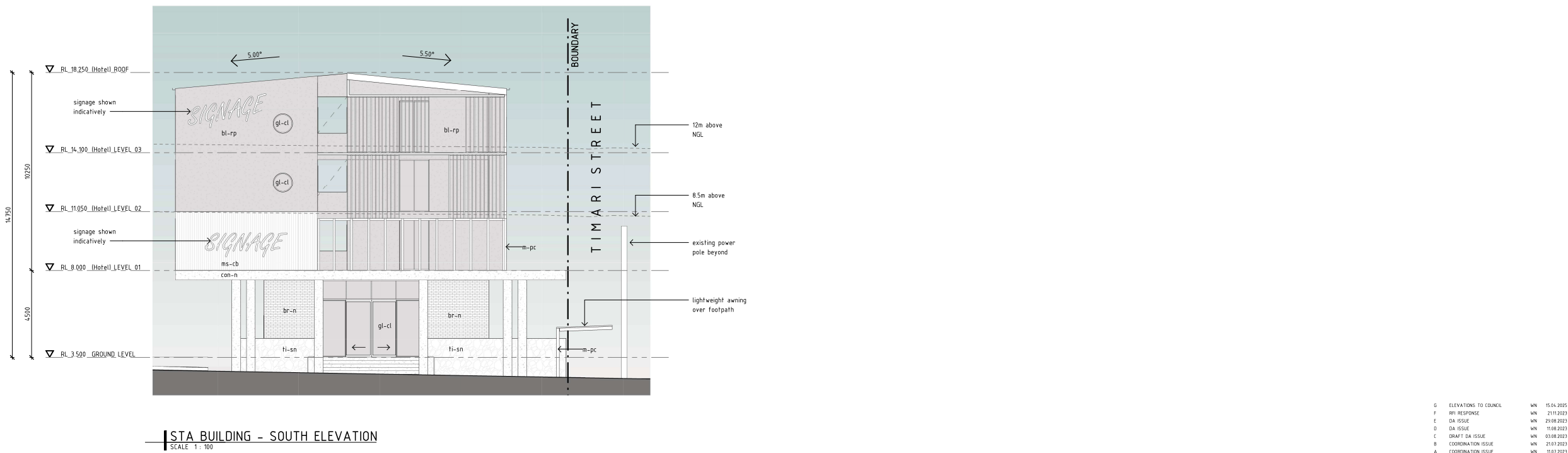
drawing title ELEVATIONS
date drawn JUL 2023

dwg no. 22019-DD 20.01 K
scale 1 : 250 @A1

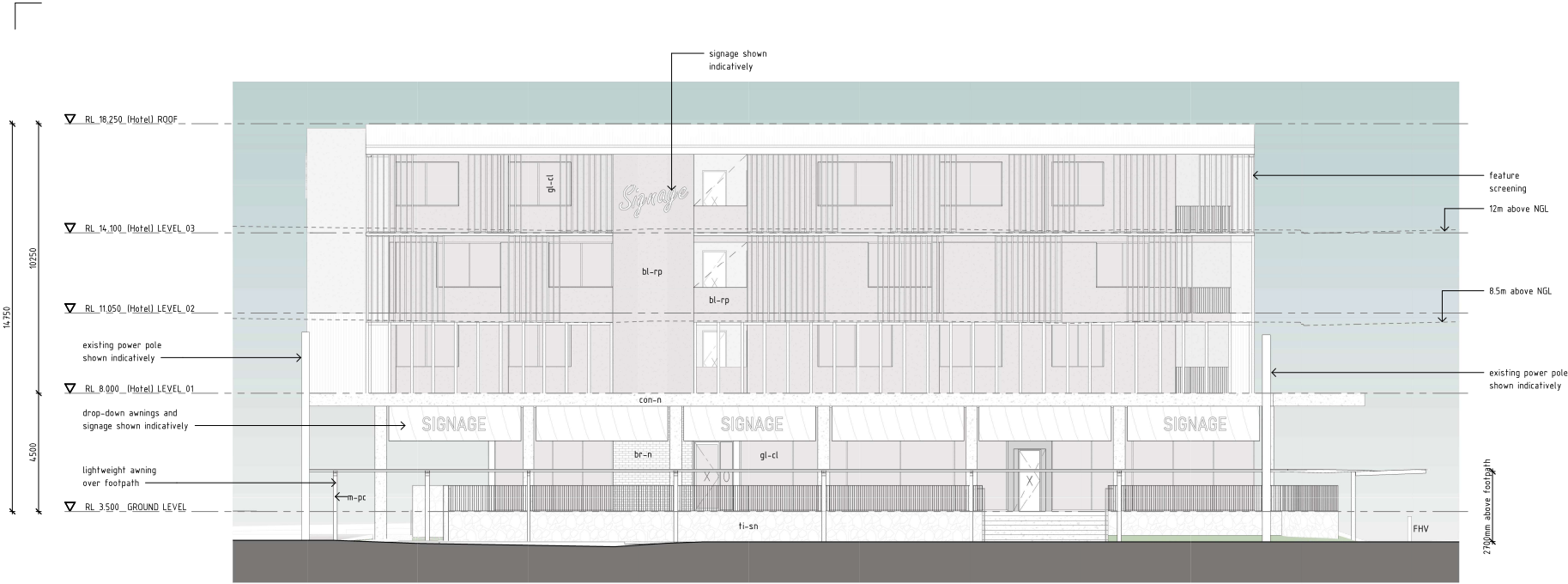
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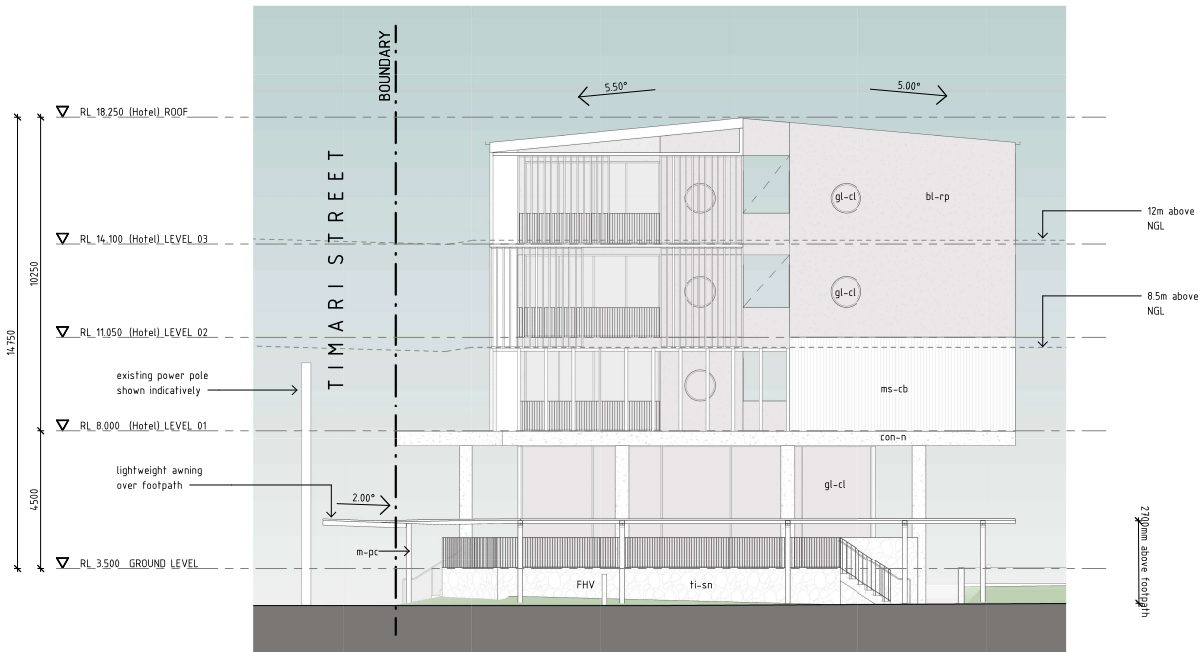


PRELIMINARY	
NOT FOR CONSTRUCTION	
FINISHES LEGEND	
abbrev	description
bl-rp	BLOCKWORK RENDERED-PAINTED
br-n	BRICKWORK FACE
con-n	CONCRETE
gl-cl	GLASS CLEAR PANEL
m-pc	METAL ELEMENT POWDERCOATED
ms-cb	METAL COLORBOND SHEET
ti-sn	TILES NATURAL STONE
FIXTURES LEGEND	
abbrev	description
FHV	FIRE HYDRANT



STA BUILDING - EAST ELEVATION (TIMARI STREET)

SCALE 1 : 100



STA BUILDING - NORTH ELEVATION (MENZIES DRIVE)

SCALE 1 : 100

G	ELEVATIONS TO COUNCIL	WN	15.04.2025
F	REV RESPONSE	WN	21.11.2023
E	DA ISSUE	WN	29.08.2023
D	DA ISSUE	WN	11.08.2023
C	DRAFT DA ISSUE	WN	03.08.2023
B	COORDINATION ISSUE	WN	21.07.2023
A	COORDINATION ISSUE	WN	11.07.2023
issue	revision	by	date

do not scale off this drawing - all dimensions are subject to site measurement and verification.

KP ARCHITECTS

43 Doggett St Newstead Q4006

PO Box 2285 Fortitude Valley BC QLD 4006

reception@kparchitects.com.au

www.kparchitects.com.au

t 07 3216 1466



client SHERRINGHAM HOLDINGS PTY LTD + PADSTOW HOLDINGS PTY LTD
project NORTHSHORE MIXED USE DEVELOPMENT

drawing title ELEVATIONS
date drawn APR 2025

dwg no 22019-DD 20.04 G
scale 1 : 100 @A1

PLOT DATE/TIME: 05/04/2025 10:48 PM

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AIN 40 006 270 806

building 'A' beyond

ms-cb

rc-p

bl-rp

bl-rp

12,200

RL 15,700 ROOF

RL 12,650 LEVEL 03

RL 9,600 LEVEL 02

RL 6,550 LEVEL 01

RL 3,500 GROUND LEVEL

existing fence to neighbouring property shown dashed + indicative

refuse store

retaining wall to boundary

This architectural elevation drawing shows the facade of a multi-story building complex. On the left is a dark, solid-colored section labeled 'COMMERCIAL'. To its right is a larger, multi-story building with a light-colored facade, featuring a grid of windows and balconies. This building is labeled 'BL-RP' on its upper floors and 'BL-RP' and 'BR-N' on its ground floor. To the right of this building is a smaller, dark-colored structure labeled 'BUILDING 'A''. Above the buildings, a roofline is indicated with a dashed line and a label 'ms-cb'. On the far right, a vertical dimension line indicates a height of 14.05. On the left, a series of level markers are provided: 'RL 15.700 ROOF', 'RL 12.650 LEVEL 03', 'RL 9.600 LEVEL 02', 'RL 6.550 LEVEL 01', and 'RL 3.500 GROUND LEVEL'. A north arrow is located near the top center of the drawing.

Architectural elevation drawing of Building 'A'. The drawing shows a multi-story building with a flat roof and a central section with a slightly pitched roof. The building is flanked by a dark structure on the left and a 'COMMERCIAL' building on the right. The drawing includes the following labels and dimensions:

- Dimensions on the left: 14,705' (total height), 12,700' (height to roof), and 14,705' (height to ground level).
- Floor levels on the left:
 - ▽ RL 15,700 ROOF
 - ▽ RL 12,650 LEVEL 03
 - ▽ RL 9,600 LEVEL 02
 - ▽ RL 6,550 LEVEL 01
 - ▽ RL 3,500 GROUND LEVEL
- Structural and material labels on the building:
 - ms-cb (metal stud - cold formed beam) at the roof level.
 - fa-cu (factory applied copper) on the upper facade.
 - bl-rp (black painted steel) on the lower facade.
 - bl-rp (black painted steel) on the ground floor.
- Other labels: 'BUILDING 'A'' on the left and 'COMMERCIAL' on the right.

Architectural section drawing of a building facade. The drawing shows four levels with corresponding elevations on the left: RL 12.650 LEVEL 03, RL 9.600 LEVEL 02, RL 6.550 LEVEL 01, and RL 3.500 GROUND LEVEL. A vertical dimension line on the left indicates a height of 2.850. On the right, two vertical dimension lines indicate total heights of 9.150 and 10.340. The building has a flat roof with a 'lift overrun' indicated by an arrow. Various structural and material labels are present: 'ns-cb' on the roof, 'bl-rp' on the ground floor, and 'br-n' and 'bl-rp' on the upper floors. A 10° slope is indicated on the roofline. The facade features a series of vertical fins or columns.

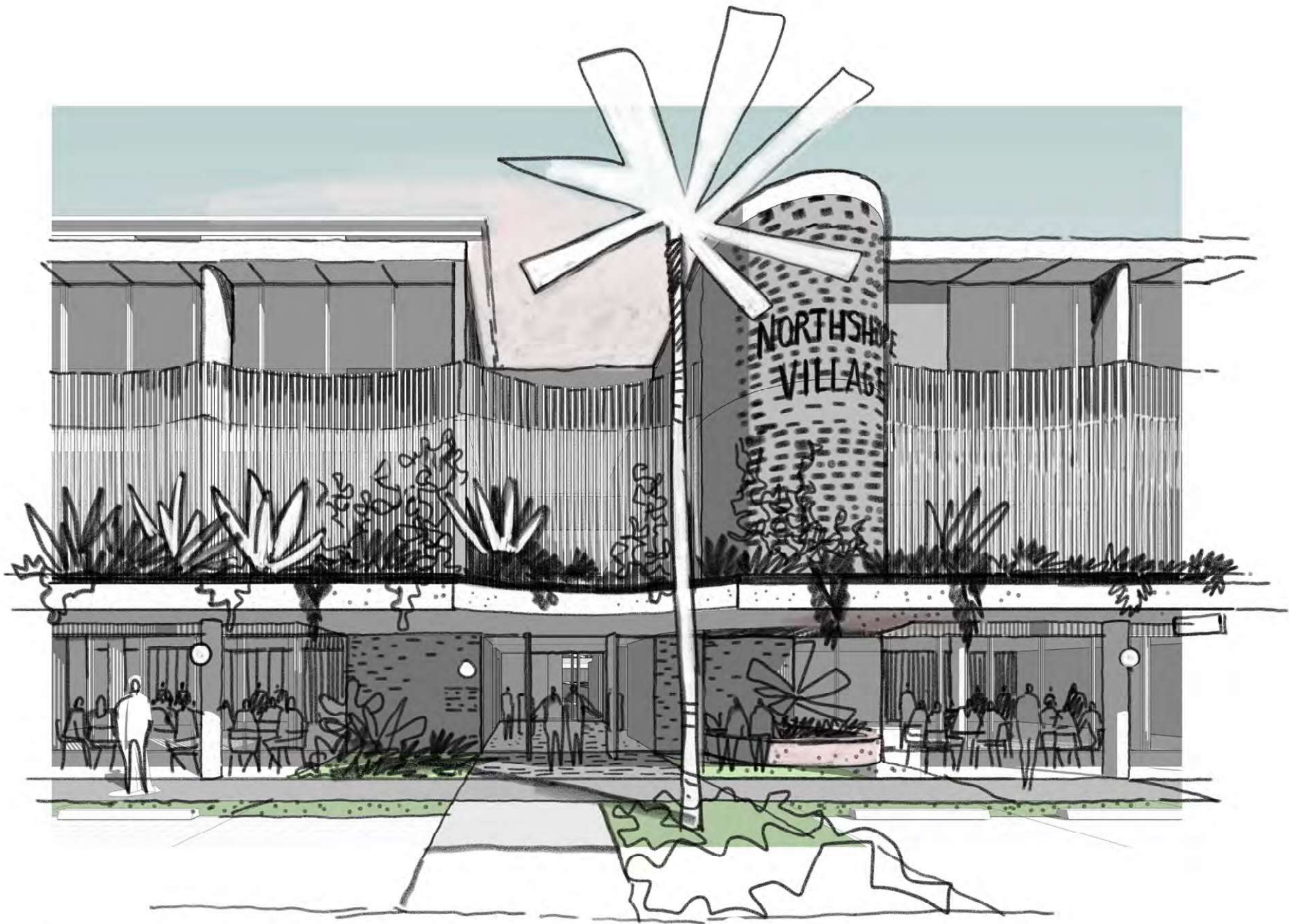
Architectural elevation drawing of the proposed building facade. The drawing shows the building's profile with various levels and facade elements. Key features include:

- Levels:**
 - 12m above NGL (Natural Ground Level)
 - Roof Level (RL 15,700)
 - LEVEL 03 (RL 12,650)
 - LEVEL 02 (RL 9,600)
 - LEVEL 01 (RL 6,550)
 - GROUND LEVEL (RL 3,500)
- Facade Elements:**
 - ms-tb (Medium Solid Terrazzo Block)
 - bl-rp (Black Laminated Resin Panel)
 - feature screening (Vertical slats)
 - gl-cl (Glass Cladding)
 - ms-cl (Medium Solid Cladding)
- Other Labels:**
 - BOUNDARY
 - TIMARI STREET
 - 8.5m above NGL
 - 1-cf (1st Floor Cladding)

do not scale off this drawing - all dimensions are subject to site measurement and verification



EXTERIOR
BOULEVARD PERSPECTIVE



EXTERIOR
BOULEVARD - COMMERCIAL ENTRY



EXTERIOR
TIMARI STREET





EXTERIOR
TIMARI STREET - ENTRY



EXTERIOR
CORNER TIMARI STREET + MENZIES DRIVE

RA6-N



SARA reference: 2309-36875 SRA
Council reference: MCU23/0238

23 February 2024

Sunshine Coast Regional Council
Locked Bag 72
Sunshine Coast Mail Centre QLD 4560
mail@sunshinecoast.qld.gov.au

Attention: Stefan Martin

Dear Mr Martin

SARA referral agency response—11-13 Menzies Drive, 698-706 David Low Way, Pacific Paradise

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 25 September 2023.

Response

Outcome:	Referral agency response – with conditions	
Date of response:	23 February 2024	
Conditions:	The conditions in Attachment 1 must be attached to any development approval	
Advice:	Advice to the applicant is in Attachment 2	
Reasons:	The reasons for the referral agency response are in Attachment 3	

Development details

Description:	Development permit	Material change of use of premises (food and drink outlet, short term accommodation, multiple dwelling)
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 (Planning Regulation 2017)	

	Development application for a material change of use within 25m of a state-controlled road corridor
SARA reference:	2309-36875 SRA
Assessment manager:	Sunshine Coast Regional Council
Street address:	11-13 Menzies Drive, 698-706 David Low Way, Pacific Paradise
Real property description:	Lot 10 on SP111175; Lot 1 on SP118479
Applicant name:	Padstow Holdings Pty Ltd, Sherringham Pty Ltd
Applicant contact details:	C/- Place Design Group GPO Box 775 Brisbane QLD 4000 brisbane@placedesigngroup.com
State-controlled road access permit:	This referral included an application for a road access location, under section 62A(2) of <i>Transport Infrastructure Act 1994</i> . Below are the details of the decision: <ul style="list-style-type: none"> • Approved • Reference: TMR23-040500 • Date: 22 February 2024 <p>If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at North.coast.IDAS@tmr.qld.gov.au</p>
Human Rights Act 2019 considerations:	A consideration of the 23 fundamental human rights protected under the Human Rights Act 2019 has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Sean Elvines, Senior Planning Officer, on 07 5352 9719 or via email SEQNorthSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Paul Gleeson
Principal Planning Officer

cc Padstow Holdings Pty Ltd, Sherringham Pty Ltd, brisbane@placedesigngroup.com

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referenced in conditions

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Material change of use - Food and drink outlet, short term accommodation, multiple dwelling		
10.9.4.2.4.1 – Material change of use of premises near a State transport corridor or that is a future State transport corridor—The chief executive administering the <i>Planning Act 2016</i> nominates the Deputy Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
Vehicular Access and works to state-controlled road		
1.	<p>(a) The road access location is to be located generally in accordance with Proposed Median, Median details layout, prepared by TTM, dated 12 January 2024, reference 22BRT0673-01 and revision A, as amended in red by SARA on 23 February 2024.</p> <p>(b) Road access works comprising a heavy duty vehicle crossing, raised centre median and left turn only painted line marking (within the road access exit lane) must be provided generally in accordance with Proposed Median, Median details layout, prepared by TTM, dated 12 January 2024, reference 22BRT0673-01 and revision A, as amended in red by SARA on February 2024.</p> <p>(c) The road access works must be designed and constructed in accordance with the Department of Transport and Main Roads' <ul style="list-style-type: none"> - IPWEA Standard Drawings RS-051 – Vehicle Crossings – Heavy Duty Vehicle Crossing. - Road Planning and Design Manual 2nd Edition. - Cycling Infrastructure Policy; and - Road Safety Policy. - Manual of Uniform Traffic Control Devices. </p>	<p>(a) At all times.</p> <p>(b) and (c): Prior to the commencement of use.</p>
Stormwater management		
2.	<p>(a) Stormwater management of the development must not cause worsening to the operating performance of the state-controlled road, such that any works on the land must not:</p> <p>(i) create any new discharge points for stormwater runoff onto the state-controlled road</p> <p>(ii) concentrate or increase the velocity of flows to state-controlled road</p> <p>(iii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road</p> <p>(iv) surcharge any existing culvert or drain on the state-controlled road</p> <p>(v) reduce the quality of stormwater discharge onto the state-controlled road</p>	<p>(a) At all times.</p> <p>(b) Within 20 business days of the completion of works.</p>

	<p>(vi) impede or interfere with any overland flow or hydraulic conveyance from the state-controlled road</p> <p>(vii) reduce the floodplain immunity of the state-controlled road</p> <p>(b) Submit RPEQ certification to North Coast Region, Development Assessment Team within the Department of Transport and Main Roads, confirming that the development has been constructed in accordance with parts (a) of this condition.</p>	
Noise mitigation		
3.	The solid balustrades on the southern elevation of Building C must be provided generally in accordance with Figure 4 of the Noise Assessment prepared by MWA dated 31 August 2023, reference 23042-4, revision 1.	Prior to the commencement of use and to be maintained at all times.

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.0). If a word remains undefined it has its ordinary meaning.
2.	<p>Road works approval: Under section 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads (TMR's) to carry out road works on a state-controlled road prior to the works commencing. Please contact TMR on North.Coast.IDAS@tmr.qld.gov.au with the completed application form and supporting information to make an application for road works approval. As part of the application process detailed engineering designs the proposed works, certified by a Registered Professional Engineer of Queensland will be required. The detailed design must demonstrate how the proposed works will comply with TMR's Road Planning and Design Manual, 2nd Edition (RPDM), technical standards and policies. TMR advises that any design submitted through the development application process is conceptual in nature and has not been reviewed in detail to confirm that all aspects of the design, including (but not limited to) provision for vulnerable road users, signals, lighting, and pavement design, meets TMR requirements.</p> <p>To ensure that gaining approval does not delay construction please contact TMR as soon as possible. Further information on applying for road works approval is available here: www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Other-matters-requiring-approval#roadworks</p>
3.	<p>Road Corridor Permit: An application for a Road Corridor Permit is required for any ancillary works and encroachments on the state-controlled road under section 50(2) and Schedule 6 of the <i>Transport Infrastructure Act 1994</i> and Part 5 and Schedule 1 of the <i>Transport Infrastructure (State-Controlled Roads) Regulation 2006</i>. Please contact the Department of Transport and Main Roads on North.Coast.IDAS@tmr.qld.gov.au to make an application for a Road Corridor Permit. Ancillary works and encroachments include but are not limited to advertising signs or other advertising devices, paths or bikeways, buildings/shelters, vegetation clearing, landscaping and planting.</p>
4.	<p>Public utility works and connection approval: The applicant is advised that if any works and/or connections are required to public utility services within a State-controlled road reserve, approval must be given by the Department of Transport and Main Roads under the relevant public utility legislation (electricity, water/sewer, telecommunication), and in accordance with TMR technical standards (TN163). Approvals must be obtained prior to commencing any utility works within the state-controlled road reserve. Please contact the public utility team via northcoast@tmr.qld.gov.au for further information on the application and approval process</p>

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

- The proposal is for a development permit for material change of use to establish to establish three residential apartment buildings (multiple dwellings) and short-term accommodation with associated food and drink outlet.
- The subject site is located in an area within 25m of a state-controlled rail corridor.
- The proposed development is unlikely to result in delays on the state-controlled network or adversely impact on the safety, operation or function of the state-controlled road.
- SARA assessed the development application against State code 1: Development in a state-controlled road environment of the SDAP, version 3.0 and determined that with conditions to mitigate noise, vehicular access to state controlled road, stormwater runoff and filling, the development achieves compliance with the performance outcomes of the State code.

Material used in the assessment of the application:

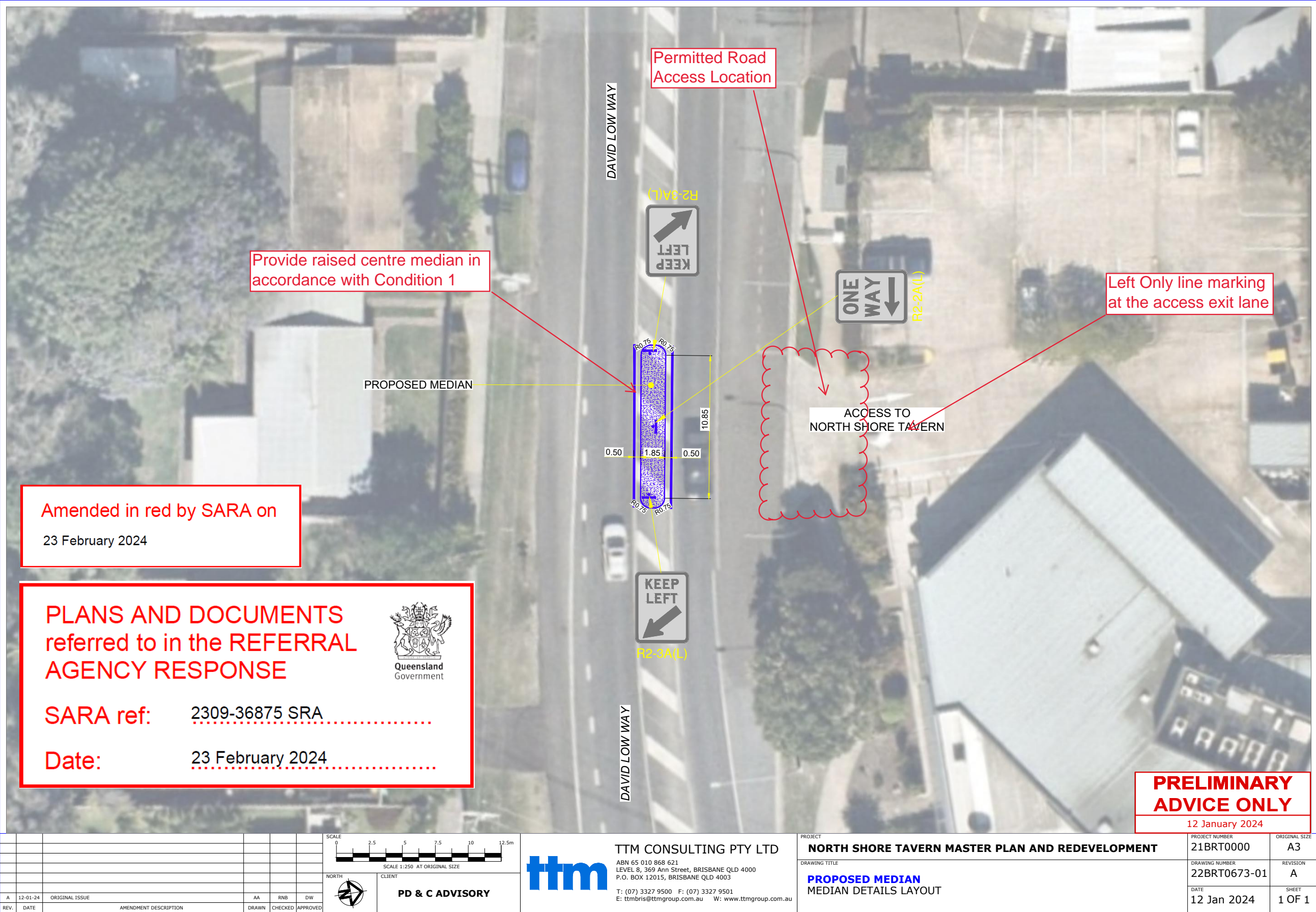
- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.0), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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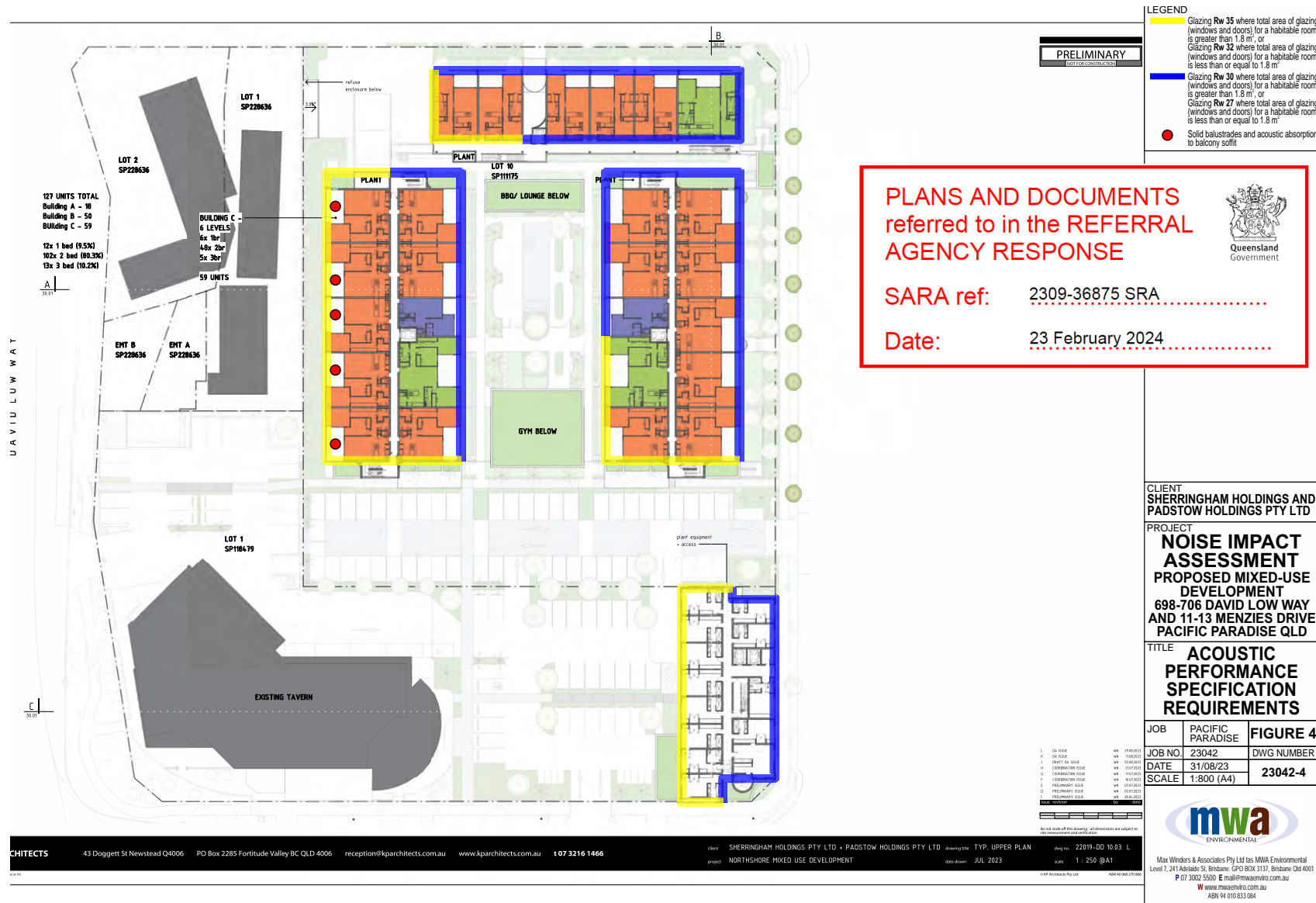


Ordinary Meeting Agenda

Item 8.2 Development Permit for Material Change of Use of Premises to Establish a Food and Drink Outlet, Short Term Accommodation and Multiple Dwelling Units - 698-706 David Low Way and 11-13 Menzies Dr PACIFIC PARADISE QLD 4564

24 JULY 2025

Attachment 3 Concurrence Agency Response (with conditions)



Our ref TMR23-040500
Your ref 1121088
Enquiries Clemm Davidson



22 February 2024

Department of
Transport and Main Roads

Decision Notice – Permitted Road Access Location (s62(1) *Transport Infrastructure Act 1994*)

This is not an authorisation to commence work on a state-controlled road¹

Development application reference number MCU23/0238, lodged with Sunshine Coast Regional Council involves constructing or changing a vehicular access between Lot 1SP118479, 10SP111175, the land the subject of the application, and Pacific Paradise Connection Road (a state-controlled road), locally known as David Low Way.

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

Applicant Details

Name and address Sherringham Holdings Pty Ltd & Padstow Holdings Pty Ltd C/-
Place Design Group
GPO Box 775
Brisbane QLD 4001

Application Details

Address of Property 11-13 Menzies Drive, Pacific Paradise QLD 4564
Real Property Description 1SP118479, 10SP111175
Aspect/s of Development Development Permit for Material Change of Use for Food and Drink Outlet, Short Term Accommodation, Multiple Dwelling

Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

No.	Conditions of Approval	Condition Timing
1	The Permitted Road Access Location is in accordance with Proposed Median Layout Plan prepared by TTM, dated 12 January 2024, reference 21BRT0000 and revision A, as amended in red.	At all times.
2	Road Access Works comprising a Heavy Duty Vehicle Crossing, raised centre median and left turn only painted line marking (within the road access exit lane) at the David Low Way access	Prior to the commencement of the use of the Road Access Works and to be

¹ Please refer to the further approvals required under the heading 'Further approvals'

No.	Conditions of Approval	Condition Timing
	<p>must be provided generally in accordance with Proposed Median Layout Plan prepared by TTM, dated 12 January 2024, reference 21BRT0000 and revision A, as amended in red.</p> <p>(b) The road works must be designed and constructed in accordance with the Department of Transport and Main Roads'</p> <ul style="list-style-type: none"> - IPWEA Standard Drawings RS-051 – Vehicle Crossings – Heavy Duty Vehicle Crossing. - Road Planning and Design Manual 2nd Edition. - Cycling Infrastructure Policy. - Road Safety Policy; and - Manual of Uniform Traffic Control Devices. 	maintained at all times.
3	Direct access is prohibited between Pacific Paradise Connection Road (David Low Way) and 1SP118479 and 10SP111175 at any other location other than the Permitted Road Access Location described in Condition 1.	At all times.

Reasons for the decision

The reasons for this decision are as follows:

- a) Vehicular access must not compromise safety of the users of the state-controlled road network or any other transport infrastructure.
- b) Vehicular access must be consistent with the functional requirements of the state-controlled road.

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

Information about the Decision required to be given under section 67(2) of TIA

1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.
2. In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for information.

Further information about the decision

1. In accordance with section 67(7) of TIA, this decision notice:
 - a) starts to have effect when the development approval has effect; and
 - b) stops having effect if the development approval lapses or is cancelled; and
 - c) replaces any earlier decision made under section 62(1) in relation to the land.
2. In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may

apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in **Attachment C** for information.

3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in **Attachment C** for information.

Further approvals

The Department of Transport and Main Roads also provides the following information in relation to this approval:

1. Road Access Works Approval Required – Written approval is required from the department to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33 of the TIA. This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the department to make an application.

If further information about this approval or any other related query is required, North Coast Region, Development Assessment Team should be contacted by email at North.Coast.IDAS@tmr.qld.gov.au or on (07) 5451 7055.

Yours sincerely



Chris Head
A/Manager (Technical Services)

Attachments: Attachment A – Decision evidence and findings
Attachment B - Section 70 of TIA
Attachment C - Appeal Provisions
Attachment D - Permitted Road Access Location Plan

Attachment A

Decision Evidence and Findings

Findings on material questions of fact:

- The objective of the *Transport Infrastructure Act 1994* (TIA) requires the establishment of a road regime that is safe and efficient.
- Section 62 of the TIA provides for the Chief Executive of the Department of Transport and Main Roads to make decisions about permitted road access locations between particular land and a state-controlled road.
- The development application is for a Development Permit for Material Change of Premises for Food and Drink Outlet, Short Term Accommodation, Multiple Dwelling.
- The proposal includes a new access and is an application under s62A of TIA.
- The proposed development is adjacent to Pacific Paradise Connection Road, a state-controlled road.
- Pacific Paradise Connection Road is not a declared limited access road.
- A single shared access is proposed directly to the state-controlled road.
- Pacific Paradise Connection Road has a two-lane carriageway providing one lane in each direction.
- The Traffic Engineering Report has assessed the operations of the access with the proposed standard of road access works and demonstrated the access can perform safely.
- The proposed road access is located close to the intersections of Pacific Paradise Connection Road / Lerner Street and Pacific Paradise Connection Road / Timari Street. An upgrade to the state-controlled road access is proposed to mitigate unsafe right turn movements into and out of the site.
- The proposed development can be effectively implemented without significant impacts to the safety and operations of the state-controlled road network with the conditioned access works, location and standard.

Evidence or other material on which findings were based:

Title of Evidence / Material	Prepared by	Date	Reference no.	Version/Issue
<i>Transport Infrastructure Act 1994</i>	Queensland Government		-	-
<i>Planning Act 2016</i>	Queensland Government		-	-
Vehicular access to state-controlled roads policy	Department of Transport and Main Roads	2019	-	-

Guide to Traffic Impact Assessment	Department of Transport and Main Roads	2017	-	-
Road Planning and Design Manual	Department of Transport and Main Roads	-	-	2 nd Edition
Confirmation Notice	Sunshine Coast Council	19 September 2023	MCU23/0238	-
Town Planning Report	Place Design Group	4 September 2023	1121088	Final
Assessment Benchmark Responses	Place Design Group	4 September 2023	1121088	-
Architectural Plans	KP Architects	July 2023	Northshore Mixed Use Development	B-Q
Landscape Concept Plans	Place Design Group	28 August 2023	2022045	B
Traffic Impact Assessment	TTM	30 August 2023	22BRT0673	1
Civil Engineering Services Report	Covey Associates	September 2023	223309	A
Site Based Stormwater Management Plan	Covey Associates	September 2023	223309	A
Operational Waste Management Plan	TTM	4 September 2023	23BRW0086	2
Engineering Drawings	Covey Associates	5 September 2023	223309	A
SIDRA Files	TTM	3 October 2023	-	-
Response to Further Advice Letter	TTM	12 February 2024	22BRT0673 LT01_2_SARA IR	-

Attachment B

Section 70 of TIA

Transport Infrastructure Act 1994

Chapter 6 Road transport infrastructure

Part 5 Management of State-controlled roads

70 Offences about road access locations and road access works, relating to decisions under s 62(1)

- (1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.
- (2) A person to whom this section applies must not—
- (a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or
 - (b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or
 - (c) obtain any other access between the land and the road contrary to the decision; or
 - (d) use a road access location or road access works contrary to the decision; or
 - (e) contravene a condition stated in the decision; or
 - (f) permit another person to do a thing mentioned in paragraphs (a) to (e); or
 - (g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

- (3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

Attachment C

Appeal Provisions

Transport Infrastructure Act 1994

Chapter 16 General provisions

485 Internal review of decisions

- (1) A person whose interests are affected by a decision described in schedule 3 (the **original decision**) may ask the chief executive to review the decision.
- (2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—
 - (a) applies to the review; and
 - (b) provides—
 - (i) for the procedure for applying for the review and the way it is to be carried out; and
 - (ii) that the person may apply to QCAT to have the original decision stayed.

485B Appeals against decisions

- (1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.
- (2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 3—
 - (a) applies to the appeal; and
 - (b) provides—
 - (i) for the procedure for the appeal and the way it is to be disposed of; and
 - (ii) that the person may apply to the appeal court to have the original decision stayed.
- (4) Subsection (5) applies if—
 - (a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and
 - (b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.

- (5) The court may order—
 - (a) the appeals to be heard together or 1 immediately after the other; or
 - (b) 1 appeal to be stayed until the other is decided.
- (6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.
- (7) In this section—

original decision means a decision described in schedule 3.

reviewed decision means the chief executive's decision on a review under section 485.

Transport Planning and Coordination Act 1994
Part 5, Division 2 – Review of Original Decisions

31 Applying for review

- (1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.
- (2) However, if—
 - (a) the notice did not state the reasons for the original decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)the person may apply within 28 days after the person is given the statement of the reasons.
- (3) In addition, the chief executive may extend the period for applying.
- (4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

32 Stay of operation of original decision

- (1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.
- (2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.
- (3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.
- (4) The chief executive is a party to the application.
- (5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.
- (6) The stay—
 - (a) may be given on conditions the relevant entity considers appropriate; and
 - (b) operates for the period specified by the relevant entity; and
 - (c) may be revoked or amended by the relevant entity.
- (7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.
- (8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

(9) In this section—

relevant entity means—

- (a) if the reviewed decision may be reviewed by QCAT—QCAT; or
- (b) if the reviewed decision may be appealed to the appeal court—the appeal court.

35 Time for making appeals

(1) A person may appeal against a reviewed decision only within—

- (a) if a decision notice is given to the person—28 days after the notice was given to the person; or
- (b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

(2) However, if—

- (a) the decision notice did not state the reasons for the decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);
- the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.

Attachment D

Permitted Road Access Location Plan



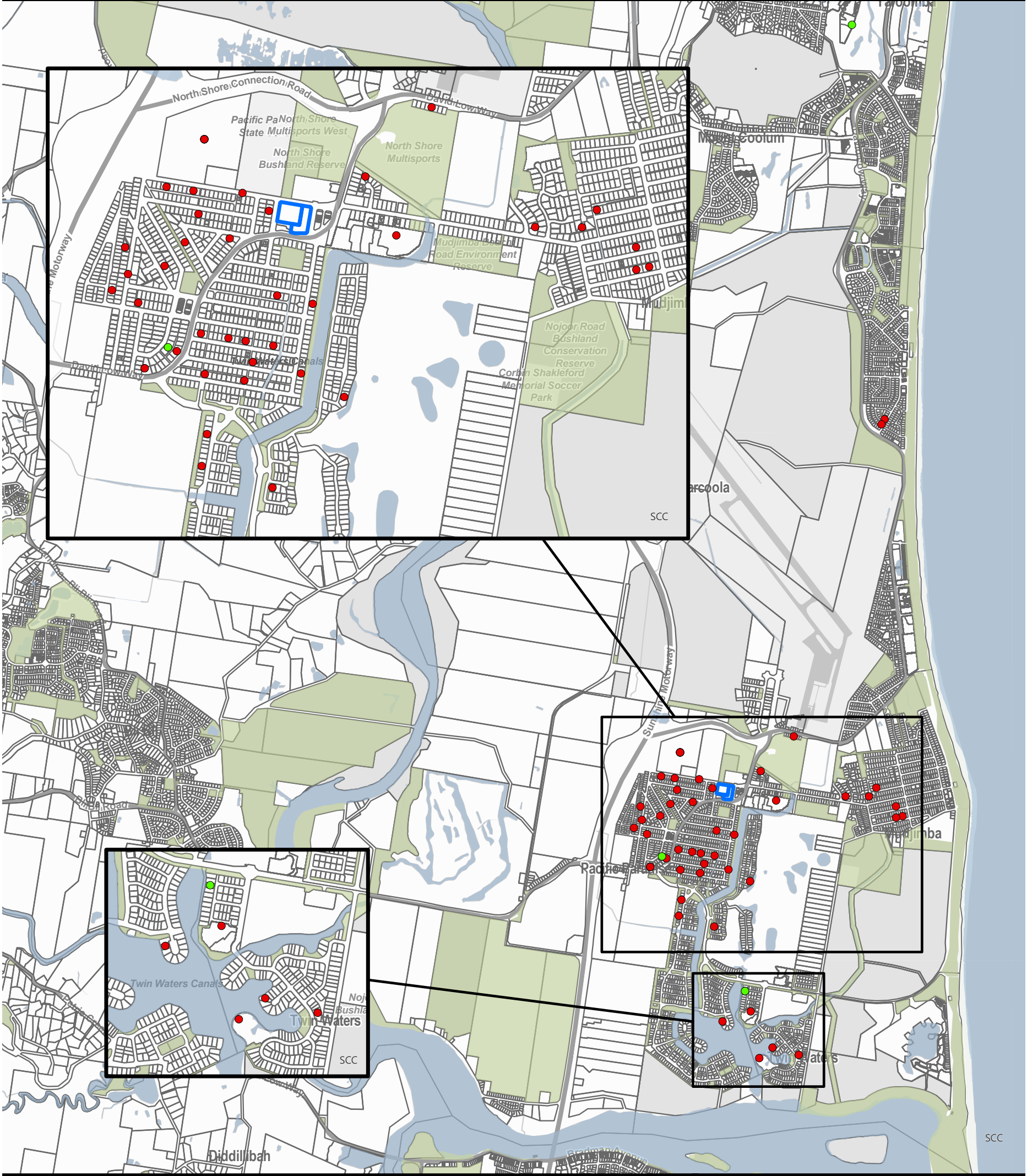
Program Delivery and Operations
North Coast Region / Maroochydhore Office
Floor 1, 50 Wises Road Buderim QLD 4556
PO Box 1600 Maroochydhore QLD 4558

Telephone +61 7 (07) 5452 1888
Website www.tmr.qld.gov.au
Email North.Coast.IDAS@tmr.qld.gov.au
ABN: 39 407 690 291



MCU23/0238 - 698-706 David Low Way and 11-13 Menzies Dr PACIFIC PARADISE

Multiple Dwelling, Short Term Accommodation and Food and Drink Outlet
Sherringham Holdings Pty Ltd & Padstow Holdings Pty Ltd - Place Design Group



Legend

- Subject Parcels
- Submissions
 - AGAINST
 - FOR
- Land Parcels
- Openspace
- Waterbodies
- Ocean

MCU23/0238 - 698-706 David Low Way and 11-13 Menzies Dr PACIFIC PARADISE	FOR	AGAINST	TOTAL
Total number of submissions^	3	66	69
Properly made submissions	3	52	55
Not properly made submissions	0	14	14

*Includes multiple submissions from one property, PO Box address and submissions from outside the Sunshine Coast Council area

Sunshine Coast Council
customerservice@sunshinecoast.qld.gov.au

0 1 km

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Date: 11/07/2025 A3 Created by: AJK GDA2020

8.3 STRETCH RECONCILIATION ACTION PLAN 2025-2028**File No:** Council Meetings**Author:** First Nations Partnerships Lead
Economic & Community Development Group**Appendices:** App A - Stretch Reconciliation Action Plan 2025-2028..... 171  

PURPOSE

The purpose of this report is to seek Council adoption of the Stretch Reconciliation Action Plan 2025-2028 (Appendix A).

EXECUTIVE SUMMARY

A Reconciliation Action Plan (RAP) is Council's formal document to advance reconciliation, providing a structured framework for meaningful enterprise-wide action.

Since 2011, three previous iterations of the Reconciliation Action Plan have supported Council to build relationships with the First Nations (Aboriginal and/ or Torres Strait Islander) community and stakeholders, grow recognition and respect of First Nations cultures in our workplaces and create social and economic opportunities for First Nations peoples.

To progress Council's reconciliation journey, the Stretch Reconciliation Action Plan 2025-2028 (Stretch RAP) (Appendix A) has been developed for Council's consideration.

The Stretch Reconciliation Action Plan has been developed over the past 18 months in partnership with Reconciliation Australia. It is informed by extensive input and feedback from Council officers, stakeholders, and First Nations community partners.

The plan sets a vision for reconciliation on the Sunshine Coast, deepening our commitment and further embedding reconciliation across our organisation and region. It focuses on tangible social and economic outcomes for First Nations peoples, introducing several measurable targets and high-impact actions.

Advancing to a Stretch Reconciliation Action Plan positions Council as a leader in reconciliation. This plan signifies almost 15 years of Council's enduring commitment to advance reconciliation and create an equitable and inclusive future for all.

OFFICER RECOMMENDATION**That Council:**

- (a) receive and note the report titled "Stretch Reconciliation Action Plan 2025-2028"**
- (b) adopt the Stretch Reconciliation Action Plan 2025-2028 (Appendix A)**
- (c) authorise the Chief Executive Officer to refer the Stretch Reconciliation Action Plan 2025-2028 to Reconciliation Australia for final endorsement, and**
- (d) authorise the Chief Executive Officer to make non-material administrative amendments to finalise the Stretch Reconciliation Action Plan 2025-2028.**

FINANCE AND RESOURCING

As the Stretch Reconciliation Action Plan 2025-2028 aligns to existing Council strategies and plans, no additional resources are required for implementation.

Any actions unable to be fully implemented within existing budget allocations will be subject to resource commitments being approved through Council's normal budgetary processes.

CORPORATE PLAN

Corporate Plan Goal:	<i>Strong community</i>
Outcome:	1.3 - Inclusive communities
Operational Activity:	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.

CONSULTATION

Councillor Consultation

All Councillors were consulted and invited to provide input into the development of the Stretch Reconciliation Action Plan 2025-2028 (Stretch RAP). Councillors were provided with a summary of feedback from internal and external engagement, including feedback provided by Reconciliation Australia.

Further consultation was held with Strong Community Portfolio Councillors, Councillor D Law and Councillor T Bunnag on the final plan prior to the Ordinary Meeting.

Internal Consultation

A collaborative approach was undertaken to develop the Stretch Reconciliation Action Plan, with consultation with Council Officers from across Council.

Key internal engagement activities included:

- Establishment of the Stretch Reconciliation Action Plan Working Group to drive development and implementation of the Stretch Reconciliation Action Plan. The group is made up of 12 managers and senior leaders from across all areas of the organisation, representatives from the First Nations Employee Network and the First Nations Partnerships Lead. This group was engaged at each stage to provide input and feedback, meeting seven times throughout development.
- Initial consultation workshops with managers and relevant officers from 13 key business areas within Council to understand key priorities, challenges and opportunities.
- A workshop with the First Nations Employee Network focusing on employment opportunities and workplace cultural safety.
- A series of seven workshops with Council officers from key group to draft actions based on topic areas. Between 10-20 managers, relevant officers and First Nations employees from across Council attended each workshop. The workshops were led by members of the Stretch Reconciliation Action Plan Working Group.
- Direct engagement with the managers who have responsibility of implementation of actions to finalise the action plan. The following managers provided input:

- Manager Business Innovation
- Manager Community Planning and Development
- Manager Design and Placemaking
- Manager Environment and Sustainability Policy
- Manager Environmental Operational
- Manager Arts, Heritage and Libraries
- Manager Parks and Gardens
- Manager Sport and Community Venues
- Manager Strategic Planning
- Sunshine Coast Program Lead - Brisbane 2032
- Head of Communications
- Chief Economic Development Officer
- Head of People and Culture
- Head of Property.

The Executive Leadership Team were also consulted during development of the Stretch Reconciliation Action Plan.

External Consultation

The Stretch Reconciliation Action Plan was developed in partnership with Reconciliation Australia, who provided ongoing guidance to ensure Council met the standard of a Stretch Reconciliation Action Plan. This included two full reviews of the draft plan, incorporating advice on terminology and language, cultural protocols and potential actions and targets.

Meetings were also held in early development with key stakeholder organisations, including surrounding Councils, Queensland Government agencies, community centres and UniSC, to refine priorities and identify opportunities for partnership.

Community Engagement

Council undertook targeted engagement with the local First Nations community to inform the development of the Stretch Reconciliation Action Plan. The engagement process was culturally informed and based on the principles of respect, self-determination, and partnership.

Key First Nations community engagement activities included:

- Establishment of the First Nations Community Advisory Group to work alongside Council and guide development and implementation of the Stretch Reconciliation Action Plan. The group is made up of ten Aboriginal and Torres Strait Islander community members and Jinibara and Kabi Kabi Traditional Custodians. The group met four times during development focusing on setting priorities, drafting potential actions and providing advice on language and cultural protocol.

- Face-to-face meetings with eight local First Nations community groups and organisations in early development to refine priorities and identify opportunities for partnership.
- Two workshops at the Sunshine Coast First Nations Network Group (SC1NG). These workshops focused on identifying key community priorities and strengthening Council engagement with the First Nations community.
- Series of three workshops (six total) with the two Native Title Representative Bodies, Jinibara Aboriginal Peoples Corporation and Kabi Kabi Aboriginal Peoples Corporation. These focused on setting shared priorities, establishing engagement protocols and reviewing draft actions.

The input received from First Nations community partners was valuable, insightful and comprehensive. The community identified significant priorities for Council, including:

- opportunity to contribute meaningfully to Council planning and projects
- support for self-determination through stronger partnerships and empowering community-led approaches
- addressing increasing experiences of racism within First Nations community
- protecting, preserving and promoting Kabi Kabi and Jinibara cultural heritage
- recognition and respect for First Nations cultures within our workplaces and communities
- employment opportunities with Council, including for young First Nations people
- greater transparency of Council's work and outcomes impacting First Nations peoples.
- greater focus on tangible outcomes and goals to drive social and economic change for First Nations peoples.

PROPOSAL

The Stretch Reconciliation Action Plan 2025-2028 (the Stretch RAP) (Appendix A) is Council's fourth plan since commencing its reconciliation journey in 2011. Following finalisation of the most recent Innovate Reconciliation Action Plan 2021-2022 (the Innovate RAP) in December 2023, Reconciliation Australia endorsed Council to commence development of the Stretch Reconciliation Action Plan.

Progression to a Stretch Reconciliation Action Plan positions Council as a leader in reconciliation, reaching the second highest tier in Reconciliation Australia's framework; Reflect, Innovate, Stretch, Elevate. This places Council in the top 20% of organisations with Reconciliation Action Plans nationally. Organisations at this level are recognised as having strong approach to advancing reconciliation internally and meaningful engagement with First Nations stakeholders.

Council's key achievements under the Innovate Reconciliation Action Plan are outlined in the Stretch Reconciliation Action Plan 2025-2028 (Appendix A).

Developing the Stretch Reconciliation Action Plan 2025-2028 (Stretch Reconciliation Action Plan)

A project was undertaken over the past 18 months to develop the Stretch Reconciliation Action Plan. The key elements of the project included:

- **Reconciliation Australia endorsement:** Reconciliation Australia is the lead body for reconciliation nationally and key partner in the development of the Stretch Reconciliation Action Plan. Reconciliation Australia guided Council throughout development, ensuring the plan met the minimum elements required through providing a designated template, resources and a series of reviews. Reconciliation Australia granted endorsement of the Stretch Reconciliation Action Plan in June 2025, conditional on Council's adoption.
- **Establishment of a new governance framework:** The Reconciliation Action Plan is championed by the Chief Executive Officer and overseen by Council's Executive Leadership Team. Two groups were formed to drive Reconciliation Action Plan delivery, chaired by the Manager Community Planning and Development.

The Stretch Reconciliation Action Plan Working Group, comprising 12 managers and senior leaders from across all areas of the organisation, representatives from the First Nations Employee Network and the First Nations Partnerships Lead, is responsible for driving and monitoring Stretch Reconciliation Action Plan implementation and internal reporting.

The First Nations Community Advisory Group, comprised of 10 Aboriginal and/or Torres Strait Islander community members on the Sunshine Coast, is responsible for sharing perspectives, cultural advice and knowledge to guide Council on its Stretch Reconciliation Action Plan priorities.

- **Internal and First Nations community engagement:** A range of consultation was undertaken with internal Council and First Nations community stakeholders to inform the Stretch Reconciliation Action Plan. This included the Stretch Reconciliation Action Plan Working Group, First Nations Community Advisory Group, Council officers from across the organisation, Council's First Nations Employee Network, Traditional Custodians and local First Nations community organisations and groups. Input from engagement helped to shape the actions, vision and focus areas and language and terminology used.
- **Commissioning Stretch Reconciliation Action Plan artwork:** Two new artworks were commissioned for use in the Stretch Reconciliation Action Plan and promotional material. An Expression of Interest process was undertaken inviting Aboriginal and/or Torres Strait Islander artists living on the Sunshine Coast to create a work that reflected the themes of Country or reconciliation. The two selected artists were Zartisha Davis (Kabi Kabi/Gubbi Gubbi) and Luke Mallie (Aboriginal and Torres Strait Islander). The artworks now form part of Council's galleries collection.

The Stretch Reconciliation Action Plan outlines 18 actions and 89 deliverables under the four reconciliation pillars: Relationships, Respect, Opportunities and Governance. Actions are enterprise-wide, aligning to and reinforcing objectives under Council's three regional strategies and Corporate Plan.

The Stretch Reconciliation Action Plan focuses on embedding reconciliation into business as usual through long-term strategies, high impact commitments and measurable targets and goals. It sets a clear vision and practical steps for Council, its partners and the First Nations community to take in the next three to work toward advancing reconciliation.

While the framework and many actions remain the same as the previous Innovate Reconciliation Action Plan, there are several key changes reflecting the requirements of a Stretch Reconciliation Action Plan and the consultation feedback.

These key updates and focus areas of the Stretch Reconciliation Action Plan include:

Refreshed reconciliation vision	Council's reconciliation vision has been updated to align with priorities identified through engagement and to reflect Council's regional impact as a leader in reconciliation. Council's commitment to being a leader in First Nations engagement remains.
Introduction of measurable targets	<p>Targets have been introduced across five key areas; anti-racism training, cultural awareness training, workforce representation, procurement and community grants and partnerships.</p> <p>The targets have been informed by measures including the current state, population parity and aspirational outcomes. Targets are a key feature of a Stretch Reconciliation Action Plan, enabling organisations to measure the impact of actions.</p>
Tailored actions and deliverables	<p>The actions and deliverables in the plan have been tailored to align to the core business of Council, including the addition of five unique actions.</p> <p>These actions reflect priorities identified through engagement including community engagement, cultural heritage, regional identity, economic development and community-led outcomes.</p>
Stronger partnerships and engagement	<p>There is a stronger focus on sustainable, reciprocal relationships with First Nations community stakeholders throughout the plan.</p> <p>This includes partnerships and engagement with Traditional Custodians, First Nations businesses and suppliers, First Nations community-led groups and organisations and the broader First Nations community.</p>
Leadership in sphere of influence	<p>The plan reflects a greater focus on opportunities for Council to influence the broader region.</p> <p>This includes forming strategic partnerships to drive reconciliation, promoting reconciliation and anti-discrimination, and alignment with closing the Closing the Gap Reform priorities.</p>

Strengthening accountability and transparency	The requirement for accountability and transparency becomes greater with introduction of targets and long-term measures. This includes ensuring all actions are assigned to responsible managers and progress against the plan is reported regularly.
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Legal

There are no legal implications relevant to this report.

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

- *Local Government Act 2009 (QLD)*
- *Human Rights Act 2019 (QLD)*
- *The Aboriginal Cultural Heritage Act 2003 (QLD)*
- *Anti-Discrimination Act 1991 (QLD)*
- *The Native Title Act 1993 (Cth).*

Policy

The Stretch Reconciliation Action Plan aligns with and reinforces objectives under Council's endorsed regional strategies and Corporate Plan.

It directly supports to the Sunshine Coast Community Strategy 2019-2041 outcome of an inclusive Sunshine Coast community. It also has relevance to the Environment and Liveability Strategy and Regional Economic Development Strategy as it relates to recognising and respecting connection to Country and ensuring equitable economic opportunities for all.

Risk

There is a risk that if the Stretch Reconciliation Action Plan is not adopted Council does not have a structured framework for taking meaningful coordinated action toward its commitment to reconciliation.

Previous Council Resolution

Ordinary Meeting 25 March 2021 (OM21/21)

That Council:

- (a) *receive and note the report titled "Stretch Reconciliation Action Plan 2025-2028"*
- (b) *adopt the Sunshine Coast Innovate Reconciliation Action Plan 2021-2022 (Appendix A)*
- (c) *authorise the Chief Executive Officer to refer the Sunshine Coast Innovate Reconciliation Action Plan 2021-2022 to Reconciliation Australia for endorsement*
- (d) *authorise the Chief Executive Officer to make minor administrative amendments to finalise the Sunshine Coast Innovate Reconciliation Action Plan 2021-2022 and*
- (e) *refer the additional budget request of \$155,000 for consideration in the 2021/22 budget processes.*

Related Documentation

- Sunshine Coast Innovate Reconciliation Action Plan 2021-2022
- Sunshine Coast Community Strategy 2019-2041
- Sunshine Coast Council Corporate Plan 2025-2030.

Critical Dates

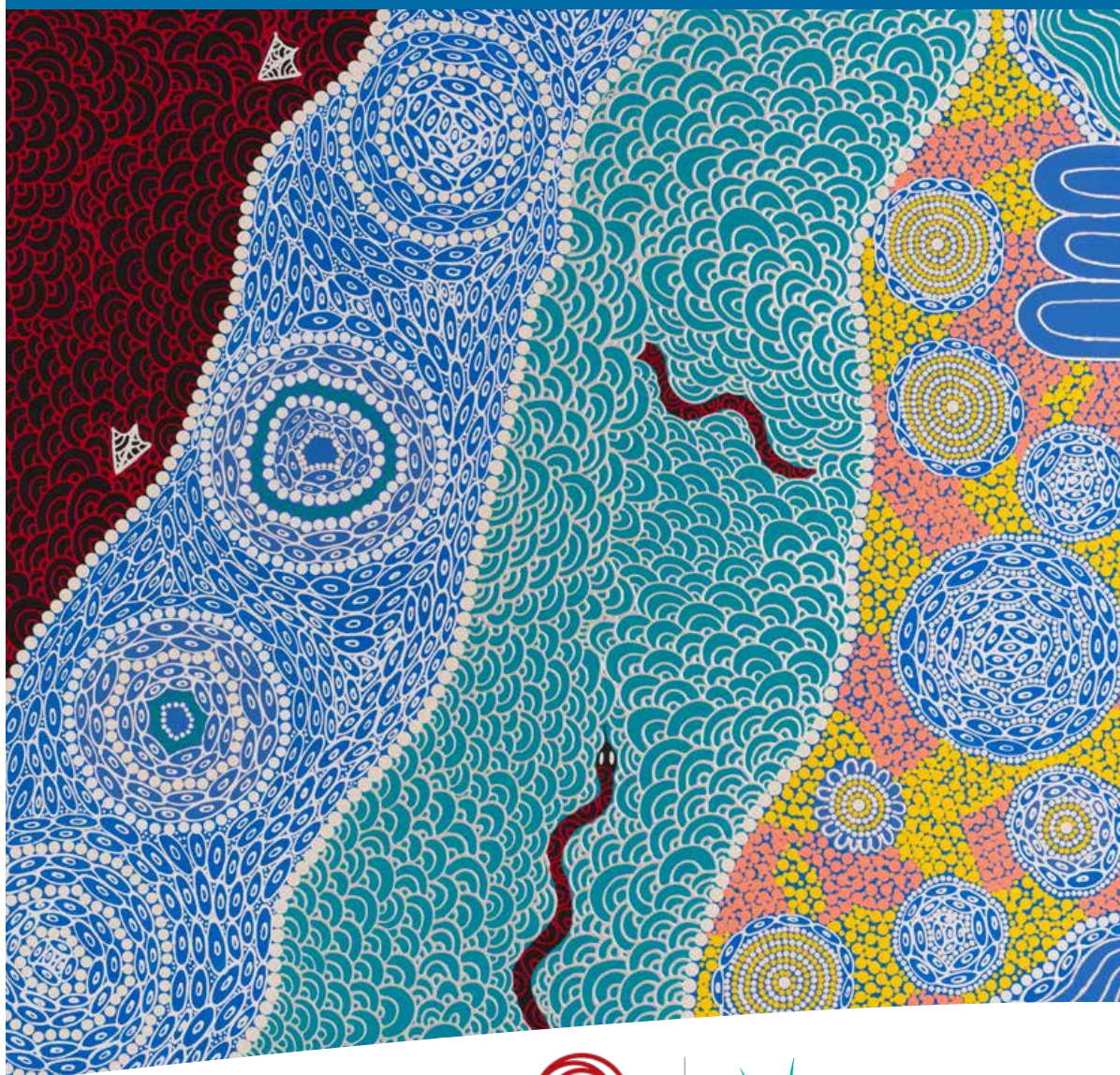
Implementation of the Stretch Reconciliation Action Plan will commence upon endorsement by Council and Reconciliation Australia.

Implementation

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

- oversee finalisation of and refer the Stretch Reconciliation Action Plan 2025-2028 to Reconciliation Australia for final endorsement, and
- make the Stretch Reconciliation Action Plan 2025-2028 publicly available on Council's website.

Sunshine Coast Council Stretch Reconciliation Action Plan 2025-2028



Edition June 2025

sunshinecoast.qld.gov.au
mail@sunshinecoast.qld.gov.au
07 5475 7272
Locked Bag 72
Sunshine Coast Mail Centre Qld 4560

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Acknowledgements

Council wishes to thank all contributors
and stakeholders involved in the
development of this document.

Reference document

This document should
be cited as follows:
Sunshine Coast Council Stretch
Reconciliation Action Plan 2025-2028.

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Cover image

Zartisha Davis (Kabi Kabi/Butchulla/
Cobble Cobble), Kabi Kabi Djagan, 2024,
acrylic on canvas, 101.5 x 152.5cm.
Commissioned by First Nations
Partnerships, Sunshine Coast Council,
2024. Sunshine Coast Art Collection.
Photo: Vivid Photography.

Back cover image

Luke Mallie (Kuku Yalanji/Torres Strait),
Sacred stories of the Sunshine Coast,
2024, digital artwork. Commissioned
by First Nations Partnerships, Sunshine
Coast Council, 2024. Sunshine Coast Art
Collection. Image: courtesy of the artist.

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 peoples.

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 peoples
and the Jinibara peoples.

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

Together, we are all stronger.

Contents

Message from the Mayor and Strong Community Portfolio Councillors.....	9
Message from Reconciliation Australia	11
Our business.....	12
Making progress together	14
Our vision for reconciliation	16
Our RAP	18
Innovate RAP achievements.....	22
Case studies	24
Relationships.....	26
Respect.....	32
Opportunities.....	36
Governance	40

Stretch Reconciliation Action Plan 2025-2028

Image: Horizon Festival Dawn Awakening event, Slumbers Creek, 2023. Photo: Nio Morley.



Kabi Kabi Djagan Zartisha Davis



The story of the artwork titled "Kabi Kabi Djagan" is depicting Kabi Kabi Country.

'My family, the Chilly family, are the Mooloolah Plains and Meridan Plains People so it was important to me to strongly incorporate my family's deep and unbroken connection to Country.'

We have the Mooloolah River which holds significance to my family and bloodline. The Red Belly Black Snake referring to Mooloolaba which means 'place of the Red Belly Black Snake clan'. We also see the Maroochy River depicted in black and red with the footprints going up the river of Maru Kutchi herself (Maroochy Black Swan) which refers to the Kabi Kabi legend story of the beautiful Maroochy and the mighty warriors Coolum and Ninderry.

The Bonyi tree up in the hinterlands pays respects to the Jinibara peoples and also the Bunya festivals that took place every three years from December through to March bringing together tribes from all over South-East Queensland. This is a time when fights would be settled, marriages arranged, trading of the goods, big abundant feasts and dance celebrations.

Going back down to sea Country we see the shell midden piles, ancient deposits of shells left by my ancestors from abundant feasts of seafood. The shellfish along the shores further depict the abundance, and ancestor symbols convey that the ancestors watch over all of us who live work and play on Kabi Kabi Country.

This story of the artwork is the story of Country ancient and new. Paying deep respects to the Ancient Bloodline and rich histories of those who have come before us, but also the new Custodians and the new connections here as we all live together respectfully on this Djagan (Country).'

About the Artist

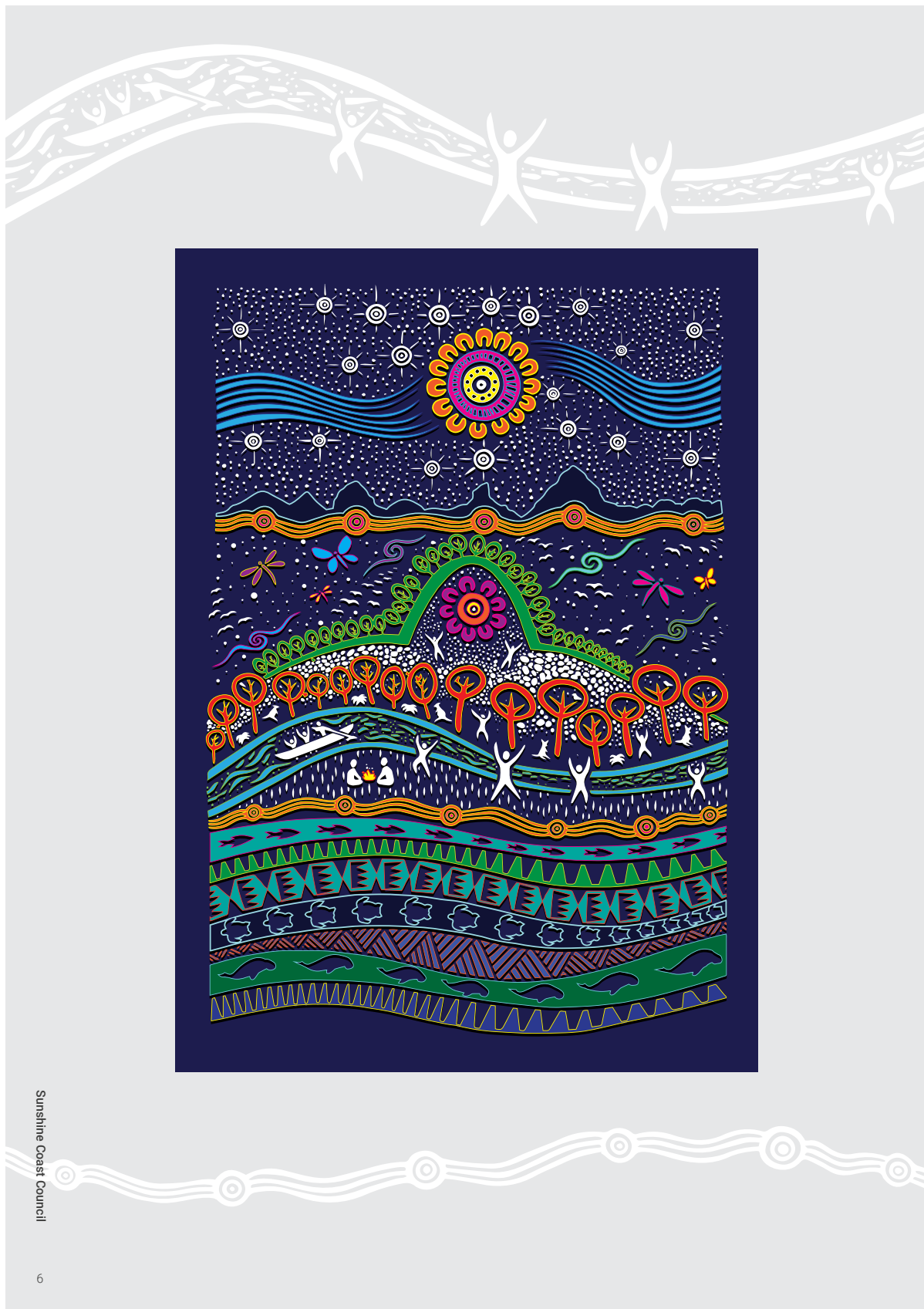
Zartisha Davis, a Kabi Kabi (Gubbi Gubbi) Traditional Owner and visual artist, blends her rich cultural heritage with contemporary art. Since completing the Refinery 5.0 creative business incubator in 2023, she has made her mark as a finalist in the Caloundra Regional Art Gallery's Local Contemporary Art Prize and The 40 Under 40 Art Prize.

Zartisha is the creative force behind the Autistic and Deadly t-shirt, celebrating Indigenous culture and advocating for neurodiversity. Her creative portfolio includes notable projects for the Sunshine Coast Lightning netball team, demonstrating her versatility and dedication to community engagement.

Zartisha's recent accomplishments include participating in project Lab and project 24's September 2023 residency. Her piece 'Shell Middens,' reflecting stories from her family, Saltwater tribe and country was short listed for the 2023 Yepang Emerging art prize. Now exploring video and installation art, Zartisha's solo show at Lantana Art space has garnered acclaim. Her commitment to cultural education shines through in her workshops for communities and schools she shares her passion for traditional art and dance.

As a Traditional Owner, Zartisha's roots are in the Mooloolaba Chilly family, the red belly black snake people of the Mooloolah Plains and Meridan Plains. Her heritage also includes the Cobble Cobble people of the Barunggam Nation and Butchulla (Budtjala) people from K'gari on her father's side. After 15 years on Yugambeh and Bundjalung country, Zartisha has returned to Kabi Kabi (Gubbi Gubbi) Country, drawing inspiration from her lineage.

An active member of the Gubbi Gubbi Dance troupe, Jinibara and Bonyi Gari dance troupes, Zartisha performs traditional dances with her son, keeping her culture alive through storytelling and movement.



Sunshine Coast Paradise Luke Mallie



In the heart of the Sunshine Coast, where the land meets the shimmering blue of the sea, lies the Glasshouse Mountains, known traditionally as Daki Comon, meaning "stone standing up".

'I live in the Sunshine Coast hinterland, on Jinibara Country. The energy and sight of the Glasshouse Mountains are remarkable and definitely something to behold, with their dramatic peaks rising from the surrounding landscape. The mountains are unique and very sacred to the Kabi Kabi and Jinibara peoples.'

The artwork, rich in vibrant hues of red, blue, and green, represents the deep connection to Country and the beautiful landscape of the Sunshine Coast. The mountains rise tall, their peaks woven with ancestral stories that have been passed down through generations.

This artwork celebrates not just the beauty of the land but the relationship between land and sea. The intricate patterns of waves and rivers reflect the life-giving waters, the mountains symbolise the strength of the land. Animals, plants, and the peoples of the Sunshine Coast are all connected, living in harmony with creation. The four elements of water, fire, earth, and air are represented, and we see the stars in the sky, embellished with sacred symbols of the First Nations peoples and their long history of storytelling.

The artwork invites everyone in the community, from all walks of life, to embrace ancient teachings and to walk together, caring for the land, sea, animals, and all of creation.'

About the Artist

Born and raised in the city of Brisbane, Luke Mallie is a distinguished artist of both Aboriginal and Torres Strait Islander heritage, with deep connections to the Kuku Yalanji People of the Daintree Rainforest, North Queensland, and the Maluyigal People in Kubin Village on Moa Island in the Torres Strait Islands.

Luke embarked on his artistic journey with a Bachelor of Fine Art, majoring in painting, from the Queensland College of Art in Brisbane in 1996. His pursuit of creativity led him to Mackay, where he expanded his skills as a graphic designer, web developer, and TAFE lecturer. To further enhance his digital artistry, he earned a Bachelor of Multimedia Studies from Central Queensland University in 2007.

Luke's art is a rich tapestry of contemporary and diverse styles, encompassing original paintings, graphic designs, illustrations, and murals. His creative expression is deeply rooted in his vibrant Aboriginal and Torres Strait Islander heritage, drawing inspiration from his cultural legacy, family, and the lush tropical environment that surrounds him. His work also reflects an appreciation for global popular culture and ancient traditions.

Driven by a passion to inspire and empower, Luke believes in the transformative power of art to help others uncover their own potential and discover extraordinary possibilities in their own lives. His exceptional contributions to the art world have earned him national recognition, including the NAIDOC Poster Award in 2009 and the Art Lovers Australia Award in 2018.



8

Image: Council and Kabi Kabi Cultural Burning Workshop, Tuan Environmental Reserve, 2021. Photo: Jennifer Oliphant.

Message from the Mayor and Strong Community Portfolio Councillors

We are proud to present the Sunshine Coast Council Stretch Reconciliation Action Plan 2025-2028, outlining our plan to advance reconciliation across our organisation and our region. This plan reflects what we have heard from Traditional Custodians and the local First Nations community, the lessons learned, and our ambitions, setting a clear path forward for the next three years.

Our longstanding commitment to reconciliation began in 2011, when we adopted our first Reconciliation Action Plan (RAP). Today, this commitment is embedded across our organisation, reflected in our Corporate Plan 2025-2030 and three regional strategies. Over the past 14 years, we have made great strides forward together with Traditional Custodians and local First Nations communities. However, we still have a way to go.

Advancing to a Stretch RAP positions Council as a leader in reconciliation.

Our three previous plans have provided a strong foundation to build and nurture relationships, recognise and respect First Nations peoples and cultures and create opportunities to implement positive change. This plan reflects our organisation's maturity and steps up our commitment, further embedding reconciliation into all areas of our business and expanding our focus into our sphere of influence.

To realise our reconciliation vision, we have introduced several unique actions and ambitious new targets.

Our relationships with Traditional Custodians and local First Nations communities are at the core of reconciliation. This plan outlines a path to strengthen these relationships, providing opportunity to contribute to Council policy and programs and to lead community initiatives.

We have committed to a First Nations employment target and a First Nations procurement target, that aim to drive equitable outcomes in our community and improve our business outcomes.

Recognising our regional influence, we have identified steps to ensure Kabi Kabi and Jinibara peoples and cultures are valued and embraced as a core part of the Sunshine Coast identity.

Reaching a Stretch RAP is a result of enduring commitment and everyday efforts of people in our organisation and community. We recognise the passion and commitment of those individuals on our reconciliation journey to date. We also acknowledge the Kabi Kabi peoples and Jinibara peoples and First Nations community partners for their partnership, leadership and trust in us as we work together toward reconciliation.

As we look toward the future, we invite you to join Council as we action our reconciliation commitment. Together, we can create an inclusive, prosperous and connected community, where we all thrive.

Stretch Reconciliation Action Plan 2025-2028

9



10 Image: Aunty Betty Memorial Walk, Dicky Beach, National Reconciliation Week 2025. Photo: Paul Zellerer.

Message from Reconciliation Australia

On behalf of Reconciliation Australia, I congratulate Sunshine Coast Council on its formal commitment to reconciliation, as it implements its first Stretch Reconciliation Action Plan (RAP), its fourth overall.

Formed around the pillars of relationships, respect and opportunities, the RAP program helps organisations realise the critical role they can play in driving reconciliation across their work and area of expertise. As a rapidly growing urban and economic centre home to over 375,000 people and thousands of kilometres of waterways and environmental reserves, Sunshine Coast Council is well positioned to build strong relationships with Traditional Custodians, embed cultural knowledge into its work and bring its vibrant population on its reconciliation journey.

Sunshine Coast Council's previous RAPs focused on actions that grew its respect and understanding of First Nations cultures and histories and built relationships with First Nations communities. Its Marine Turtle Conservation Plan was co-developed with the Kabi Kabi people, leading to engagement and dialogue between Traditional Custodians and citizen scientists. By integrating the knowledge of Traditional Custodians in conservation efforts, Sunshine Coast Council not only built practical relationships but a more effective and sustainable conservation plan.

With this RAP, Sunshine Coast Council is building on these learnings and successes to support positive social and economic outcomes for First Nations people. The voices and wisdom of Traditional Custodians will continue to guide land use planning, environmental management and policy development across the region. Local First Nations cultures will also be visually and experientially present through tourism, arts, heritage, and major events planning.

Sunshine Coast Council has the potential to continue driving considerable reconciliation outcomes across its sphere of influence. On behalf of Reconciliation Australia, I commend Sunshine Coast Regional Council on this Stretch RAP and look forward to following its ongoing reconciliation journey.



Karen Mundine
Chief Executive Officer
Reconciliation Australia

Our business



12

Image: Lyndon Davis (Kabi Kabi), Dug Gunga, 2024, City Hall Maroochydore, Sunshine Coast Art Collection. Photo: Mitch Morrison Photography.

The Sunshine Coast is in South-East Queensland, on the Traditional lands of the Kabi Kabi peoples and the Jinibara peoples.

The Sunshine Coast is home to more than 375,000 residents and is one of the country's most vibrant and rapidly growing urban and economic centres. It has a strong reputation for its outstanding lifestyle, with the natural environment and distinct landscapes underpinning the Sunshine Coast's identity and way of life.

Key facts about our region



Lands of 2 Traditional Custodians Kabi Kabi peoples and Jinibara peoples



More than 12,000 kilometres of waterways



8,166 hectares of environmental reserves



375,328 residents call the Sunshine Coast home (ABS ERP 2024)



2.4 per cent or 8331 of our population are Aboriginal and/ or Torres Strait Islander (ABS 2021 census)



52 per cent of the local First Nations community is under the age of 24 (ABS 2021 census)



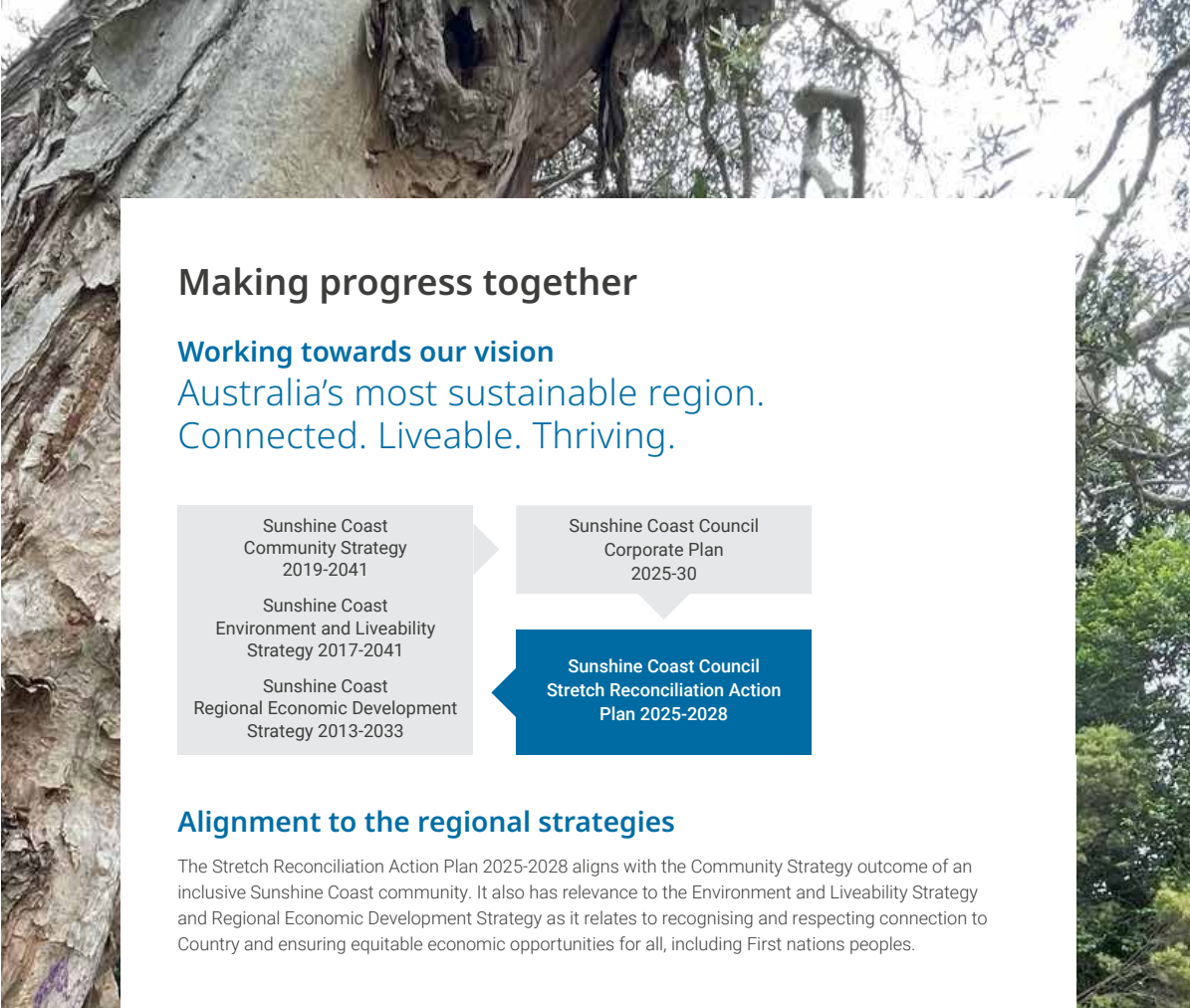
33,000 registered businesses with at least 73 First Nations businesses (registered on Black Business Finder June 2025)

Sunshine Coast Council has a clear vision for the future – Australia's most sustainable region – Connected. Liveable. Thriving. Council aims to achieve this vision through implementation of its strategic planning documents, key region making projects and outstanding service delivery.

Sunshine Coast Council is a vibrant organisation that champions sustainability, celebrates a diverse workforce and prides itself on the quality of the wide range of services it delivers. We provide a diverse range of services and programs and manage local issues, to ensure the sustainable development of the region and to enhance community wellbeing. These include infrastructure delivery, strategic planning and development services, waste and resource management, management of natural assets, parks and gardens, provision of sport and community venues, libraries, arts and culture, community programs and events, community engagement, economic and community development.

Our workforce is made up of over 2000 professionals all committed to making the Sunshine Coast a great place to live, work and play. In June 2025, Council employed 43 First Nations people, representing 21 per cent of Council's total workforce.

Everything Council does is underpinned by its values, which define the culture of the organisation and the behaviours that shape our interaction with the community and each other.



Making progress together

Working towards our vision

Australia's most sustainable region.
Connected. Liveable. Thriving.

Sunshine Coast
Community Strategy
2019-2041

Sunshine Coast
Environment and Liveability
Strategy 2017-2041


Sunshine Coast
Regional Economic Development
Strategy 2013-2033

Sunshine Coast Council
Corporate Plan
2025-30

Sunshine Coast Council
Stretch Reconciliation Action
Plan 2025-2028

Alignment to the regional strategies

The Stretch Reconciliation Action Plan 2025-2028 aligns with the Community Strategy outcome of an inclusive Sunshine Coast community. It also has relevance to the Environment and Liveability Strategy and Regional Economic Development Strategy as it relates to recognising and respecting connection to Country and ensuring equitable economic opportunities for all, including First nations peoples.



14 Image: Hope Dreaming Information Centre opening, Caloundra, 2025.

Alignment to the corporate plan

The Sunshine Coast Council's Corporate Plan 2025-30 outlines an integrated approach to achieving our vision, informed by Council's long and medium-term strategies and plans. Our commitment to reconciliation is reflected under the five goals.



Strong Community

Our Corporate Plan goal of a Strong Community highlights the importance of inclusive communities, prioritising the implementation of the Stretch RAP to strengthen relationships and support improved social and economic outcomes for First Nations peoples. We aim to create opportunities to ensure First Nations community voices and needs are captured and inform Council's decisions.

The Plan also focuses on protecting, celebrating, and promoting First Nations cultures and histories, ensuring the unique contributions of the Kabi Kabi peoples and Jinibara peoples are valued within the region's identity and community activities. This is reflected in our priority to create cultural experiences and build pride through local heritage and arts, aligning with the RAP's commitment to truth-telling and cultural celebration.



Environment and Liveability

Our Corporate Plan goal of Environment and Liveability focuses on meaningful partnerships with the Kabi Kabi peoples and Jinibara peoples, enabling their active participation as key stakeholders to Council planning processes, particularly in the context of protecting our environmental values, caring for our land and promoting sustainability.



Resilient Economy

The Corporate Plan goal of Resilient Economy focuses on ensuring equitable economic opportunities for all, including First Nations peoples. We aim to create a more inclusive, sustainable economy by removing barriers to employment and economic participation for First Nations peoples, directly supporting the RAP's commitment to fostering greater social and economic equity.



Managing for Growth

The Corporate Plan goal of Managing for Growth focuses on regional growth that maintains our regions unique characteristics and supports sustainable development, including our local cultural heritage. A key priority is the development and implementation of a new planning scheme in consultation with Traditional Custodians to ensure the region's cultural heritage is recognised and protected.



Organisational Excellence

The Corporate Plan goal of Organisational Excellence focuses on being a community centred organisation, building trust through positive relationships, including First Nations communities. We aim to foster collaboration to achieve shared outcomes, aligning with RAP objective to strengthen partnerships with First Nations community stakeholders.

This goal also focuses on creating a shigh-performance organisation that is a great place to work for all employees through a new People Plan. This aligns with the RAP's commitment to build, support and strengthen our First Nations workforce. A key priority is also to build our procurement capabilities that enhance value to the community, aligning to the RAP's First Nations procurement policy and target.

Our vision for reconciliation

Our vision for reconciliation is a Sunshine Coast where First Nations peoples, cultures and histories are embraced as a core part of our regional identity creating an inclusive, prosperous and connected community where we all thrive, together.

Council recognises and respects the unique position of First Nations peoples in our nation and the central importance of self-determination. We acknowledge and value the Kabi Kabi peoples and Jinibara peoples enduring connection to Country and rich cultural heritage as one of our region's greatest assets. We are committed to working in partnership with Traditional Custodians and the local First Nations community and strive to be a leader in First Nations engagement.





Our Stretch Reconciliation Action Plan 2025-2028 is our fourth RAP since we commenced our reconciliation journey in 2011.

Our previous plans have helped us to embed reconciliation actions across our organisation, grow our respect and understanding of First Nations cultures and histories, and build relationships with Traditional Custodians and local First Nations communities.

This plan aims to support positive social and economic outcomes for First Nations peoples and create an inclusive community that recognises and values First Nations cultures.

Closing the Gap Priority Reforms

As a local government, we can change the lives of people in our community. Under this RAP we strengthen our focus on the Closing the Gap Priority Reforms and how we change the way we work with First Nations peoples, including:

- Creating opportunities for meaningful partnerships and contribution to Council planning and projects (Priority Reform One)
- Ensuring our policies and programs are inclusive and free of discrimination, fostering equity of social and economic outcomes for First Nations peoples (Priority Reform Three)
- Supporting First Nations community-led initiatives, ensuring access to community grants, spaces and local data and information (Priority Reform Two and Four)

Implementing the plan

The RAP is championed by our Chief Executive Officer and Executive Leadership Team. Two groups have been formed to lead RAP delivery.

The Stretch RAP Working Group was appointed to drive the development and implementation of the RAP. The group is made up of 12 action owners and senior leaders from across all areas of the organisation, representatives from the First Nations employee network and the First Nations Partnerships Lead. The group meets six times a year to drive and monitor RAP implementation, reporting to the Executive Leadership Team and Council.

The First Nations Community Advisory Group was formed in June 2024 to work alongside Council and help guide development and implementation of the RAP. The group is made up of 10 Aboriginal and/or Torres Strait Islander community members who actively contribute to positive outcomes for First Nations communities on the Sunshine Coast. The group meets six times a year to share perspectives, cultural advice and knowledge to guide Council on its RAP priorities.

Both groups are Chaired by the Manager of Community Planning and Development. A key action in this plan is to establish an integrated governance model which fosters collaboration across these groups and our Executive Leadership Team.

How we developed this plan

This RAP has been developed with our Stretch RAP Working Group, First Nations Community Advisory Group, Executive and Senior Leadership teams, responsible managers, employees from across all areas of the organisation, the First Nations Employee Network, Traditional Custodians and local First Nations community organisations and groups.

Council undertook targeted First Nations community engagement to inform the RAP. Designed and led by the First Nations Partnerships Team, the engagement process was based on the principles of respect, self-determination, and partnership. It aimed to understand community priorities, challenges, and opportunities.

Key activities included face-to-face meetings with 10 local First Nations community groups and organisations, a series of workshops with Traditional Custodians, community yarns at the Sunshine Coast First Nations Network Group meetings, and action development workshops with the First Nations Community Advisory Group.

Ten key findings emerged through engagement across Council and community:

1. We need to enable Traditional Custodians and local First Nations communities to contribute meaningfully to Council planning and projects.
2. We recognise the importance of self-determination and must continue to strengthen our relationships, working 'with' and not 'for' local First Nations communities on the issues that affect them.
3. It is important that we take a leadership role in our region to drive reconciliation.
4. We must take a stance against racism in our community.
5. Our employees have a strong awareness and respect for First Nations cultures. It is important to continue to build on this to create culturally informed and inclusive workplaces.
6. We must continue to partner with Traditional Custodians to protect and preserve the region's cultural heritage.
7. We recognise the local cultural heritage as one of our region's greatest assets. It is important we continue to build respect and understanding of Kabi Kabi peoples and Jinibara peoples and their cultures in our community.

8. It is important that we support the employment aspirations of First Nations employees, which includes increasing employment opportunities.
9. We need to work across the organisation to identify opportunities to procure First Nations suppliers, not only in First Nations programs.
10. Reconciliation needs to be driven by the whole organisation. We must be working more collaboratively and transparently across Council to implement the Reconciliation Action Plan.

Embedding what we learnt

This RAP reflects these key learnings, reinforcing our ongoing priorities and introducing ambitious targets and targeted actions and deliverables.

Strengthening our engagement with local First Nations communities is a central focus of this plan. A priority action is the establishment of a First Nations engagement framework, building on relationships to create opportunities for meaningful contribution and partnership. Supporting First Nations community-led approaches, we have also introduced a target for First Nations participation in the Community Grants program.

Partnership with Traditional Custodians to protect, conserve and promote the region's cultural heritage remains paramount. Recognising our regional influence, we have identified steps to ensure Kabi Kabi and Jinibara peoples and cultures are valued and embraced across our community.

This plan also introduces targets to achieve tangible social and economic change for First Nations communities. A three per cent First Nations employment target and a two per cent First Nations procurement target aim to drive equitable outcomes. Our focus on economic prosperity for all is firmly embedded, with targeted actions to enable First Nations economic participation.

This RAP consolidates Council's commitment to reconciliation. Organisation wide leadership is integral to drive real change, driven by the Chief Executive Officer and Executive Leadership Team. The Stretch RAP Working Group will drive implementation, monitor progress and collaborate across the organisation and community in our reconciliation journey.



Stretch Reconciliation Action Plan 2025-2028

21

Innovate RAP achievements

1

National Reconciliation Week celebrated across Council and community, including an annual launch event held in collaboration with Kabi Kabi business, TribalLink.

2

Ongoing partnership with the Sunshine Coast First Nations Networking Group (SC1NG), a local First Nations community group. Council supports monthly community meetings, collaborations, and information sharing.

3

Establishment of the Sunshine Coast First Nations Accord, a collective of local organisations committed to reconciliation and First Nations partnerships. Meeting up to six times per year, the group provides a forum for connection and collaboration.

4

Traditional Custodians represented on key groups and committees, including the Sunshine Coast Biosphere Committee, Sunshine Coast Arts Advisory Board and Brisbane 2032 Sunshine Coast Legacy Plan Community Reference Group.

5

The 'First Nations Self-Determination, Representation and Wellbeing' community forum held in 2021 and 2022 provided an opportunity for over 200 local First Nations community members and allies to connect on issues that matter to them.

6

Anti-discrimination procedure developed based on consultation and co-design with First Nations employees.

7

Partnership with the Sunshine Coast Lightning to support the Suncorp Super Netball Indigenous Round.

8

First Nations Sub-Committee developed as part of the Sunshine Coast Arts Advisory Board. The sub-committee acts as an advisory group on First Nations interests regarding the strategic delivery of the Sunshine Coast Arts Plan 2018 – 2038.

9

Continued engagement with Kabi Kabi peoples and Jinibara peoples on Council's fire management practices, including involvement of trained Traditional Custodians on controlled burns.



Case studies



24 Image: Marine turtle satellite tracking, Buddina, 2023. Photo: Adriana Watson.

Sunshine Coast First Nations Supplier Day

Sunshine Coast's annual First Nations Supplier Day brings together local First Nations businesses, industry and buyers in celebration of Indigenous Business Month. The event aims to strengthen business connections and foster First Nations economic opportunities.

Launched in 2021, First Nations Supplier Day has become the central Indigenous Business Month event on the Sunshine Coast. Over 30 First Nations businesses exhibited in 2024 from across a range of industries, including labour hire, bush foods, software development and cultural services.

Starting as an expo showcasing local First Nations businesses, the program has evolved to include presentations from industry experts, information and resources, and networking opportunities to support First Nations procurement. It provides a platform to:

- Connect local First Nations business with buyers, industry and government
- Showcase the diverse and vibrant First Nations supplier market on the Sunshine Coast
- Create a space to collaborate, learn and share information about First Nations procurement.

Supplier Day is delivered in partnership with the Queensland Government. Through this RAP, Council will continue to collaborate with local First Nations businesses to guide design and delivery to ensure the greatest outcomes.

Marine Turtle Conservation Plan

Marine turtles hold significant practical, cultural, and spiritual importance for the Kabi Kabi peoples. Sunshine Coast Council collaborated with the Kabi Kabi peoples to develop and implement the Sunshine Coast Marine Turtle Conservation Plan.

The plan recognises and respects the traditional rights, interests, management capacity, and customary obligations of the Kabi Kabi peoples, ensuring their involvement in the current and future management of marine turtles. This was achieved through:

- Collaborative Plan Development: Engaging the Kabi Kabi peoples in the creation and review of the plan.

- Identification of Values and Desired Outcomes: Strengthening and celebrating the Kabi Kabi's connection to marine turtles.
- Governance and Implementation Planning: Establishing future governance structures and implementation strategies.
- Culturally Appropriate Content: Integrating Kabi Kabi cultural content into the program.

The plan has led to improved engagement and dialogue between Traditional Custodians and citizen scientists, including Kabi Kabi participation in scientific research such as satellite telemetry projects.

The Marine Turtle Conservation Plan exemplifies the importance of respecting and integrating the cultural, social, and spiritual values of Traditional Custodians in conservation efforts. The collaboration with the Kabi Kabi peoples has strengthened the plan's effectiveness and ensured its long-term success.

Horizon Festival

Horizon is the region's premiere arts and culture festival held over 10 days on Kabi Kabi Country and Jinibara Country, on the Sunshine Coast. First Nations programming has been a central part of the festival since inception.

First presented by Sunshine Coast Council in 2016, Horizon Festival celebrates place, encourages community participation, provides presentation and capacity building opportunities for our local arts sector, and generates economic benefit for the region.

Horizon recognises First Nations peoples as the original storytellers and artists of the lands and honours the rich cultural contributions that First Nations artists bring to the festival.

A festival highlight is 'Dawn Awakening', an uplifting Kabi Kabi led multi-arts celebration of remembrance, dreaming and ritual. This signature event, creatively produced by Lyndon Davis, features First Nations artists from the local region and guests from across the nation. 2025 sees the evolution of this event where for the first time in over 20 years, under the cultural leadership of Lyndon Davis, Yauar Warai Wandj – Sing, Dance, Gather brings together traditional dance groups from surrounding Kabi Kabi Country in a celebration of traditional dance, song, music, language, and storytelling.

The First Nations program is curated by a dedicated First Nations producer, in collaboration with Council's First Nations Creative Development Lead and oversight by the First Nations Sub-Committee, Sunshine Coast Arts Advisory Board.



Sunshine Coast Council

26 Image: NAIDOC Week Flag Raising, Nambour, 2024. Photo: Red Handed Productions.



Developing and maintaining strong, purposeful relationships enable Council to respond to the needs and aspirations of the local First Nations community and uphold the right to self-determination.

Relationships built on mutual trust and respect are at the foundation of reconciliation in our community. Our relationship with Kabi Kabi and Jinibara Country is equally important to strengthen our shared connection with this place. We commit to working in partnership with Traditional Custodians, the local First Nations community and our wider community to achieve shared outcomes.

Focus area

To strengthen partnerships through establishing a framework for Traditional Custodians and the local First Nations community to engage with Council and contribute meaningfully to planning and projects.

Action	Deliverable	Timeline	Responsibility
1. Establish a framework for Traditional Custodians and the local First Nations community to engage meaningfully in Council planning and projects.	Establish a First Nations Engagement Framework to support a consistent and coordinated approach to engagement with Traditional Custodians and the local First Nations community.	December 2025	Manager Community Planning and Development
	Maintain a First Nations Community Advisory Group made up of First Nations community members to guide Council on its RAP priorities.	June 2027	Manager Community Planning and Development
	Identify opportunities for Traditional Custodians and First Nations community stakeholders to be included in reference and advisory groups.	December 2026	Executive Leadership Team
	Support the engagement and participation of First Nations young people in the development of the Sunshine Coast Youth Action Plan.	March 2026	Manager Community Planning and Development



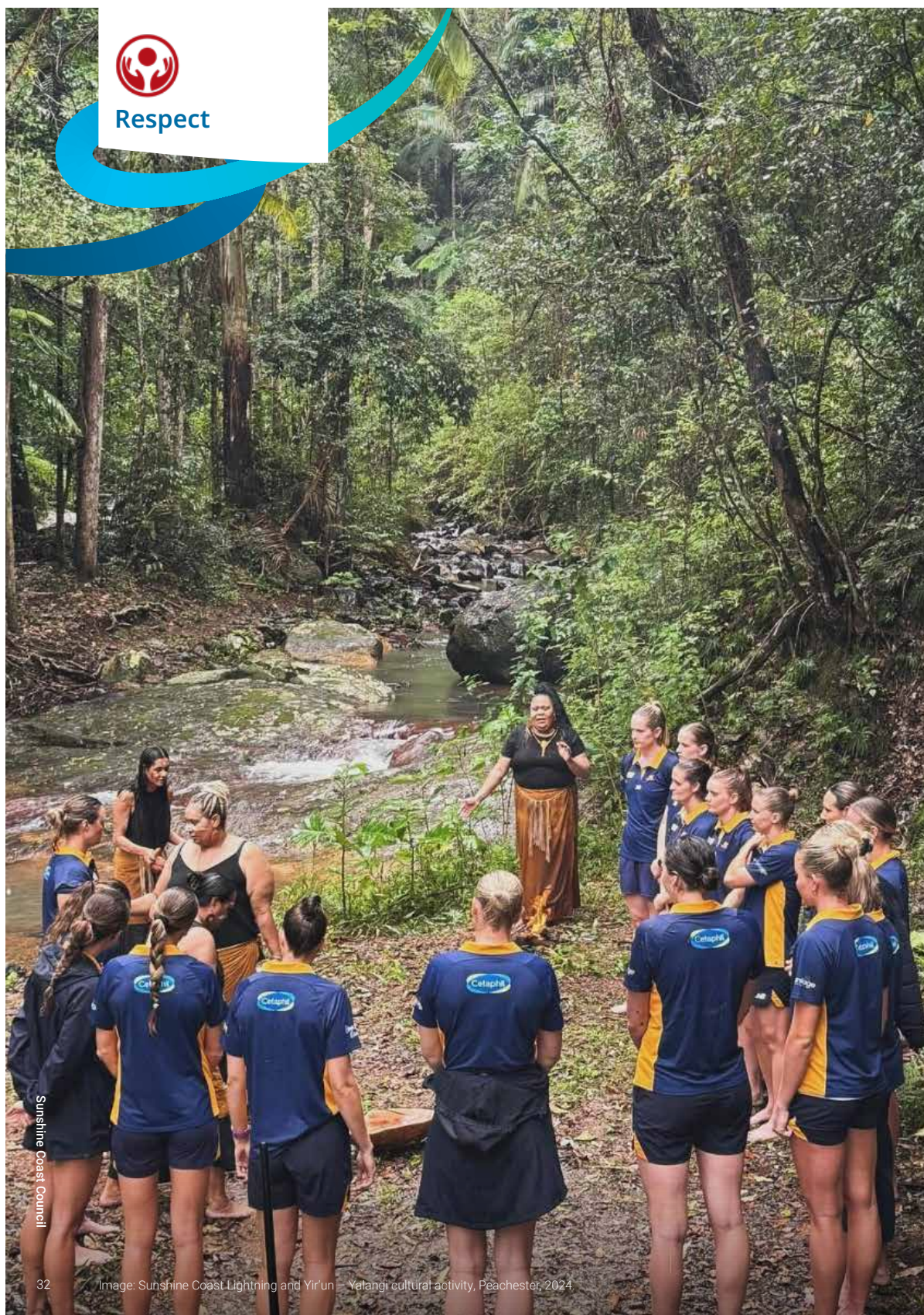
Action	Deliverable	Timeline	Responsibility
2. Establish and maintain mutually beneficial relationships with First Nations stakeholders and organisations.	Establish and maintain formal two-way partnerships with local First Nations community organisations, including Kabi Kabi Peoples Aboriginal Corporation, Jinibara Peoples Aboriginal Corporation and the Sunshine Coast First Nations Networking Group (SC1NG).	December 2026	Manager Community Planning and Development
	Host a biennial community forum in collaboration with First Nations community stakeholders and organisations.	May 2026 May 2028	Manager Community Planning and Development
	Host an annual meeting between Traditional Custodians, Councillors, and the Executive Leadership Team.	February 2026 February 2027 February 2028	Manager Community Planning and Development
	Review, update and implement an engagement plan to work with First Nations community stakeholders and organisations.	December 2025 December 2026 December 2027	Manager Community Planning and Development
3. Build relationships through celebrating National Reconciliation Week (NRW).	Circulate Reconciliation Australia's NRW resources and reconciliation materials to all employees.	May 2026 May 2027 May 2028	CEO/ RAP Champion
	Stretch RAP Working Group members to participate in two external NRW events.	May 2026 May 2027 May 2028	CEO/ RAP Champion
	Encourage and support employees, Councillors and Executive Leadership Team to participate in two external events to recognise and celebrate NRW.	May 2026 May 2027 May 2028	CEO/ RAP Champion
	Organise a minimum of three NRW events, including at least one organisation-wide event in collaboration with the Stretch RAP Working Group, each year.	May 2026 May 2027 May 2028	Head of People and Culture
	Register all our NRW events on Reconciliation Australia's NRW website.	May 2026 May 2027 May 2028	Head of People and Culture

Action	Deliverable	Timeline	Responsibility
4. Promote reconciliation through our sphere of influence.	Continue to facilitate the Sunshine Coast First Nations Accord, hosting four annual meetings aligned with the pillars of reconciliation.	December 2025 December 2026 December 2027	Manager Community Planning and Development
	Attend a minimum of two RAP Leadership Gatherings hosted by Reconciliation Australia annually.	June 2028	CEO/ RAP Champion
	Investigate opportunities to strengthen the recognition and celebration of reconciliation through the Sunshine Coast Biosphere - Community Awards.	June 2027	Manager Environment and Sustainability Policy and Manager Arts Heritage and Libraries
	Review sponsorship and major event contracts to include relevant clauses and resources to strengthen and drive reconciliation outcomes.	June 2026	Chief Economic Development Officer
	Collaborate with other like-minded organisations on key issues that advance reconciliation and Closing the Gap Priority Reforms, including Queensland Government and South-East Queensland councils.	December 2026	Manager Community Planning and Development
	Develop and implement an employee engagement strategy to raise awareness of reconciliation across our workforce.	May 2026 May 2027 May 2028	Head of People and Culture
	Communicate our commitment to reconciliation publicly.	May 2026 May 2027 May 2028	Head of Communication



Action	Deliverable	Timeline	Responsibility
5. Promote positive race relations through anti-discrimination strategies.	Councillors and Executive Leadership Team to publicly support anti-discrimination campaigns, initiatives, and stances against racism.	June 2027	CEO/ RAP Champion
	Deliver phase two of the Shine a Light on Racism Campaign embedding First Nations perspectives and voices.	September 2025	Manager Community Planning and Development
	Continuously improve Council's People and Culture policies and procedures concerned with anti-discrimination.	June 2026 June 2027 June 2028	Head of People and Culture
	Engage with the First Nations employee network to continuously improve our anti-discrimination policies and procedures.	June 2026	Head of People and Culture
	Provide ongoing education to Councillors and senior leaders (Executive Leadership Team and managers) and on the effects of racism, including: – 100% of Councillors and senior leaders and to undertake unconscious bias training by June 2028. – 100% of Councillors and senior leaders to undertake bystander training by June 2028.	June 2028	Head of People and Culture







Demonstrating respect through recognising and celebrating First Nations cultures, histories and contributions creates inclusive and welcoming workplaces and communities.

The Sunshine Coast is located on the lands of Kabi Kabi peoples and Jinibara peoples, whose enduring connection to Country and rich cultural heritage is one of our region's greatest assets. The cultures, knowledges and contributions of the wider First Nations community further enriches our diverse and vibrant community. We commit to continuing to enhance respect through cultural learning, sharing local histories and celebration.

Focus area

To contribute to building a regional identity that embraces Kabi Kabi and Jinibara cultural heritage where First Nations histories, cultures and contribution are recognised and valued.

Action	Deliverable	Timeline	Responsibility
6. Increase understanding, value and recognition of First Nations cultures, histories, knowledge and rights through cultural learning.	Conduct a review of cultural learning needs within our organisation through a cultural safety audit.	June 2026	Head of People and Culture
	Continue to implement and communicate a cultural learning strategy for employees, developing tailored cultural learning plans for key branches.	June 2027	Head of People and Culture
	Consult Traditional Custodians and the First Nations Community Advisory Group on the implementation of a cultural learning strategy.	June 2027	Head of People and Culture
	Commit all Stretch RAP Working Group members, Councillors and senior leaders (Executive Leadership Team and managers) to undertake formal and structured cultural learning.	September 2025 September 2026 September 2027	Head of People and Culture
	All employees to undertake formal and structured cultural learning by June 2028, including: – 100% of employees to complete online training – 50% of employees to complete face-to-face training – 50% of employees to complete On-Country training	June 2028	Head of People and Culture



Action	Deliverable	Timeline	Responsibility
7. Demonstrate respect to First Nations peoples by observing cultural protocols.	Develop, implement and communicate a regional Sunshine Coast cultural protocol resource for Council and community in consultation with Traditional Custodians and the First Nations Community Advisory Group.	June 2027	Manager Community Planning and Development
	Increase employee understanding of the purpose and significance behind cultural protocols, including Acknowledgement of Country and Welcome to Country protocols.	December 2027	Manager Community Planning and Development
	Invite a local Traditional Custodian to provide a Welcome to Country or other appropriate cultural protocol at significant events each year, including all public events, conferences and significant community engagement forums.	June 2026 June 2027 June 2028	CEO/ RAP Champion
	Employees and Councillors to provide an Acknowledgement of Country or other appropriate protocol at all significant events, such as significant meetings, announcements, presentations, and ceremonies.	June 2026 June 2027 June 2028	CEO/ RAP Champion
	Display an Acknowledgment of Country on all Council administration buildings, community use facilities and sport and recreation facilities.	June 2027	Head of Property
	Investigate how Council community venues can be more culturally inclusive, including through embedding story and language.	June 2026	Manager Sport and Community Venues/ Manager Arts Heritage and Libraries
8. Engage with First Nations cultures and histories by celebrating NAIDOC Week.	Stretch RAP Working Group to participate in one external NAIDOC Week event.	July 2025 July 2026 July 2027	CEO/ RAP Champion
	Support all employees to participate in one NAIDOC Week event in our region.	July 2025 July 2026 July 2027	CEO/ RAP Champion
	Review Council's policies and procedures to remove barriers to employees participating in NAIDOC Week.	June 2028	Head of People and Culture
	Support the First Nations community groups and organisations to coordinate and strengthen regional NAIDOC celebrations, including delivery of three events each year.	July 2025 July 2026 July 2027	Manager Community Planning and Development

Action	Deliverable	Timeline	Responsibility
9. Partner with Traditional Custodians to protect, conserve and promote the regions cultural heritage	Develop and implement an Aboriginal Cultural Heritage Management Policy, including guidance on Native Title and sacred places management.	December 2025	Executive Leadership Team
	Consult with Kabi Kabi Peoples Aboriginal Corporation and Jinibara Peoples Aboriginal Corporation on the Sunshine Coast Planning Scheme.	December 2026	Manager Strategic Planning / Manager Development Services
	Review the Environmental Reserves Network Management Plan and Recreation Parks Plan to identify opportunities for Traditional Custodians to lead management of land.	June 2026	Manager Environmental Operations / Manager Parks and Gardens
	Identify opportunities to embed cultural practices and knowledge into environmental management and research programs.	June 2027	Manager Environmental Operations
	Partner with Traditional Custodians to identify and develop projects through the Environment Levy.	June 2026 June 2027 June 2028	Manager Environmental Operations
10. Contribute to building a regional identity that values and embraces First Nations cultures and community.	Collaborate with Kabi Kabi and Jinibara peoples to ensure their cultural heritage within built environment, is considered and celebrated in our public realm.	June 2027	CEO/ RAP Champion
	Share and promote local First Nations stories and histories through the ongoing capture of oral and digital stories, the embedding of First Nations programs within our museums and libraries and First Nations led events.	June 2026 June 2027 June 2028	Manager Arts Heritage and Libraries
	Identify opportunities to develop First Nations led cultural tourism initiatives to support growth of the local tourism sector.	June 2027	Chief Economic Development Officer
	Integrate First Nations voices into the governance, planning, design and delivery of the Brisbane 2032 Olympic and Paralympic Games, including through Kabi Kabi and Jinibara participation on the Sunshine Coast 2032 Legacy Community Reference Group.	June 2027	Sunshine Coast Program Lead – Brisbane 2032
	Establish and promote an annual First Nations regional calendar of events to support celebration of First Nations cultures.	January 2026 January 2027 January 2028	Manager Community Planning and Development
	Continue to support the development and showcasing of First Nations led arts and cultures through Council funded initiatives, including those identified and supported by the Arts and Heritage Levy.	June 2026 June 2027 June 2028	Manager Arts Heritage and Libraries





Opportunities create an equitable future where First Nations peoples and organisations can meet their aspirations and share in the social and economic prosperity of the region.

As a local government, we can impact the lives of the local First Nations community, contributing to social and economic outcomes. As we strive to reach equity, we create a diverse and equitable future where we all thrive. We commit to working with local First Nations communities to implement tangible actions that support access to equal opportunities.

Focus area

To contribute to tangible social and economic change for First Nations peoples through setting ambitious targets and removing barriers on our processes, policies and programs.

Action	Deliverable	Timeline	Responsibility
11. Improve employment outcomes by increasing First Nations recruitment, retention and professional development.	Engage with First Nations Employee Network to understand the effectiveness of Council's recruitment, retention and professional development strategies.	June 2026	Head of People and Culture
	Review and update Council's First Nations recruitment, retention, and professional development strategy.	June 2026	Head of People and Culture
	Advertise job vacancies to effectively reach First Nations stakeholders, including participating in local First Nations community events.	June 2027	Head of People and Culture
	Review Council's procedures and policies to remove barriers to First Nations participation in our workplace.	June 2027	Head of People and Culture
	Ensure First Nations employee participation in Council leadership development programs, including a professional mentoring network.	June 2027	Head of People and Culture
	Continue to support the First Nations employee network to meet at least four times each year.	June 2026 June 2027 June 2028	Head of People and Culture
	Investigate partnerships with local vocational and tertiary education institutions to develop pathways to employment for First Nations people.	June 2028	Head of People and Culture
	Increase First Nations employment to 3% of Council's workforce by June 2028.	June 2028	Head of People and Culture



Action	Deliverable	Timeline	Responsibility
12. Increase First Nations supplier diversity to support improved economic and social outcomes.	Develop and implement a First Nations procurement strategy.	June 2026	Manager Business and Innovation
	Investigate Supply Nation membership.	June 2028	Manager Business and Innovation
	Continue to develop and communicate opportunities for procurement of goods and services from First Nations businesses to employees.	June 2026 June 2027 June 2028	Manager Business and Innovation
	Review and update procurement practices to remove barriers to procuring goods and services from First Nations businesses.	June 2026	Manager Business and Innovation
	Maintain commercial relationships with 10 First Nations businesses each year.	June 2026 June 2027 June 2028	Manager Business and Innovation
	Work towards a 2% total procurement target for goods and services from First Nations owned businesses by June 2028.	June 2026 June 2027 June 2028	Manager Business and Innovation
	Train all relevant employees in contracting First Nations businesses through Supply Nation or Blak Business Finder.	June 2026	Manager Business and Innovation
	Continue to deliver an annual First Nations Supplier Day event and campaign to celebrate Indigenous Business Month (October).	October 2025 October 2026 October 2027	Manager Business and Innovation Chief Economic Development Officer
13. Contribute to building a thriving local First Nations economy.	Develop and deliver programs and initiatives that support local First Nations businesses to grow, employ and prosper.	June 2027	Chief Economic Development Officer
	Engage with local First Nations businesses and relevant bodies to guide our approach to economic development.	June 2026	Chief Economic Development Officer
	Support First Nations businesses to access programs, resources and networks delivered by other levels of government.	June 2028	Chief Economic Development Officer

Action	Deliverable	Timeline	Responsibility
14. Support and enable the local First Nations community to drive community outcomes.	Engage with First Nations community stakeholders to review and update practices and policies to remove barriers and better promote community grants opportunities.	June 2026	Manager Community Planning and Development
	Increase the participation of First Nations organisations and groups in Council's community grants programs, including: - 10 community grants applications annually - 5 partners in the Community Funding Partnership Program by June 2028	June 2026 June 2027 June 2028	Manager Community Planning and Development
	Engage with the First Nations community stakeholders to review and update practices and policies to remove barriers and better promote access to spaces.	June 2026	Head of Property
	Share good news stories, opportunities, and information to connect the local First Nations community, including a quarterly newsletter and social media.	June 2026 June 2027 June 2028	Manager Community Planning and Development



Sunshine Coast Council



It is important to track progress against our objectives in this plan, be transparent in our reporting and celebrate success.

Action	Deliverable	Timeline	Responsibility
15. Establish and maintain an effective Stretch RAP Working Group (SRWG) to drive governance of the RAP.	Meet at least six times per year to drive and monitor RAP implementation.	June 2026 June 2027 June 2028	CEO/ RAP Champion
	Establish a broader governance framework, integrating the SRWG with Executive Leadership Team and the First Nations Community Advisory Group.	December 2025	Manager Community Planning and Development
	Maintain First Nations representation on the SRWG.	June 2026 June 2027 June 2028	Manager Community Planning and Development
	Review and update the Terms of Reference for our SRWG annually .	June 2026 June 2027 June 2028	Manager Community Planning and Development
16. Provide appropriate support for effective implementation of RAP commitments.	Embed resource needs for RAP implementation.	June 2026 June 2027 June 2028	Executive Leadership Team
	Embed key RAP actions in performance expectations of senior leaders and all employees.	September 2025 September 2026 September 2027	Executive Leadership Team
	Embed appropriate systems and capability to track, measure and report on RAP commitments.	June 2026	Executive Leadership Team
	Maintain an internal RAP Champion from the Executive Leadership Team.	December 2026	Executive Leadership Team
	Include our RAP as a standing agenda item at Executive Leadership Team meetings.	June 2026 June 2027 June 2028	Executive Leadership Team



Action	Deliverable	Timeline	Responsibility
17. Build accountability and transparency through reporting RAP achievements, challenges and learnings both internally and externally.	Publicly report against our RAP commitments annually, outlining achievements, challenges and learnings.	September 2025 September 2026 September 2027	CEO/ RAP Champion
	Complete and submit the annual RAP Impact Survey to Reconciliation Australia.	September 2025 September 2026 September 2027	Manager Community Planning and Development
	Report RAP progress to all employees and the Executive Leadership Team quarterly.	March, June, September, December annually	Manager Community Planning and Development
	Investigate participating in Reconciliation Australia's biennial Workplace RAP Barometer.	March 2026	Manager Community Planning and Development
	Submit a traffic light report to Reconciliation Australia at the conclusion of this RAP.	June 2028	Manager Community Planning and Development
18. Continue our reconciliation journey by developing our next RAP.	Register via Reconciliation Australia's website to begin developing our next RAP.	June 2027	Manager Community Planning and Development



Stretch Reconciliation Action Plan 2025-2028

Image Kids + Action Environmental Projects Day, Maroochy Regional Bushland Botanic Garden, 2024.









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8.4 SUNSHINE COAST PUBLIC ART PLAN 2025-2030

File No:	Council Meetings
Author:	Coordinator Creative Arts and Events Economic & Community Development Group
Appendices:	App A - Sunshine Coast Public Art Plan 2025-2030..... 223  
	App B - Art and Heritage Collections Policy 2025 261  
Attachments:	Att 1 - Art and Heritage Collections Policy 2025 (Tracked changes)..... 273  

PURPOSE

This report provides the draft Sunshine Coast Public Art Plan 2025-2030 (Appendix A) for Council's consideration. The Plan seeks to guide Council's approach to public art in the region and how opportunities and challenges for the delivery and maintenance of public art are addressed, including improving collaboration with public and private partners and managing the collection into the future.

This report also seeks endorsement of the updated Art and Heritage Collections Policy 2025 (Appendix B).

EXECUTIVE SUMMARY

The Sunshine Coast Art Collection plays a significant role in celebrating the identity, culture and history of the community. The collection, managed by Council on behalf of the community, recorded a growing inventory of distinct and diverse works that are an important and enduring cultural asset.

In 2024, the Sunshine Coast Art Collection (art and public art) was valued at \$6.6 million, an increase of more than \$2.5 million since 2019. Of this, the public artworks are valued at \$3.8 million.

With significant population growth, urban and greenfield development in the region, public art will have an important part to play in developing the cultural experiences in, and liveability of, our communities.

The Sunshine Coast Public Art Plan 2025-2030 (Appendix A) comes at an important time for arts and culture in the region, as public art is becoming a key consideration for many new developments. This includes Council's own masterplans and urban designs in which public art is identified as delivering not only cultural benefits, but also social, economic and environmental benefits to the community.

The Sunshine Coast Public Art Plan will provide a framework to:

- enable a more focussed and considered approach to the development and distribution of public art so that it is meaningful and accessible to many
- ensure commissions reflect the richness and diversity of the region's artistic practice while also growing and developing our public art sector

- provide opportunities for our First Nations community to have more prominent representation within the public art collection and programming and
- work collaboratively across Council and with our private and public partners to achieve the region's vision and goals for the arts which is articulated in the Sunshine Coast Creative Arts Plan 2023-2038.

The five-year Sunshine Coast Public Art Plan includes actions to guide the development, planning, maintenance and promotion of our region's public art collection.

The Art and Heritage Collections Policy, previously endorsed in 2017 (Attachment 1), outlines the framework and principles required to manage Council's three Art and Heritage Collections, namely:

- Sunshine Coast Art Collection
- Public Art Collection, and
- Cultural Heritage and Bankfoot House Collections.

The Art and Heritage Collections Policy is particularly relevant to the Sunshine Coast Public Art Plan and has been reviewed and updated to align with Council's priorities. The updated Art and Heritage Collections Policy 2025 (Appendix B) is also presented for Council's consideration.

The Art and Heritage Collections Policy 2025 sets the direction in relation to the collections, guiding their development, management and accessibility while also developing a public appreciation for the collections.

A minimal budget is provided to maintain the Sunshine Coast Art Collection.

Without a commissioning budget, the collections are developed via planning instruments (Public Art), the cultivation of donations, which are accepted only if they align to the Art and Heritage Collections Policy collection areas, and acquisitive art competitions such as the Sunshine Coast National Art Prize.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Sunshine Coast Public Art Plan 2025-2030"**
- (b) adopt the Sunshine Coast Public Art Plan 2025-2030 (Appendix A) and**
- (c) adopt the Art and Heritage Collections Policy 2025 (Appendix B) to replace the Art and Heritage Collections Policy 2017.**

FINANCE AND RESOURCING

This report has no financial impacts; however, Council will need to consider the ongoing operational costs of maintaining its growing collections as part of future budget considerations.

While the Sunshine Coast Public Art Plan has no budget requests, Focus Area 1 contains:

Action 1.4: 'Review public art opportunities in the Planning Scheme to incorporate public and private developer commitment and contribution, including a percent-for-art scheme and framework.'

This percent-for-art scheme and framework will be captured and taken to community consultation via the upcoming Planning Scheme review. It is envisaged, if this framework is supported and endorsed, that it will provide a contribution to the funding required to deliver the Sunshine Coast Public Art Plan.

CORPORATE PLAN

Corporate Plan Goal:	<i>Strong community</i>
Outcome:	1.5 - Creative, innovative communities
Operational Activity:	1.5.2 - Deliver priority projects as outlined in the Sunshine Coast Heritage Plan 2021-2031 and annual Heritage Levy Program, including 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.

CONSULTATION

Councillor Consultation

All Councillors were consulted regarding the Sunshine Coast Public Art Plan 2025-2030.

Internal Consultation

- Chief Executive Officer
- Group Executive, Economic and Community Development
- Manager Arts, Heritage and Libraries
- Coordinator Cultural Heritage Services
- Manager and Curator, Caloundra Regional Gallery
- Senior Collections Curator
- Public Art Curator
- Manager Strategy and Policy
- Governance Policy Lead
- Drafting Lead, New Planning Scheme, Strategic Planning
- Principal Strategic Planner, Strategic Planning

External Consultation

- Sunshine Coast Arts Advisory Board
- First Nations representatives
- Local creative practitioners, and

- Representatives of the local planning and development industry (public and private sectors).

Community Engagement

There has been no broad community engagement, however the proposed future Planning Scheme consultation is relevant to this report, specifically as it applies to the 'Percent-for-Art Scheme' (Sunshine Coast Public Art Plan 2025-2030: Action 1.4).

PROPOSAL

The Sunshine Coast Public Art Plan 2025-2030 (Appendix A) is provided for Council's consideration. The Plan is designed to apply industry-leading principles to the planning, commissioning, implementing, management, promotion and maintaining of public art on the Sunshine Coast.

It will guide the commissioning and implementation of new public artworks, so that they reflect our unique identity and place, and set both a clear purpose and principles as our blueprint for future investment in public art. It will also encourage positive engagement and interactions with public art via promotion, programming and maintenance of the collection so that it is available for all to enjoy now and into the future.

It acknowledges the various stakeholders, addresses areas of opportunity, and augments existing frameworks to ensure a public art experience that provides a unique and stimulating exchange between artists, and residents and visitors to our region.

The rationale for developing the Plan is to:

- provide clarity on the role we play, and in alignment with the Sunshine Coast Creative Arts Plan 2023-2038 principles, to achieve outstanding works of art
- establish transparent processes to guide how commissioned artwork will be governed and delivered
- affirm the critical knowledge, values and insights of Traditional Custodians in planning site-specific works
- instil confidence that a consistent and transparent approach is used
- establish a clear purpose behind the investment in public art that aligns with our strategic priorities and
- focus resources to have the greatest impact when it comes to transforming the region's public art realm.

The development of the Sunshine Coast Public Art Plan aligns with existing local, state and national policies, plans, and strategies.

Its development included:

- benchmarking – finding and reflecting on best practice
- analyses of the current context within the region and the sector and
- engaging with diverse internal and external stakeholders.

Consultation to date has revealed the challenges and opportunities specific to public art.

Challenge or opportunity	Desired outcome
Limited public art opportunities for our dynamic and emerging creative arts industry	A sustainable and thriving public art industry through building capacity, experience and opportunity.
Rapid growth, development and revitalisation including planned future public transport	Strategic public art opportunities integrated and supported.
Limited understanding of the value of the arts leading to decreased financial and political support	A public art offer – and collection - that our Council and community is proud of, engages with and advocates for.
A rich Indigenous culture and connection to country	The cultural expression of the Traditional Custodians of this country is supported and celebrated through public art.
Large and diverse region with communities spread across 2,290 square kilometres in a mix of coastal, hinterland, urban and rural landscapes	Public art that celebrates and reflects the distinct character of each community and landscape while also creating a connection among the region's population and identity, as well as to place.
Brisbane 2032 Olympic and Paralympic Games	Leveraged for funding, infrastructure, and programming to support sector development, community pride and cultural tourism.
Significant tourist and transient population	Renowned as a creative and cultural destination, our public art offer attracts cultural tourists to all areas of the region.
Recognition that public art is subjective, can be contentious and come under high scrutiny	Local communities celebrating their stories, place and unique character.
The role of the community in public art	Strong community awareness, engagement and advocacy.

Table 1. Public art challenges, opportunities and desired outcomes

Consultation, research and benchmarking has informed the Sunshine Coast Public Art Plan. It is guided by a curatorial vision of:

Art for conversation

Sunshine Coast public art will spark meaningful conversations, challenge perspectives, tell the stories of a vibrant and diverse community of communities, enhance public space, increase a sense of belonging and celebrate heritage and identity.

Our cultural landscape will inspire curiosity, creativity, and connection, celebrating the rich history and culture of the region while embracing the modern and eclectic spirit of a sustainable Sunshine Coast.

The Sunshine Coast Public Art Plan outlines four focus areas that support a commitment to excellence, community and creativity. The focus areas are intended to inform decision-making, inspire actions, and ensure that public art reflects the region's spirit and character:

1. Governance – We provide the frameworks to ensure our public spaces continue to be a source of pride and inspiration for the community and visitors to the region.
2. Capacity development – Our artists share knowledge, gain experience and create opportunities that support the growth and development of our region's arts industry.
3. Promotion and advocacy – Our artists bring meaning to place with experimental and innovative works that inspire, challenge and engage audiences.
4. Public art collection – We document and celebrate the character and identity of the Sunshine Coast for current and future generations.

Art and Heritage Collections Policy

The Art and Heritage Collections Policy was last reviewed and endorsed by Council in 2017 and has been reviewed and updated to align with Council priorities, plans and strategies, including the Sunshine Coast Public Art Plan 2025-2030.

This report seeks to replace the current Art and Heritage Collections Policy 2017 with the Art and Heritage Collections Policy 2025 (Appendix B).

The Art and Heritage Collections Policy outlines a framework, and principles required to manage Council's three Art and Heritage Collections, namely:

- Sunshine Coast Art Collection
- Public Art Collection, and
- Cultural Heritage Collection.

The Art and Heritage Collections Policy sets the policy direction in relation to the collections to guide their development, management and accessibility while also developing a public appreciation for the collections. The Art and Heritage Collections Policy is considered critical to ensuring the long-term safety, relevance and sustainability of art and cultural collections in Council's care.

Through the Art and Heritage Collections Policy, Council will be able to ensure:

- Art and Heritage Collections are identified, documented, cared for and developed – continuing to build our region's cultural identity and contribute to a sense of community belonging, connection and wellbeing.
- Art and Heritage Collections are valued and actively promoted, made accessible, and interpreted – contributing to the development of the community's and visitors' understanding and appreciation of the region's arts and cultural heritage; providing tangible recognition of the value of the arts and cultural heritage to the region; and generally encouraging the growth of a more culturally informed public.
- The acquisition, commissioning, deaccessioning and lending of works from the collections are conducted in an ethical, consistent and transparent manner, that conforms to and supports Council's corporate vision, policies and strategies.
- Additions to the collections have artistic or heritage merit – based on an agreed assessment framework and outlined in relevant documentation. To grow, activate and

continue to develop programming around the collections, ongoing financial support will be required.

Legal

There are no legal implications relevant to this report.

Developers' concerns have typically been resolved through revisions or adjustments to the schemes. Councils have often responded by introducing more flexibility, such as allowing contributions to public art funds instead of direct commissioning.

Policy

The Art and Heritage Collections Policy 2025 has been reviewed and updated to ensure alignment with the Sunshine Coast Public Art Plan 2025-2030.

Risk

Without an endorsed position on the provision and care of public art in the region, there is a risk that a non-strategic approach to the delivery and support of public art will occur.

Previous Council Resolution**Ordinary Meeting 17 August 2017 (OM17/145)**

That Council:

- (a) receive and note the report titled "Art and Heritage Collections Policy"*
- (b) revoke the current Public Art Policy (2011)*
- (c) adopt the Art and Heritage Collections Policy (Appendix A) as amended, noting the addition of a Fourth Collection Focus Area "The Art of Sport" and*
- (d) authorise the Chief Executive Officer to make minor amendments as required to finalise the Art and Heritage Collections Policy 2017.*

Related Documentation

There is no related documentation relevant to this report, however it is to be noted that the Sunshine Coast Planning Scheme, currently out for consultation, is relevant to the Sunshine Coast Public Art Plan 2025-2030.

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 implement the Sunshine Coast Public Art Plan 2025-2030, as outlined in this report.

Sunshine Coast
Public Art Plan
2025-2030



Edition June 2025

sunshinecoast.qld.gov.au
mail@sunshinecoast.qld.gov.au
 07 5475 7272
 Locked Bag 72
 Sunshine Coast Mail Centre Qld 4560

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Acknowledgements

Council wishes to thank all contributors
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 development of this document.

Reference document

This document should
 be cited as follows:

Sunshine Coast
 Public Art Plan
 2025-2030

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Cover image

Image: Unfurling by Russell
 Anderson and Rebecca Ward.
 Location: Timari St, Pacific Paradise.
 Photo: Alan Warren.

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.

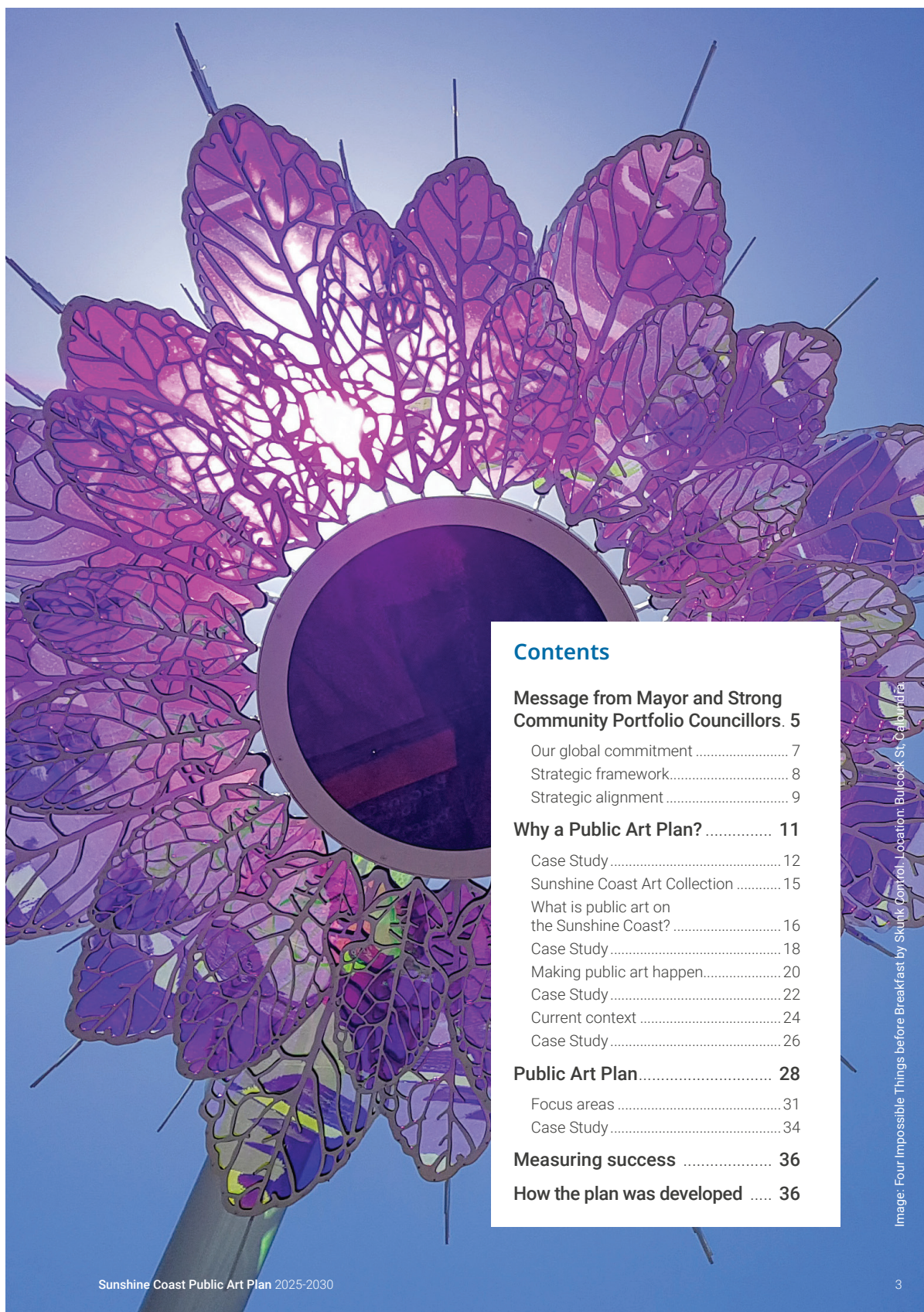
We commit to working in partnership with the Traditional Custodians
 and the broader First Nations (Aboriginal and Torres Strait Islander)
 communities to support self-determination through economic and
 community development.

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 peoples.

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
 peoples and the Jinibara peoples.

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

Together, we are all stronger.



Contents

Message from Mayor and Strong Community Portfolio Councillors. 5

Our global commitment	7
Strategic framework.....	8
Strategic alignment	9

Why a Public Art Plan? 11

Case Study	12
Sunshine Coast Art Collection	15
What is public art on the Sunshine Coast?	16
Case Study	18
Making public art happen.....	20
Case Study	22
Current context	24
Case Study	26

Public Art Plan..... 28

Focus areas	31
Case Study	34

Measuring success 36

How the plan was developed 36



Sunshine Coast Council

4

Image: Helimon by Lyndon Davis. Location: David Low Way, Bli Bli.

Message from the Mayor and Strong Community Portfolio Councillors

This is a time of incredible excitement and change. The Sunshine Coast faces a thrilling future – one shaped by innovation, inspiration and imagination.

As we grow as a region, our home will be challenged by the pressures of growth, while we also seek to make our mark on the world stage as a unique place filled with natural wonders and extraordinary people.

The Sunshine Coast is a proud delivery partner for the Brisbane 2032 Olympic and Paralympic Games which presents a unique opportunity to form our identity through creativity.

This Public Art Plan responds to this moment of momentum. It celebrates our distinct character, inspiring community pride and embedding art into the evolving fabric of our public spaces.

The Sunshine Coast is also home to a vibrant and expanding community of established and emerging artists. These artists live and work across the region, enriching our cultural landscape and expressing the unique identity of our place.

Through public displays, artists play a pivotal role in shaping and enhancing our shared spaces. Their work brings meaning and character to the built environment, making places distinctive, memorable and deeply connected to community.

Public art has the power to enliven our communities, create iconic landmarks for locals and visitors, and foster social connection, economic vitality and a bond with our surroundings. It can surprise and inspire – from a striking mural that catches your eye around a corner, to a quiet moment of reflection with a discovered sculpture.

The Sunshine Coast's creative community is gaining recognition for its diversity, innovation and boldness. We are attracting, nurturing and showcasing creative works that ignite imagination and leave a lasting legacy.

This Public Art Plan sets a clear direction for a dynamic, world-class public art program, one that reflects our values, celebrates our stories and enhances the experience of our public spaces. It brings to life the vision of the Sunshine Coast Creative Arts Plan: that the Sunshine Coast is alive with arts, culture and creativity.

Sunshine Coast Public Art Plan 2025-2030

5



Our global commitment

This Sunshine Coast Public Art Plan 2025-2030 embeds the United Nations Sustainable Development Goals (UNSDGs) into its actions. The United Nations Sustainable Development Goals for peace, prosperity, people and planet provide a comprehensive and internationally recognised framework to collectively align the way we each live, work, learn and play every day.

UNSDG 3 – The plan seeks to build arts audiences within the region, recognising the transformative power of arts participation in enhancing physical and mental wellbeing. Arts and cultural activity has been shown to have positive impacts on individuals' health, resilience, and overall quality of life.

UNSDG 8 – The plan recognises the economic potential of the arts and creative industries, supporting the development and promotion of artistic and cultural activities as key drivers of economic growth, job creation, and entrepreneurship. By nurturing local artistic talent and supporting a diverse creative sector, the plan contributes to the diversification of economies and the generation of income and employment opportunities across the whole region.

UNSDG 9 – The plan contributes to this goal by recognising the role of arts and creative industries in driving innovation, creativity, and economic growth. It supports the development and promotion of artistic and cultural activity as key components of the creative economy. The plan encourages the establishment of cultural infrastructure and the support of artists and creative entrepreneurs.

UNSDG 11 – The plan works to achieve this goal by recognising the significance of diversity and creativity in shaping vibrant and sustainable cities and regions. The plan promotes the integration of cultural considerations into urban planning and development processes, facilitating cultural expressions and diversity and highlighting the role of culture in building inclusive and cohesive communities.



In June 2022, our Sunshine Coast local government area was recognised by the United Nations Educational, Scientific and Cultural Organisation (UNESCO) as a biosphere reserve – where responsible development and people living sustainably sit alongside active conservation.

Our region has joined a world-wide network of biosphere reserves to balance the environmental, social, cultural and economic needs of today, without compromising the ability to meet the needs of future generations.

Our region's international recognition as a special place where people are living, working, learning and playing sustainably highlights the values of our region that we are

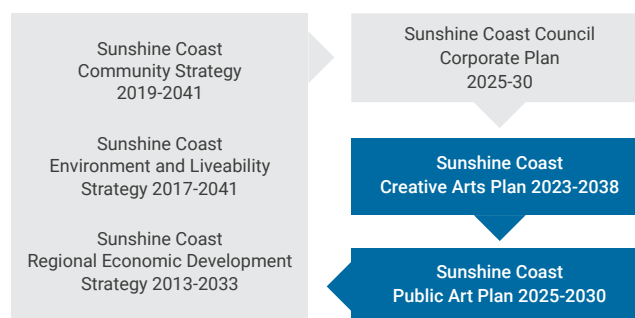
seeking to protect and enhance, brings new opportunities and a range of possible benefits to our natural environment, community, lifestyle and economy.

Being recognised as a UNESCO Biosphere Reserve and maintaining this credential is our region's commitment to create a positive legacy for future generations. Every resident, visitor, business and government entity has a key role to play in maintaining and enhancing the Sunshine Coast Biosphere reserve for our children, grandchildren and all those who will enjoy the prosperity, beauty and liveability of our region into the future.

Making progress together

Working towards our vision

Australia's most sustainable region.
Connected. Liveable. Thriving.



Alignment to the regional strategies

This Plan ensures our region is alive with arts, culture and creativity while embedding sustainability throughout its processes and actions. It provides support and guidance on the development of public art, contributing to growth and resilience, ensuring opportunities for the creative industries to flourish, and enables the community to enjoy, activate and participate in the public art process.

Alignment to the corporate plan

The Sunshine Coast Council's Corporate Plan 2025-30 outlines an integrated approach to achieving our vision, informed by Council's long and medium-term strategies and plans. Our commitment to reconciliation is reflected under the five goals.



Strong Community

At the heart of our communities are people who come together to actively participate in the creative and cultural life of our region. This plan promotes the integration of cultural considerations into urban planning and development processes, facilitating cultural expressions and diversity and highlighting the role of culture in building inclusive and cohesive communities. It also provides information and processes to enable the community to develop public art projects that contribute to stronger, more interconnected communities and shape a vibrant, dynamic and livable region.



Environment and Liveability

This Plan recognises the transformative power of arts participation in enhancing physical and mental wellbeing. Arts and cultural activity has been shown to have positive impacts on individuals' health, resilience, and overall quality of life and through creativity, art and culture. This plan seeks to build arts participation and audiences within the region through supporting programming and activation of public art to be accessible, engaging and interactive while also leveraging the collection for participation, promotion, visitor attraction, revenue, community engagement, education and programs.



Resilient Economy

This Plan recognises the role of arts and creative industries in driving innovation, creativity, and economic growth. It supports the development and promotion of artistic and cultural activity as key components of the creative economy, and encourages the establishment of cultural infrastructure and the support of artists and creative entrepreneurs. Public Art development embraces

new innovative technologies that adapt and contribute to the changing environment and economy while our artists share knowledge, gain experience and create opportunities that support the growth and development of our region's arts industry.



Managing for Growth

This Plan ensures appropriate and ongoing management of the public art collection as a valuable community asset and provides the frameworks to ensure our public spaces continue to be a source of pride and inspiration for the community and visitors to the region. This is achieved via the development and implementation of an asset management plan with systems that include periodic assessment and preservation as part of a preventative and conservation management process and enable rapid response and specialist contractor engagement.



Organisational Excellence

This Plan ensures compliance with relevant legislation and a commitment to appropriate funding and human resources to enable best practice in public art management, conservation, and presentation. It aims to educate and align Council departments to ensure that public art opportunities for significant projects are identified and initiated early, including masterplans (precincts, public and private developments) and meet the intent of this plan (including future climate considerations). The Plan will also build community pride and engagement through the promotion of public art including an online listing of trails, activations and program.



Why a Public Art Plan?

This Sunshine Coast Public Art Plan is designed to apply industry-leading principles to the planning, commissioning, implementing and maintaining of public art on the Sunshine Coast.

As an action from the Sunshine Coast Creative Arts Plan 2023–2038, it aims to guide the preservation and growth of the current collection, alongside the commissioning of new public works that reflect our unique identity and place. It will set a clear purpose and principles while providing a framework for preserving the value of current public art assets.

The plan builds on past successes, aligns with existing local, state and national policies, plans and strategies, and is designed with the input and needs of the community top of mind.

It brings various stakeholders into play, addresses areas of opportunity and augments existing frameworks to ensure a public art experience that provides a unique and stimulating exchange between artists, residents and visitors to the region.

The purpose of the plan is to:

- Affirm the critical knowledge, values and insights of Traditional Owners in planning site-specific works.
- Provide clarity on the role we play, in alignment with our principles, to achieve outstanding works of art.
- Set out transparent processes to guide how commissions will be governed and delivered.
- Instill confidence to all involved through a consistent and transparent approach.
- Establish a clear purpose for investment in public art that aligns with our strategic priorities.
- Target resources to have the greatest impact in transforming our public realm.

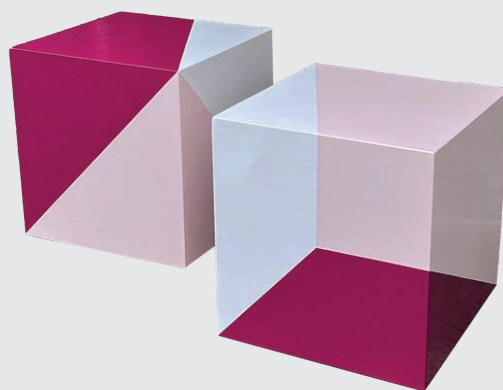


Image: Field of Vision by Petalia Humphreys. Location: Currie St, Nambour.

Case
study



12

Image: Strangler Cairn by Andy Goldsworthy. Location: Conondale Great Walk, Conondale National Park.

Strangler Cairn (2011) by Andy Goldsworthy

Public art plays a vital role in shaping cultural identity, connecting people to place, and encouraging engagement with the environment. One of the most striking examples in Australia is Strangler Cairn by Andy Goldsworthy, located in Conondale National Park on the Sunshine Coast. Goldsworthy, a globally acclaimed environmental artist, is known for using natural materials to create site-specific works that evolve over time, highlighting the relationship between nature, time, and human intervention.

Unlike many of Goldsworthy's ephemeral works, Strangler Cairn is built to last. The artwork is a large ovoid stone structure made from hand-cut granite sourced locally. At its top is a hollow space designed to hold a strangler fig seedling, propagated from a giant fig that once stood at the site. Over time, the tree will grow, wrapping around and transforming the cairn, symbolising nature's resilience and its deep connection to human creativity.

Commissioned as part of Queensland's Art + Place program, which integrates art into public spaces, at a cost of \$700,000, Strangler Cairn is considered a destination artwork because it offers an immersive, site-specific experience. Positioned deep within the national park, visitors must undertake a 5.5 km walk to reach it. This journey creates a sense of pilgrimage, where the effort to reach the site enhances appreciation of both the artwork and its natural surroundings.

Unlike static sculptures, Strangler Cairn continues to evolve, encouraging repeat visits to witness its transformation. The artwork bridges the gap between human-made structures and the natural world, reinforcing the idea that art is not just something to observe but something to experience. Over the coming decades, as the strangler fig grows, it will reshape the cairn, further embedding it into the landscape and offering future visitors a living, changing landmark that reflects the passing of time.



Sunshine Coast Council

14

Image: The Monts (detail) by Fini Cossar. Main Street, Montville.

Sunshine Coast Art Collection

Representing a vibrant reflection of the Sunshine Coast's cultural and artistic identity, the Sunshine Coast Art Collection is a significant community-owned, council-managed cultural asset. Underpinned by Council's Arts and Heritage Collections Policy, the Collection is supported by principles that guide its development, management, accessibility and appreciation of Council's art and heritage collections (Art, Public Art and Cultural Heritage), while ensuring its preservation, regional relevance and broader state and national significance.

Highlighting Council's commitment to supporting and celebrating the arts, the Collection continues to grow across the region, transforming everyday spaces and outdoor places, by embedding artworks and artistic interventions and responses into the diverse and unique environment of the Sunshine Coast.

In 2024 the Art Collection is valued at more than \$6.6M, an increase of more than \$2.5M since 2019. Of this, the public artworks are valued at \$3.8M.

With a strong focus on Australian art and works by Queensland and First Nations artists, particularly our region's Traditional Owners the Kabi Kabi and Jinibara peoples, the Collection spans a variety of mediums and genres by leading local and nationally and internationally renowned artists. Artworks include ceramics, digital art, paintings, sculpture, textiles and works on paper. Across the Sunshine Coast, the Collection's public artworks play an important role in placemaking and connection to place, populating and activating the region's outdoor spaces with engaging site-specific and responsive artworks.

The Sunshine Coast Art Collection acquires artworks through various means. This can be via the commissioning of new works (via Council-led, Developer-led or Community-led projects), direct donations and cultural gifts (under the Australian Government's Cultural Gifts Program), as well as through annual art prize acquisitions from the prestigious Sunshine Coast National Art Prize and Local Contemporary Art Prize awards.

"As the Sunshine Coast continues to grow in population and infrastructure, the opportunities for collaboration with major developers to invest in prominent public artworks grows too. We know, and developers know, that art in public places enables community to connect, reflect and be inspired by the place in which they live. In the same way, visitors who see these public artworks create inspiring memories that they can take with them when they leave. Our community and our region benefit in so many ways from this engagement with art."

Sunshine Coast Arts Foundation Chair,
Emeritus Professor Jennifer Radbourne

These enduring public cultural assets enable immersive experiences, encouraging awareness and participation for residents and visitors alike, contributing to the region's cultural development and vitality through a significant Collection that will continue to be enjoyed by current and future generations to come.

What is public art on the Sunshine Coast?

Public art is a physical artistic response presented in the public realm that reflects our stories, people and place while engaging and connecting audiences. Exceptional public art contributes to the creation of meaningful and connected spaces and places. This connection develops and fosters engagement for locals and visitors, leaving a legacy of memories to share.

Public art can be installed in the public realm within buildings or other infrastructure or in open spaces such as parks or streetscapes. It may present as site-specific or site-responsive sculptural works, relief wall installations, integrated into infrastructure/architecture or as public art trails and landform artwork. It can also be presented as new media projections or site interventions. It can also be functional, providing seating, shade, water features, fountains etc.

For the purposes of this plan, public art includes:

It has numerous benefits including:

- Encouraging community engagement and social interaction.
- Enhancing urban renewal and economic development.
- Influencing people's behaviour - e.g., encouraging people to explore a space, discouraging anti-social behaviour, increasing dwell time in retail strips, slowing traffic etc.
- Educating and encouraging new ideas and conversations.
- Preserving history, sharing stories, celebrating identity.
- Attracting visitors or enhancing visitor experiences.
- Providing a sense of safety.
- Conveying important public service messages about things like climate change, health, aging, sustainability etc.
- Providing a sense of place and community identity.
- Promoting cultural diversity and artistic innovation.
- Fostering community pride and resilience.
- Contributing to a vibrant cultural tourism offering and visitor experience.
- Increasing the community's exposure to, and understanding and appreciation of, the value of art and culture.

- **Permanent** – artworks that have an expected life of 15 or more years; can be site specific or site responsive and may be integrated into a landscape or civic development. Major commissions that respond to significant opportunities and involve years of development, are enduring cultural assets that become part of the Art Collection and are managed and maintained accordingly.
- **Integrated** – artworks that are built into infrastructure, such as a building or other permanent structure, ground planes or streetscape elements.
- **Ephemeral** – artworks that can break down in-situ in the environment and that can be part of the experience of the work.
- **Temporary** – artworks presented for a finite designated timeline, generally days or weeks.
- **Applied** – artworks generally painted or adhered to a wall or structure.
- **Discovery** – artworks generally small in scale that are installed into a landscape or structural site and found when in close proximity.
- **Sound Based** – artworks that present as a sound scape within a public space.
- **Digital** – artworks that are created and presented using digital media and infrastructure.
- **Multimedia** – artworks that use multiple forms of presentation and may combine form/structure, projection, film and sound modalities.

For the purposes of this plan, public art does not include events, festivals, performances, workshops and happenings.



Sunshine Coast Public Art Plan 2025-2030

Image: Bupya Nui by Finn Cassar and Miles Allen, Location: Sir Howard and Queen Street, Tambour.

17

Case
study



Sunshine Coast Council

18

Image: iDIDIT! by Russell Anderson. Location: Village Park, Birtinya.

iDIDIT! (2017) by Russell Anderson

iDIDIT! is a monumental public artwork by Russell Anderson that embodies the joy and triumph of play through the dynamic form of a child executing a cartwheel. At six metres tall, the scale and presence of iDIDIT! serve as both a beacon for the community and a landmark for the Sunshine Coast Health Precinct. Positioned at the entrance of the precinct, the sculpture captures the exhilaration of movement, perseverance, and optimism, reinforcing the values of resilience, recovery, and human connection. The project was funded by Stockland for \$220,000 in 2017, and is now part of the region's collection.

Russell Anderson reminds us that play is essential for human development, creativity, wellbeing, and social interaction. Within the health precinct, the artwork powerfully reinforces these ideals, symbolising the strength of the human spirit and the importance of both mental and physical health. It serves as a reminder that healing is not only a medical process but also a deeply personal journey, often marked by small yet significant milestones.

Anderson speaks proudly of peoples' connection to iDIDIT!, with hospital patients setting a goal to walk to the sculpture as part of their rehabilitation. Its presence provides not just a point of orientation within the precinct, but a source of encouragement and inspiration for those facing challenges.

Weighing an impressive 9 tonnes, the artwork is constructed from 244 layers of 25mm weathering steel, creating a striking, layered effect. The choice of material ensures both durability and transformation, as the steel develops a rich patina, further embedding the artwork into its environment.

Through its size, craftsmanship, and message, iDIDIT! shows how public art can create meaningful and engaging urban spaces. It is an artwork that not only stands tall but also uplifts, inviting all who pass by to embrace play, celebrate milestones, and find joy in life's simplest moments.

Making public art happen

There are many ways public art can be conceived, commissioned and developed in the public realm. These distinct approaches shape a creative project's direction, outcome, and community impact, making each commission unique.

Planning

The development of public art is a complex process which involves funding, regulatory compliance, community and industry engagement, artistic excellence and engineering. This plan provides a roadmap to ensure that projects are realised with strong partnerships, appropriate investment in place, good governance structures, and effective engagement principles. Stakeholders can include, but not limited to:

- Traditional Owner First Nations Elders and community
- Government elected representatives and agencies
- Private developers
- Commissioning bodies
- Public art consultants
- Public art advisory panels
- Artists and arts and cultural organisations
- Community
- Interest groups

Commissioning

Public art can be formally commissioned through:

- **Council-led:** Council initiates and funds public art projects, prioritising community engagement and cultural development.
- **Government agency-led:** Government agencies initiate and fund public art projects, often integrating them into infrastructure developments.
- **Private development-led:** Private developers initiate and fund public art projects to enhance their properties and surroundings.
- **Community-led:** Community organisations initiate public art projects, often funded through grants and philanthropy, to drive grassroots creativity and community engagement.
- **Other investment:** gifts, philanthropy and partnerships

Implementing

Primary delivery opportunities include:

- **Regional infrastructure:** public art that responds to key assets – such as public buildings, precincts, bridges, parks, waterways - with permanent and / or temporary works supported by programming.
- **Placemaking:** public art that includes local stakeholders and community groups to achieve a genuinely human-centered approach that reactivates and revitalises commercial centres and communities.
- **Example locations for the above opportunities include** City Hall, Library+, identified precincts such as Caloundra Creative and Community Hub, Eumundi, Beerwah, and developments like Aura, Harmony, Maroochydore CBD, Nambour and Mooloolaba Foreshore.

Maintaining

Public art managed by Council as part of the Sunshine Coast Art Collection undergoes an annual maintenance program to ensure it is maintained as an asset for the region. Council's Collection curators have a range of roles including:

- facilitate scheduled inspections for condition reporting,
- enabling priority conservation
- coordinating maintenance

Other Council branches also inform or support maintenance that needs to be addressed.

This organization-wide approach ensures public artworks in the public realm are valued and respected.



Sunshine Coast Public Art Plan 2025-2030

21



Chorus (2023) by Eleanor and James Avery

Chorus by Eleanor and James Avery is a striking public artwork commissioned by Stockland for the Aura residential development on the Sunshine Coast. Costing \$1.4 million and spanning 120 meters across a pedestrian bridge, it features two large aluminium bird sculptures at opposite ends, linked by vibrant coloured screens. Inspired by a kookaburra and a songbird, the sculptures celebrate the energy and diversity of local birdlife, while the connecting coloured 'wave' element represents birdsong, reinforcing themes of communication and movement.

Positioned at a key transit point, Chorus ensures high visibility for both pedestrians and vehicles, establishing itself as a defining feature of the environment. The dynamic interaction between the sculptures offers different experiences, whether crossing the bridge on foot or cycling, or passing beneath it by car. This sense of movement mirrors the daily journeys of the community, making Chorus an integrated, engaging part of the urban setting.

The name Chorus connects to Aura's meaning, linked to the Greek goddess of dawn and the morning breeze, symbolising transition, unity, and the passage of time. The birds positioned on either side of the bridge suggest connection, reinforcing the structure as a gateway to the southern end of the Sunshine Coast. The Averys' research-driven approach ensures the artwork resonates with the community, blending nature and urban life into a meaningful and engaging installation.

Current context

The Sunshine Coast is undergoing a period of rapid growth and with that comes challenges and opportunities. The below table identifies those with relevance to public art.

Challenge or opportunity	Desired outcome
Limited public art opportunities for our dynamic and emerging creative arts industry.	A sustainable and thriving public art industry through building capacity, experience and opportunity.
Rapid growth, development and revitalisation including planned future public transport.	Strategic public art opportunities integrated and supported.
Limited understanding of the value of the arts leading to decreased financial and political support.	A public art offer – and collection - that our council and community is proud of, engages with and advocates for.
A rich Indigenous culture and connection to country.	The cultural expression of the Traditional Owners of this country is supported and celebrated through public art.
Large and diverse region with communities spread across 2,290 square kilometres in a mix of coastal, hinterland, urban and rural landscapes.	Public art that celebrates and reflects the distinct character of each community and landscape while also creating a connection among the region's population and identity, as well as to place.
2032 Brisbane Olympics and Paralympics.	Leveraged for funding, infrastructure, and programming to support sector development, community pride and cultural tourism.
Significant tourist and transient population.	Renowned as a creative and cultural destination, our public art offer attracts cultural tourists to all areas of the region.
Recognition that public art is subjective, can be contentious and come under high scrutiny.	Local communities celebrate their stories, place and unique character.
The role of the community in public art.	Strong community awareness, engagement and advocacy.

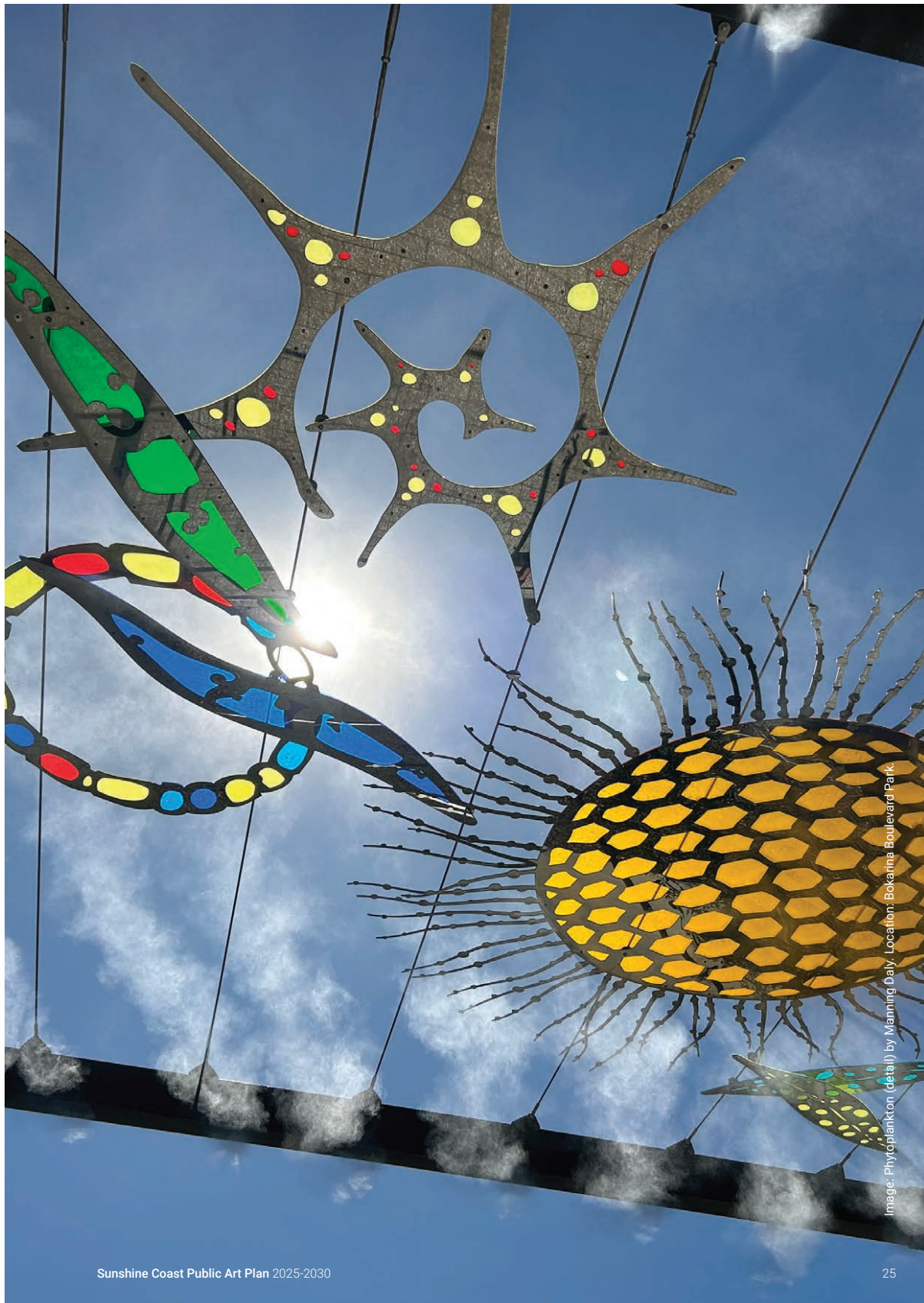


Image: Phytoplankton (detail) by Manning Daly. Location: Bokarra Boulevard Park

Case
study

Sunshine Coast Council

26

Image: *Ouroboros* (detail), 2021-24 installation view, National Gallery of Australia, Kamberri/Canberra, 2024, commissioned for the National Gallery's 40th anniversary, 2022. © Lindy Lee.

Ouroboros (2024) by Lindy Lee

Lindy Lee AO is one of Australia's most influential contemporary artists, known for exploring identity, heritage and the connections between people and the world around them. Her work is inspired by Taoism and Zen Buddhism, philosophies that embrace lifecycles and the beauty of the present moment. Using reflective surfaces, perforated metal, and molten bronze, Lee creates artworks that shifts with light and movement, transforming static sculptures into dynamic experiences.

Lee's public artworks do more than enhance their surroundings; they invite reflection and inspire a sense of wonder. Her large-scale sculptures, such as Ouroboros at the National Gallery of Australia, interact with their surroundings, encouraging people to pause and consider their place in the world. This 13-tonne mirrored sculpture, commissioned for \$14 million, symbolises renewal and transformation. Its luminous surface reflects the ever-changing environment and reinforces the idea that everything is in constant motion.

As an aspiration, a Lindy Lee commission would be a major achievement for any regional art collection, not just as an acquisition but as a defining landmark. Her works spark curiosity and create meaningful connections between people and place. More than sculptures, they become gathering points, spaces for contemplation, conversation, inspiration, and shared experience.

As a second-generation Chinese-Australian artist, Lee also brings important conversations about multicultural identity into her work. Her art fosters dialogue, creates learning opportunities, and offers cultural landmarks that resonate across generations. A Lindy Lee commission is a lasting contribution to the cultural life of a community. It enhances a collection's reputation, connects it to a global audience, and has the potential to draw visitors, strengthen cultural tourism and engagement.

Public Art Plan

Curatorial vision – Art for conversation

Sunshine Coast public art will spark meaningful conversations, challenge perspectives, tell the stories of a vibrant and diverse community of communities, enhance public space, increase a sense of belonging and celebrate heritage and identity.

Our cultural landscape will inspire curiosity, creativity, and connection. It celebrates the rich history and culture of the region while embracing the modern and eclectic spirit of a sustainable Sunshine Coast.

What moves us towards the vision	What moves us away from the vision
Tell the stories of caring for Country, history, and culture	Solely eurocentric perspective.
Challenge perspectives and spark curiosity with thought-provoking installations that inspire meaningful conversations and connections among the community	Constrained creatively through 'safe' and conservative approaches.
An articulated relationship or connection that reflects the region's unique character.	No connection to its history, location, environment or community
Embedded into regional infrastructure and major projects to add value	An add on or afterthought in regional infrastructure and major projects, or a mandate to deliver public art for arts sake.

Principles

The Plan and its actions are underpinned by the following key principles:

- **Ambitious and aspirational:** public art development and commissions are of a national and international standard that build our identity and reputation.
- **Future focused:** advocacy and professional development for the industry and private sector deepens engagement with, and capacity within, the adopted governance framework.
- **Cultural rigor:** Aboriginal and Torres Strait Islander heritage is appropriately recognised, acknowledged, and celebrated.
- **A focus on excellence:** all phases of the public art process are managed to the highest standard.
- **Purposeful:** cohesive, consistent, and considered processes and policies are applied across Council and the region to ensure strategic outcomes and benefits are achieved.
- **Meaningful:** all stakeholders are considered, valued, empowered and informed within and throughout the public art process and the work feels authentic to the region and its communities.



Sunshine Coast Public Art Plan 2025-2030

Image: Project Fort Awesome. Photo: Timothy Birch.



Sunshine Coast Council

30

Image: Horizon Festival 2023. Photo: Timothy Birch.

Focus areas

The Sunshine Coast Public Art Plan outlines four focus areas that guide the development of a vibrant and inclusive public art landscape through a commitment to excellence, community and creativity. They inform decision-making, inspire action, and ensure that public art reflects the region's spirit and character.

1 Governance

We provide the frameworks to ensure our public spaces continue to be a source of pride and inspiration for the community and visitors to the region.

- 1.1 Ensure appropriate ongoing budget allocation for the delivery of the Regional Public Art Plan including maintenance, programming, promotion and a depreciation plan.
- 1.2 Support the development of a facilitative and accessible process for public art commissioning, programming, permitting, procuring and maintaining whether it be community, private developer or government led.
- 1.3 Establish and manage a Public Art Panel with transparent terms of reference and responsibilities, and whose purpose is to ensure public art outcomes align with the intent of this plan, including being a governing body for any contribution scheme.
- 1.4 Review public art opportunities in the Planning Scheme to incorporate public and private developer commitment and contribution, including a percent-for-art scheme and framework.

2 Capacity development

Our artists share knowledge, gain experience and create opportunities that support the growth and development of our region's arts industry.

- 2.1 Support and deliver programming that provides professional development, mentoring, networking and collaboration opportunities for Sunshine Coast based artists and the broader creative industries.
- 2.2 Engage with our Traditional Custodians and local First Nations communities to develop and embed cultural protocols into all aspects of the public art process, including a seat on the Public Art Panel.
- 2.3 Enable public art development and presentation in non-traditional spaces including via Artist in Residence programs, hoarding opportunities, temporary installations.
- 2.4 Provide information and processes to enable the community to develop public art projects.

3 Promotion and advocacy

Our artists bring meaning to place with experimental and innovative works that inspire, challenge and engage audiences.

- 3.1 Advocate for partnerships, investment and collaborations with the private sector and State and Federal Government agencies.
- 3.2 Promote the value and benefits of public art to industry, council and the community.
- 3.3 Support the programming and activation of public art to be accessible, engaging and interactive.
- 3.4 Build pride and engagement through the promotion of public art including an online listing of trails, activations and program.
- 3.5 Aim to educate and align Council departments to ensure that public art opportunities for significant projects are identified and initiated early, including masterplans (precincts, public and private developments) meet the intent of this plan (including future climate considerations).

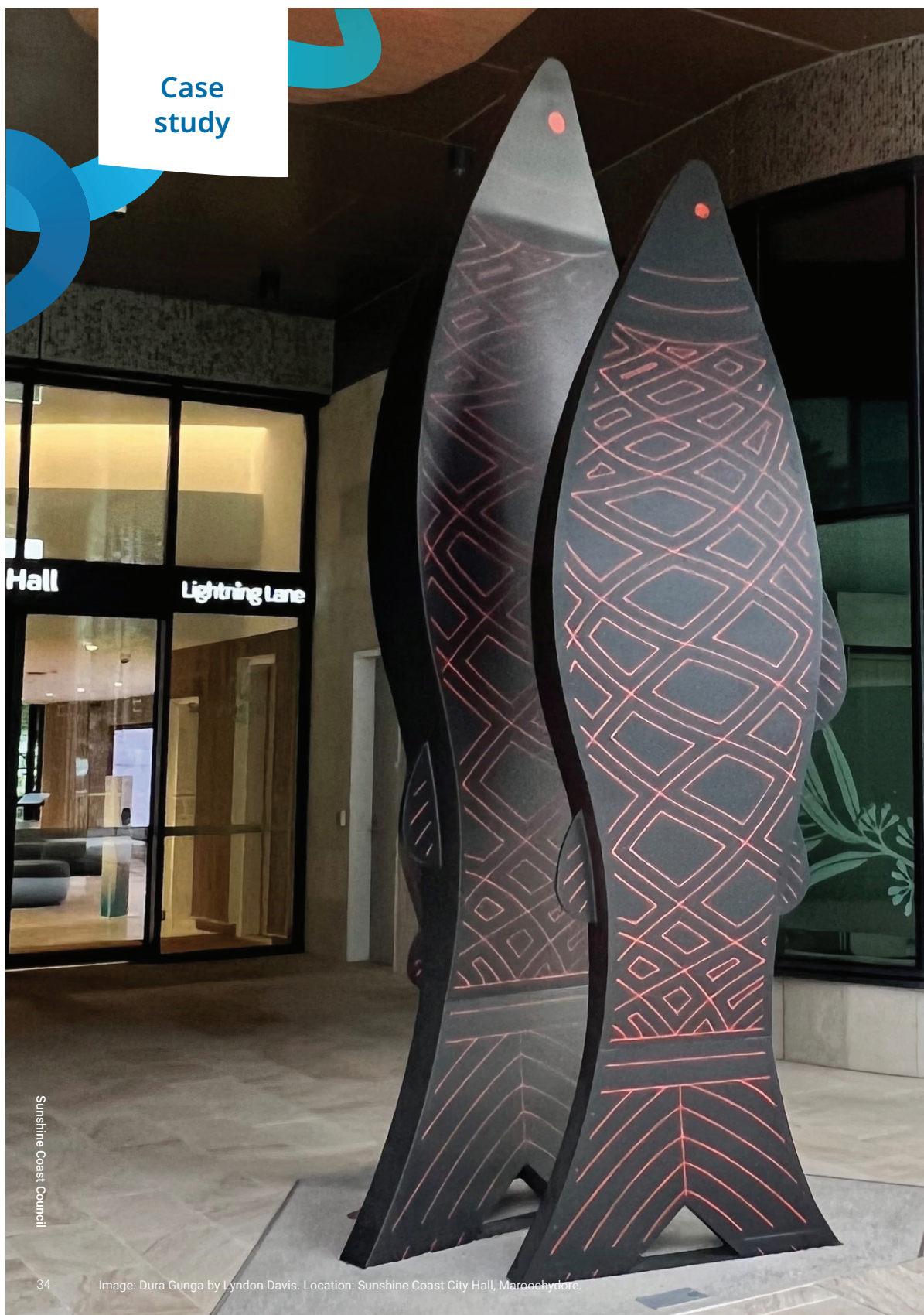
4 Public Art Collection

We document and celebrate the character and identity of the Sunshine Coast for current and future generations.

- 4.1 Ensure collection is documented, digitised and accessible to broad audiences.
- 4.2 Develop and implement an asset management plan with systems that include periodic assessment and preservation as part of a preventative and conservation management process and enable rapid response and specialist contractor engagement.
- 4.3 Commit appropriate funding and human resources to enable best practice in public art management, conservation and presentation.
- 4.4 Ensure compliance with relevant legislation, including best practice deaccessioning process.
- 4.5 Leverage the collection for participation, promotion, visitor attraction, revenue, community engagement, education and programs.



Case
study



Sunshine Coast Council

34 Image: Dura Gunga by Lyndon Davis. Location: Sunshine Coast City Hall, Margoehydore.

Dura Gunga (2024) by Lyndon Davis

Dura Gunga is located at the entrance of Sunshine Coast City Hall on Lightening Lane, Maroochydhore. The project was developed over a three-year period and included a mentoring program with three selected Kabi Kabi artists and renowned TSI artist, Brian Robinson, as mentor for the artists.

The project outcome was the result of the City Hall's mandate to develop a significant First Nations public artwork for the entrance of the new City Hall building to welcome visitors. The project funding of \$250,000 was provisioned by the developers as part of the City Hall deliverables. In 2021 an Arts and Culture Plan for the City Hall building was developed to inform the key sites and opportunities for the development and presentation of artworks. The Plan's aim to create vibrancy and cultural vitality, establish a distinct and meaningful connection to place, and more broadly, celebrate the region and its people.

The mentorship program enabled the artists to gain an insight in the complexity of public art development and over a few months. Each artist developed a concept which was then presented to a panel for selection of a work to be commissioned.

The concepts developed were presented to a panel of assessors, consisting of curators, council staff and Kabi Kabi elder. Through this process each artist was able to share their stories and approach to the development of their concept.

Lyndon Davis' concept of Dura Gunga was selected to proceed to design development and construction.

"This work represents the story of our Mullet and Sea Eagle and how our people came together to hunt.

The young mullet fish is known as Dura and shares its name with the red stringy bark. They are connected in the dreaming/creation in our old stories and speak of the connection between plants and animals and our people's connection to the land.

It is during the Dura hunting season, when the red stringy bark starts to shed its bark and is when the Kabi Kabi knew the Diamond Scale Sea Mullet would be running. The mullet travel in great numbers from the southern cold waters and come up here each winter to warm waters to spawn and

Gunga, the Sea Eagle, was first to see the mullet running. It was lore to only hunt Dura (mullet) when Dura (red stringy bark) indicated it was the correct season. Gunga taught our people how to start the hunt and we follow his lore. Our spears are designed to easily pluck fish from the water, just like his talon's. Growing up we learnt from Gunga and imitated his hunting tactics, spearing fish and following his lore."

Lyndon Davis

Measuring success

Measuring the success of a public art plan is crucial to understanding its impact and optimising its effectiveness. Evaluation helps identify strengths and weaknesses, demonstrates value to stakeholders, and informs data-driven decisions to maximise benefits.

- **Community sentiment:** generate annual growth in positive community sentiment around public art.
- **Engagement:** satisfaction level of 80% or above for audiences at public art activations and programs.
- **Aboriginal and Torres Strait Islander artist engagement:** ensure annual growth in participation from Aboriginal and Torres Strait Islander artists in public art initiatives.
- **Artist engagement:** annual increase of five per cent in the number of local and national applicants for public art commissions.
- **Artist satisfaction:** maintain a minimum satisfaction rating of 80 per cent (based on surveys or feedback forms across all public art touchpoints).
- **Critical acclaim:** secure at least two positive reviews / awards for public art projects within the next 18 months.
- **Partnership satisfaction:** maintain an average partnership satisfaction rating of 90 per cent or higher (based on surveys or feedback forms).

How the plan was developed

The plan was developed with an intent to provide a strategic blueprint for new public art projects and maintaining the Sunshine Coast Art Collection's public artworks while increasing opportunities for the creative arts sector.

- The development of the plan relied on aligning with existing local, state and national policies, plans, and strategies; benchmarking through best practice; analysing the current context; and engaging with diverse stakeholders.
- Feedback was captured via a series of workshops with the Sunshine Coast Arts Advisory Board, First Nations representatives, local creative practitioners, and the local planning and development industry, including public and private sectors.
- The insights gathered from the consultation and engagement process, directly informed the outcomes of the Public Art Plan.
- Extensive internal consultation within Council was also undertaken to ensure alignment and uptake of opportunities and objectives within the plan.
- Through the implementation of this plan, we are shaping our future as a region that is connected, creative and inspirational



Image: Whiplash Clutch by Hew+Noonan - Location: Maroochy Bushland Botanic Gardens.

Sunshine Coast Public Art Plan 2025-2030

37



sunshinecoast.qld.gov.au
mail@sunshinecoast.qld.gov.au
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Strategic Policy

Art and Heritage Collections Policy

DRAFT

Endorsed by Council:

<Corporate Governance
INSERT Ordinary Meeting Date
and OM reference once
endorsed>

Policy purpose

The purpose of this Policy is to outline the framework and principles that guide the acquisition, commission, development, management, accessibility and appreciation of Council's art and heritage collections - including Art, Public Art and Cultural Heritage Collections – while ensuring the long-term safety, relevance and sustainability of art and cultural collections in Council's care.

Policy scope

This Policy applies to:

Sunshine Coast Art Collection

The Sunshine Coast Art Collection includes existing and future artworks and art in public spaces that have been formally acquired or commissioned for the purposes of access, education, exhibition, interpretation, research and story-telling, that helps depict the culture and character of the region.

Collection Focus Statement

1. *Arts and Culture of the Sunshine Coast*

Council seeks to expand its collection and acquire artworks, in any media, that have regional relevance (being the Sunshine Coast local government area) including the history and development of the region through visual art interpretation. This collecting area serves to capture and document changes in the visual culture and character of the region and represent the unique environment and culturally diverse communities of the Sunshine Coast.

2. *Contemporary Australian Art*

Council seeks to expand its collection of artworks by significant contemporary Australian artists with an emphasis on artworks by contemporary Queensland artists, in any media, primarily through Council's Sunshine Coast National Art Prize. This collecting area serves to capture and document developments in broader contemporary Australian visual art practice.

3. *Aboriginal and Torres Strait Islander Art*

Council seeks to support its collection and acquire or commission artworks in any media that celebrates community and First Nations peoples through depictions of the culture of the Sunshine Coast, serving to build a unique point of difference for the Sunshine Coast art

Art and Heritage Collections Policy | Strategic Policy

collection through stimulating new bodies of work and documenting artistic expression, diversity across the region.

4. *The Art of Sport*

Council seeks to support its collection and acquire or commission artworks in any media that thematically explore depictions of sport as a subject or discernible inspiration. This collecting area serves to build a unique point of difference for the Sunshine Coast art collection through stimulating new bodies of work and capturing and documenting our local and national interest in sport as a cultural characteristic of our community.

Public Art Collection

The Public Art Collection includes existing and future artworks within public spaces that have been formally acquired.

Collection Focus Statement

1. *Enduring and traditional Public Art*

Council will continue to acquire or commission public artworks of enduring permanent materials (usually as sculpture, statues or murals). While there is scope to add to the collection of permanent works, strict adherence to engineering and planning guidelines will ensure existing and new works are sustainable, have regional relevance (being the Sunshine Coast local government area) and illustrate the history, people and development of the region.

2. *Integrated and functional Public Art*

Council seeks to commission artist led integrated public art such as seating, balustrades, bollards and creative paving to positively influence and shape the built environment.

3. *Temporary and ephemeral Public Art*

Council seeks to develop programs to activate and energise public spaces (libraries, markets, parks, reserves, walkways) by encouraging and supporting temporary and ephemeral public art events. This may include new media, animation, light projections, film, soundscapes, as well as other non-permanent materials.

Cultural Heritage and Bankfoot House Collections

The Cultural Heritage and Bankfoot House collections include objects, content (including digital), images and documents retained and managed due to their cultural or heritage significance for the purposes of interpretation, access and research that have been formally acquired. All acquisitions into this collection will be assessed based on criteria outlined in Significance 2.0 – Historic, Artistic or aesthetic, Scientific or research, Social or spiritual significance in the context of the Sunshine Coast and associated local government area.

Cultural Heritage Collection Focus Statement

The Cultural Heritage collection consists of the closed Landsborough Museum Collection as acquired by Council in 2022 from the former Landsborough and District Historical Society, as well as the Heritage Collection which accepts material based on the following criteria:

Art and Heritage Collections Policy | Strategic Policy

1. *Material of historic significance*

Council seeks to collect and maintain material based on their cultural or historical significance and association to the Sunshine Coast region. The collection facilitates the ongoing understanding of and connection to the region's history, environment and people. Council demonstrates that the collection is valued, promoted and supported to delight, stimulate and engage the Sunshine Coast community and beyond.

2. *Examples of contemporary and retrospective materials, as both tangible and intangible heritage*

Council aims to develop and collect both contemporary and historic items of tangible and intangible heritage as living history in forms such as oral histories, family memoirs, digital stories and films that capture the vivid stories, events and lifestyle of Sunshine Coast people and places.

Bankfoot House Collection Focus Statement

The Bankfoot House Collection is a nationally significant closed collection, focusing on the Grigor, Burgess and Ferris families who lived at Bankfoot House. The collection consists of objects acquired as part of the sale of Bankfoot House to the Sunshine Coast Council in 2004. Council seeks to retain the integrity of this closed collection, only accepting items into the Bankfoot House Collection that meet strict provenance criteria.

Object has an established provenance with one of the three generations (Grigor, Burgess, Ferris) who resided at Bankfoot House, while they resided on the property.

Policy statement

Council recognises the significance of the region's unique art and cultural heritage and the importance of its role in documenting and celebrating the unique character and identity of the Sunshine Coast.

Council also recognises the important economic benefits and increased social capital that art and cultural heritage can bring to the region by its:

- enrichment of people's lives through the enhancement of their sense of cultural identity and connectedness
- ability to strengthen the commercial and entrepreneurial opportunities for both public and private cultural and community celebrations, creative development, facilities, events, programs and exhibitions
- ability to support the vision and goals of creative communities and sectors
- contribution to a vibrant cultural tourism offering and visitor experience that is attractive, engaging and culturally informative, and
- ability to grow a culturally informed public via the region's exposure to, and ongoing appreciation of, the value of art and culture.

This Policy demonstrates Council's commitment to the Art and Heritage Collections under its management and to developing, preserving and promoting the art and cultural heritage of the

Art and Heritage Collections Policy | Strategic Policy

region – for the benefit of the region. The Policy is to be read in conjunction with the supporting guidelines for each specific collection.

Policy outcome

Through this Policy, Council is committed to ensuring that:

- Art and Heritage Collections are identified, documented, cared for and grown – continuing to build our region's cultural identity and contribute to a sense of community belonging, connection and wellbeing
- Art and Heritage Collections are valued and actively promoted, made accessible, and interpreted – contributing to the development of the community's and visitors' understanding and appreciation of the region's arts and cultural heritage; providing tangible recognition of the value of the arts and cultural heritage to the region; and generally encouraging the growth of a more culturally informed public
- the acquisition, commissioning, deaccessioning and lending of works from the collections are conducted in an ethical, consistent and transparent manner, that conforms to and supports Council's corporate vision, policies and strategies, and
- additions to the Art and Heritage Collections have artistic or heritage merit – based on an agreed assessment framework and outlined in relevant documentation.

This Policy describes the framework for how Council supports and manages its Art and Heritage Collections across our region.

Council is the custodian of a number of art and heritage collections that reflect the unique cultural landscape of the Sunshine Coast region. Council's Art and Heritage Collections include the Sunshine Coast Art Collection, Public Art Collection and Cultural Heritage Collection.

Through the management and growth of these vibrant collections, Council demonstrates its commitment to providing opportunities to connect people with arts and heritage experiences that support and celebrate the character and identity of our region and enrich the lives of our community. Council's commitment to the importance of these collections, their development and maintenance, brings with it both economic and social benefits to the region. This Policy supports the strategic vision of Council's Cultural Development Policy (2012) and Sunshine Coast Heritage Plan 2021-2031.

Guiding principles

The following principles underpin Council's commitment to the provision of its Art and Heritage Collections:

- **The collections are showcased and access and engagement are optimised:** through educational, interactive and participatory experiences and both ongoing and innovative viewing opportunities for residents and visitors.
- **The collections contribute to the building of place and regional identity:** through continuous development to document and reflect the changing history, lifestyle and culture of our region.

Art and Heritage Collections Policy | Strategic Policy

- **The collections develop capacity within the local arts and cultural sector:** through inclusive practices and opportunities, skill sharing and learning.
- **The collections economic value as assets for the region is increased:** through strategic and considered management, by seeking community and industry expertise of qualified professional staff and recognised gallery, museum and visual arts professional organisations.
- **The collections contribute to community belonging and wellbeing:** by adding value to the way in which we share and understand our region's history, lifestyle, culture and diversity of our people and places, and by contributing to an aspirational vision of our future.

Policy review

The Policy will be reviewed every four years to ensure relevance and to measure success.

Roles and responsibilities

Role	Responsibility
Council	<p>Endorsement authority for setting this policy and for all material changes to this policy. Able to endorse non-material changes.</p> <p>Acts as owner/trustee and steward for Council's Art and Heritage Collections.</p> <p>Sets the strategic direction through creating the policy position on Council's Art and Heritage Collections.</p> <p>Ensures appropriately qualified professional staff and financial resourcing for management of Council's Art and Heritage Collections</p>
Chief Executive Officer (CEO)	Approval authority for any non-material change to this policy.
Executive Leadership Team (ELT)	<p>Provides advice to the CEO and/or Council on setting this policy and all proposed changes to this policy.</p> <p>Provides feedback to the policy sponsor and policy holder regarding the scope of approaching reviews.</p>
Group Executive (GE), Economic and Community Development	Policy sponsor. Approval authority for any minor non-material changes to this policy.
Manager, Arts, Heritage and Libraries	Policy holder.
Coordinator Creative Arts and Events	Leads this policy's development, including communication, implementation, review and reporting.
Economic and Community Development Group	<ul style="list-style-type: none"> • is the primary keeper of the Art and Heritage Collections and owner of the Art and Heritage Collections Policy • takes a proactive role in advocating for and educating around the activation of the collections

Art and Heritage Collections Policy | Strategic Policy

	<ul style="list-style-type: none"> is responsible for identifying resources and storage requirements to house and manage the collections is responsible for both the development and enforcement of regulations (local laws and permits) which support and enable creative and cultural expression is responsible for the implementation and review of this Policy and the development and ongoing review of associated procedures and guidelines that will fully outline the operational responsibilities for each collection area is responsible for ensuring appropriate consultation protocols are performed regarding First Nations cultural heritage considerations.
Liveability and Natural Assets Group	<ul style="list-style-type: none"> is responsible for identification and notification to public art officer of potential public art opportunities during master planning, placemaking and design processes is responsible for providing appropriate representatives for assessment panels and project teams is responsible for ensuring appropriate resources for the maintenance and storage of items in the collection; and the property management of the buildings housing the collections is responsible for ensuring appropriate internal communication and duty of care for collection items held and displayed in Council buildings and facilities.
Customer and Planning Services Group	<ul style="list-style-type: none"> is responsible for advising Economic and Community Development Group of any developer proposal received with public art components prior to project commencement.

Measurements of success

The outcomes of this Policy can be measured by the:

Measure
<ul style="list-style-type: none"> ongoing development and increase in value (cultural and financial) of Council's Art and Heritage Collections
<ul style="list-style-type: none"> increased access to and number of quality opportunities to engage with the collections
<ul style="list-style-type: none"> increased number and quality of development opportunities available to the local arts and cultural sector.

Definitions

Refer to Council's Policy Framework for definitions of common terms. The following contains definitions for terms specific to this policy. For otherwise undefined terms, the plain English meaning informs interpretation.

Art and Heritage Collections Policy | Strategic Policy

Term	Definition
Accession	The process which formally acknowledges the artwork/object as part of the collection.
Acquisition	The act of gaining physical possession of the artwork/object by purchase, award, gift, bequest or commission.
Acquisition Assessment	A document that details information about an artwork/object proposed for acquisition into a collection and outlines considerations in assessing the acquisition. The submission will detail the known provenance of the artwork/object, identify direct costs and, in the case of direct purchase, the potential funding source.
Art and artworks	Means all works and formats of a creative and visual arts nature created by artists and/or crafts workers.
Art and Heritage Collections	Includes all Art, Public Art, and Cultural Heritage collections owned and managed by Sunshine Coast Council.
Art Collection Acquisitions Approval Panel	Panel or sub-committee established to review, recommend and approve/endorse proposed artwork/object into or deaccession from the collection.
Bequest	Bestowal by will of privately owned cultural items (artwork/object) to the relevant Sunshine Coast Council collection.
Collection	An identifiable selection of artworks/objects having some significant commonality, for example by donor, subject matter or media acquired and held in title by an organisation.
Commission	An individual or group requests a specific piece of work from a particular artist.
Conservation	The processes for preserving and protecting works of art and cultural heritage from loss, decay, damage or other forms of deterioration, usually undertaken by a qualified professional/conservator. All action aimed at safeguarding cultural material for the future, for purposes of public access and understanding. The purpose of conservation is to study, record, retain and, if appropriate, restore the cultural significant qualities of an object, with the least possible intervention. Issues around treatment, handling, storage and display are all encompassed within conservation. See also Preservation and Preventive Conservation.
Conservator	A professional whose primary occupation is the practice of conservation and who, through specialised education, knowledge, training and experience, formulates and implements all the activities of conservation, in accordance with an ethical code such as the Australian Institute for the Conservation of Cultural Materials (AICCM), Code of Ethics and Code of Practice. Through their training, conservators understand the principles of conservation for most materials but tend to specialise in the treatment of one type of object or material.
Contemporary Art	Contemporary art is the art of today, produced by artists who are living in the twenty-first century. Contemporary art allows us to reflect on contemporary society and the issues relevant to ourselves, and the world around us.

Art and Heritage Collections Policy | Strategic Policy

Cultural Gifts Program	Offers tax incentives to encourage people to donate cultural items to Australian public collections. Gifted items can include visual and decorative arts, Indigenous arts and cultural artefacts, social history and scientific collections, and archival material. (Gifts under the Cultural Gifts Program should not be returned to the donor as the donor has already received the benefit of a tax deduction for the gift).
Cultural Heritage	An expression of the ways of living developed by a community and passed on from generation to generation, including customs, practices, places, objects, artistic expressions and values. Cultural Heritage can be tangible or intangible and is maintained in the present and bestowed for the benefit of future generations.
Deaccession/Decommission	The process by which an item is removed formally and permanently from one of Council's Art, Public Art and Heritage Collections. When deaccessioning artworks/objects, organisations must ensure that all legal requirements are met and that the artworks/objects are made ready for disposal in an appropriate and ethical way.
Deductible Gift Recipient (DGR)	A fund or organisation that can receive tax-deductible gifts through the Australian Taxation Office Deductible Gift Recipients scheme.
Donation	Material (artwork/object) for which legal title is transferred from one party to another without compensation. Donations of all works must be in accordance with the scope of this policy.
First Peoples - a roadmap for enhancing Indigenous engagement in museums and galleries	A 10-year roadmap aimed at improving Indigenous engagement and employment developed for the museum and galleries sector.
Indigenous	Refers to the First Peoples of Australia or First Nations People including Aboriginal and/or Torres Strait Islander People.
Interpretation	Refers to the process involving both the cultural collection and its visitors/users in understanding and communicating the meaning and significance of objects, collections and places. Modes of interpretation include supporting signage and audio, tours, exhibitions, education programs, publications, social media and websites.
Merit	Demonstrating cultural significance and / or good provenance.
National Standards for Australian Museums and Galleries	A focus on key areas of activity common to organisations that care for collections and provide collection-based services to the community.
Permanent or long/short term loan	Loans are of a fixed term and the length of a permanent or short/long term loan is negotiated between the lender and Council, and vice-versa. Loans do not involve a transfer of title, so the lender is entitled to the return of the item at the end of the agreed term. A permanent loan is of 50 years or more.
Public Art	Public art is a physical artistic response presented in the public realm that reflects our stories, people and place while engaging and connecting audiences. It may comprise of standalone artworks or may be incorporated into buildings, infrastructure, or open space. Public art can be permanent or temporary, external or internal to any building or place, or

Art and Heritage Collections Policy | Strategic Policy

	integrated into functional infrastructure. It can be, visual, acoustic, interactive, craft or design.
Public spaces	Means both indoor and outdoor spaces that are accessible to the public including parks, waterways and foreshores, open plazas, streetscapes, buildings and public spaces. For the purposes of this Policy, this scope pertains to facilities or land owned or managed by Sunshine Coast Council.
Region	The Sunshine Coast Region as defined by the Queensland Local Government Areas (LGA).

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Art and Heritage Collections Policy | Strategic Policy

Appendix

Policy information		
Title	Art and Heritage Collections Policy	
Purpose	The purpose of this Policy is to outline the framework and principles that guide the acquisition, commission, development, management, accessibility and appreciation of Council’s art and heritage collections - including Art, Public Art and Cultural Heritage Collections – while ensuring the long-term safety, relevance and sustainability of art and cultural collections in Council’s care.	
Document number	D2023/333930	
Corporate Plan reference	Goal Pathway	Strong Community Creative, innovative communities
	Service Output	Community and Cultural Development and Partnerships
Category	Community	
Approved	<Corporate Governance to INSERT OM Reference>	
Approval date	<insert>	
Effective date	<insert>	
Review schedule	A full review must be undertaken within every four years, and reviewed policy document must be provided to highest level approval authority for endorsement. Reviews may occur more regularly as required, having regard to a policy risk assessment.	
Last review	2025	
Next review	2029	
Policy holder	The Manager responsible for this policy is: Manager Arts, Heritage and Libraries.	
Approval authority	Council has authority to endorse material changes. CEO has approval authority for any non-material change to the policy. Relevant Group Executive has authority to approve minor non-material changes.	
Related documents		
Policy	Sunshine Coast Council <ul style="list-style-type: none">• Sunshine Coast Council Corporate Plan 2025-2030• Sunshine Coast Community Strategy 2019-2041• Environment and Liveability Strategy 2017• Regional Economic Development Strategy 2013-2033• Sunshine Coast Creative Arts Plan 2023-2038	

Art and Heritage Collections Policy | Strategic Policy

- Sunshine Coast Public Art Strategy 2025-2030
 - Sunshine Coast Heritage Plan 2021 - 2031
 - Sunshine Coast Stretch Reconciliation Action Plan 2025-2028
 - Arts and Heritage Levy Policy 2025
 - Sunshine Coast Place Making Policy 2012
 - Sunshine Coast Libraries Network Plan 2019-2041
 - Community Engagement Policy 2021
 - Community Grants Policy 2013
 - Procurement Policy 2024
 - Asset Management Policy
 - Caloundra Public Art Plan 2018 - 2038
 - Cultural Development Policy
 - Sunshine Coast Planning Scheme
- Queensland Government**
- Queensland Heritage Strategy: protecting, investing in and connecting Queensland's story 2015
 - Department of Environment and Science – Strategic Plan 2023-2027
 - South East Queensland Regional Plan 2009 - 2031
 - *Planning Act 2016* (Qld)
 - Queensland Heritage Implementation Strategy: 2022
 - Creative Together 2020 - 2030 (Sustain 2020 - 2026), (Grow 2020 - 2026), (Thrive 2026 - 2030)
 - Towards Tourism 2032: Transforming Queensland's Visitor Economy Future
- Federal Government**
- National Cultural Policy - Revive: a place for every story, a story for every place
 - Copyright Amendment (Moral Rights) Act 2000
 - National Standards for Australian Museums and Galleries, second edition, 2023
 - Significance 2.0: A guide to assessing the significance of collections (Department of Communications and the Arts), 2009
 - Australian Best Practice Guide to Collecting Cultural Material, 2015
 - The Australia ICOMOS Charter for Places of Cultural Significance, The Burra Charter 2013

Art and Heritage Collections Policy | Strategic Policy

Version Control				
Version	Reason/Trigger	Change	Endorsed/Reviewed by	Date
1.0	Create new	N/A	Ordinary Meeting	17/08/2017
1.1	Review	Yes	Ordinary Meeting	24/07/2025

Sunshine Coast Council | sunshinecoast.qld.gov.au | Customer.Service@sunshinecoast.qld.gov.au
07 5475 7272 | Locked Bag 72 Sunshine Coast Mail Centre Qld 4560

Strategic Policy

Art and Heritage Collections Policy

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Endorsed by Council:

<Corporate Governance
INSERT Ordinary Meeting Date
and OM reference once
endorsed>

Policy purpose

The purpose of this Policy is to outline the framework and principles that guide the [acquisition, commission, development, management, accessibility and appreciation](#) of Council's art and heritage collections - including Art, Public Art and Cultural Heritage Collections – while ensuring the long-term safety, relevance and sustainability of art and cultural collections in Council's care.

Policy scope

This Policy applies to:

Sunshine Coast Art Collection

The Sunshine Coast Art Collection includes existing and future artworks and art in public spaces that have been formally acquired [or commissioned for the purposes of access, education, exhibition, interpretation, research and story-telling, that helps depict the culture and character of the region.](#)

Collection Focus Statement

1. *Arts and Culture of the Sunshine Coast*

Council seeks to expand its collection and acquire artworks, in any media, that have regional relevance (being the Sunshine Coast local government area) [including](#) the history and development of the region [through visual art interpretation](#). This collecting area serves to capture and document changes in the visual culture and character of the region and represent the unique environment and culturally diverse communities of the Sunshine Coast.

2. *Contemporary Australian Art*

Council seeks to expand its collection of artworks by significant contemporary Australian artists with an emphasis on artworks by contemporary Queensland artists, in any media, primarily through Council's Sunshine Coast [National](#) Art Prize. This collecting area serves to capture and document developments in broader contemporary Australian visual art practice.

3. *Aboriginal and Torres Strait Islander Art*

Council seeks to [support its collection and](#) acquire or commission artworks in any media [by significant contemporary First Nations makers. Emphasis will be given to acquire artworks that capture, interpret and narrate the people and places of by the Kabi Kabi and Jinibara](#)

Art and Heritage Collections Policy | Strategic Policy

~~First Nation peoples of the Sunshine Coast region. This collecting area serves to represent the diverse and unique visual culture of the First Nation peoples of Australia and assist to build strong cultural awareness and understanding.~~ that celebrates community and First Nations peoples through depictions of the culture of the Sunshine Coast, serving to build a unique point of difference for the Sunshine Coast art collection through stimulating new bodies of work and documenting artistic expression, diversity across the region.

~~3.4.~~ The Art of Sport

Council seeks to support its collection and acquire or commission artworks in any media that thematically explore depictions of sport as a subject or discernible inspiration. This collecting area serves to build a unique point of difference for the Sunshine Coast art collection through stimulating new bodies of work and capturing and documenting our local and national interest in sport as a cultural characteristic of our community.

Public Art Collection

The Public Art Collection includes existing and future artworks within public spaces that have been formally acquired.

Collection Focus Statement

- Enduring and traditional Public Art*
Council will continue to acquire or commission public artworks of enduring permanent materials (usually as sculpture, statues or murals). While there is scope to add to the collection of permanent works, strict adherence to engineering and planning guidelines will ensure existing and new works are sustainable, have regional relevance (being the Sunshine Coast local government area) and illustrate the history, people and development of the region.
- Integrated and functional Public Art*
Council seeks to commission artist led integrated public art such as seating, balustrades, bollards and creative paving to positively influence and shape the built environment.
- Temporary and ephemeral Public Art*
Council seeks to develop programs to activate and energise public spaces (libraries, markets, parks, reserves, walkways) by encouraging and supporting temporary and ephemeral public art events. This may include new media, animation, light projections, film, soundscapes, as well as other non-permanent materials.

Cultural Heritage and Bankfoot House Collections

~~which includes heritage objects, content (including digital), images and documents retained and managed for the purposes of historic significance, conservation, interpretation, access and research that have been formally acquired.~~

Collection Focus Statement

- Material of historic significance: Council seeks to collect and maintain material based on historic associations with to the Sunshine Coast region and demonstrated social, aesthetic, community and cultural significance. This collection will add to the understanding of the*

Art and Heritage Collections Policy | Strategic Policy

~~history and experience of residents and visitors of the Sunshine Coast.~~

~~2. Examples of contemporary and retrospective materials, as both tangible and intangible heritage: Council aims to develop and collect both contemporary and historic items of tangible and intangible heritage as living history in forms such as oral histories, family memoirs, digital stories and films~~

The Cultural Heritage and Bankfoot House collections include objects, content (including digital), images and documents retained and managed due to their cultural or heritage significance for the purposes of interpretation, access and research that have been formally acquired. All acquisitions into this collection will be assessed based on criteria outlined in Significance 2.0 – Historic, Artistic or aesthetic, Scientific or research, Social or spiritual significance in the context of the Sunshine Coast and associated local government area.

Cultural Heritage Collection Focus Statement

The Cultural Heritage collection consists of the closed Landsborough Museum Collection as acquired by Council in 2022 from the former Landsborough and District Historical Society, as well as the Heritage Collection which accepts material based on the following criteria:

1. Material of historic significance

Council seeks to collect and maintain material based on their cultural or historical significance and association to the Sunshine Coast region. The collection facilitates the ongoing understanding of and connection to the region's history, environment and people. Council demonstrates that the collection is valued, promoted and supported to delight, stimulate and engage the Sunshine Coast community and beyond.

2. Examples of contemporary and retrospective materials, as both tangible and intangible heritage

Council aims to develop and collect both contemporary and historic items of tangible and intangible heritage as living history in forms such as oral histories, family memoirs, digital stories and films that capture the vivid stories, events and lifestyle of Sunshine Coast people and places.

Bankfoot House Collection Focus Statement

The Bankfoot House Collection is a nationally significant closed collection, focusing on the Grigor, Burgess and Ferris families who lived at Bankfoot House. The collection consists of objects acquired as part of the sale of Bankfoot House to the Sunshine Coast Council in 2004. Council seeks to retain the integrity of this closed collection, only accepting items into the Bankfoot House Collection that meet strict provenance criteria.

Object has an established provenance with one of the three generations (Grigor, Burgess, Ferris) who resided at Bankfoot House, while they resided on the property.

Policy statement

Council recognises the significance of the region's unique art and cultural heritage and the importance of its role in documenting and celebrating the unique character and identity of the Sunshine Coast.

Art and Heritage Collections Policy | Strategic Policy

Council also recognises the important economic benefits and increased social capital that art and cultural heritage can bring to the region by its:

- enrichment of people's lives through the enhancement of their sense of cultural identity and connectedness
- ability to strengthen the commercial and entrepreneurial opportunities for both public and private cultural and community celebrations, [creative development](#), facilities, events, programs and exhibitions
- ability to support the vision and goals of creative communities and sectors
- contribution to a vibrant cultural tourism offering and visitor experience that is attractive, engaging and culturally informative, and
- ability to grow a culturally informed public via the region's exposure to, and ongoing appreciation of, the value of art and culture.

This Policy demonstrates Council's commitment to the [Art and Heritage Collections](#) [under its management](#) and to developing, preserving and promoting the art and cultural heritage of the region – for the benefit of the region. The Policy is to be read in conjunction with the supporting guidelines for each specific collection.

Policy outcome

Through this Policy, Council is committed to ensuring that:

- Art and Heritage Collections are identified, documented, cared for and grown – continuing to build our region's cultural identity and contribute to a sense of community belonging, connection and wellbeing
- Art and Heritage Collections are valued and actively promoted, made accessible, and interpreted – contributing to the development of the community's and visitors' understanding and appreciation of the region's arts and cultural heritage; providing tangible recognition of the value of the arts and cultural heritage to the region; and generally encouraging the growth of a more culturally informed public
- the acquisition, commissioning, deaccessioning and lending of works from the collections are conducted in an ethical, consistent and transparent manner, that conforms to and supports Council's corporate vision, policies and strategies, and
- additions to the [Art and Heritage Collections](#) have artistic or heritage merit – based on an agreed assessment framework and outlined in relevant documentation.

This Policy describes the framework for how Council supports and manages its Art and Heritage Collections across our region.

Council is the custodian of a number of art and heritage collections that reflect the unique cultural landscape of the Sunshine Coast region. Council's Art and Heritage Collections include the Sunshine Coast Art Collection, Public Art Collection and Cultural Heritage Collection.

Through the management and growth of these vibrant collections, Council demonstrates its commitment to providing opportunities to connect people with arts and heritage experiences that,

Art and Heritage Collections Policy | Strategic Policy

support and celebrate the character and identity of our region and enrich the lives of our community. Council's commitment to the importance of these collections, their development and maintenance, brings with it both economic and social benefits to the region. This Policy supports the strategic vision of Council's Cultural Development Policy (2012) and Sunshine Coast Heritage Plan 2021-2031.

Guiding principles

The following principles underpin Council's commitment to the provision of its Art and Heritage Collections:

- **The collections are showcased and access and engagement are optimised:** through educational, interactive and participatory experiences and both ongoing and innovative viewing opportunities for residents and visitors.
- **The collections contribute to the building of place and regional identity:** through continuous development to [document capture](#) and reflect the changing history, lifestyle and culture of our region.
- **The collections develop capacity within the local arts and cultural sector:** through inclusive practices and opportunities, skill sharing and learning.
- **The collections economic value as assets for the region is increased:** through strategic and considered management, [by seeking community and industry expertise of qualified professional staff and recognised gallery, museum and visual arts professional organisations](#).
- **The collections contribute to community belonging and wellbeing:** by adding value to the way in which we share and understand our region's history, lifestyle, culture [and diversity of our people and](#) places, and by contributing to an aspirational vision of our future.

Policy review

The Policy will be reviewed every four years to ensure relevance and to measure success.

Roles and responsibilities

Role	Responsibility
Council	Endorsement authority for setting this policy and for all material changes to this policy. Able to endorse non-material changes. Acts as owner/trustee and steward for Council's Art and Heritage Collections. Sets the strategic direction through creating the policy position on Council's Art and Heritage Collections. Ensures appropriately qualified professional staff and financial resourcing for management of Council's Art and Heritage Collections
Chief Executive Officer (CEO)	Approval authority for any non-material change to this policy.

Art and Heritage Collections Policy | Strategic Policy

Executive Leadership Team (ELT)	Provides advice to the CEO and/or Council on setting this policy and all proposed changes to this policy. Provides feedback to the policy sponsor and policy holder regarding the scope of approaching reviews.
Group Executive (GE), Economic and Community Development	Policy sponsor. Approval authority for any minor non-material changes to this policy.
Manager, Arts, Heritage and Libraries	Policy holder.
Coordinator Creative Arts and Events	Leads this policy's development, including communication, implementation, review and reporting.
Economic and Community Development Group	<ul style="list-style-type: none"> is the primary keeper of the Art and Heritage Collections and owner of the Art and Heritage Collections Policy takes a proactive role in advocating for and educating around the activation of the collections is responsible for identifying resources and storage requirements to house and manage the collections is responsible for both the development and enforcement of regulations (local laws and permits) which support and enable creative and cultural expression is responsible for the implementation and review of this Policy and the development and ongoing review of associated procedures and guidelines that will fully outline the operational responsibilities for each collection area is responsible for ensuring appropriate consultation protocols are performed regarding First Nations cultural heritage considerations.
Liveability and Natural Assets Group	<ul style="list-style-type: none"> is responsible for identification and notification to public art officer of potential public art opportunities during master planning, placemaking and design processes is responsible for providing appropriate representatives for assessment panels and project teams is responsible for ensuring appropriate resources for the maintenance and storage of items in the collection; and the property management of the buildings housing the collections is responsible for ensuring appropriate internal communication and duty of care for collection items held and displayed in Council buildings and facilities.
Customer and Planning Services Group	<ul style="list-style-type: none"> is responsible for advising Economic and Community Development Group of any developer proposal received with public art components prior to project commencement.

Art and Heritage Collections Policy | Strategic Policy

Measurements of success

The outcomes of this Policy can be measured by the:

Measure
<ul style="list-style-type: none"> ongoing development and increase in value (cultural and financial) of Council's Art and Heritage Collections
<ul style="list-style-type: none"> increased access to and number of quality opportunities to engage with the collections
<ul style="list-style-type: none"> increased number and quality of development opportunities available to the local arts and cultural sector.

Definitions

Refer to Council's Policy Framework for definitions of common terms. The following contains definitions for terms specific to this policy. For otherwise undefined terms, the plain English meaning informs interpretation.

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Art and Heritage Collections Policy | Strategic Policy

	safeguarding cultural material for the future, for purposes of public access and understanding. The purpose of conservation is to study, record, retain and, if appropriate, restore the cultural significant qualities of an object, with the least possible intervention. Issues around treatment, handling, storage and display are all encompassed within conservation. See also Preservation and Preventive Conservation.
Conservator	A professional whose primary occupation is the practice of conservation and who, through specialised education, knowledge, training and experience, formulates and implements all the activities of conservation, in accordance with an ethical code such as the Australian Institute for the Conservation of Cultural Materials (AICCM), Code of Ethics and Code of Practice. Through their training, conservators understand the principles of conservation for most materials but tend to specialise in the treatment of one type of object or material.
Contemporary Art	Contemporary art is the art of today, produced by artists who are living in the twenty-first century. Contemporary art allows us to reflect on contemporary society and the issues relevant to ourselves, and the world around us.
Cultural Gifts Program	Offers tax incentives to encourage people to donate cultural items to Australian public collections. Gifted items can include visual and decorative arts, Indigenous arts and cultural artefacts, social history and scientific collections, and archival material. (Gifts under the Cultural Gifts Program should not be returned to the donor as the donor has already received the benefit of a tax deduction for the gift).
Cultural Heritage	An expression of the ways of living developed by a community and passed on from generation to generation, including customs, practices, places, objects, artistic expressions and values. Cultural Heritage can be tangible or intangible and is maintained in the present and bestowed for the benefit of future generations.
Deaccession/Decommission	The process by which an item is removed formally and permanently from one of Council's Art, Public Art and Heritage Collections. When deaccessioning artworks/objects, organisations must ensure that all legal requirements are met and that the artworks/objects are made ready for disposal in an appropriate and ethical way.
Deductible Gift Recipient (DGR)	A fund or organisation that can receive tax-deductible gifts through the Australian Taxation Office Deductible Gift Recipients scheme.
Donation	Material (artwork/object) for which legal title is transferred from one party to another without compensation. Donations of all works must be in accordance with the scope of this policy.
First Peoples - a roadmap for enhancing Indigenous engagement in museums and galleries	A 10-year roadmap aimed at improving Indigenous engagement and employment developed for the museum and galleries sector.
Indigenous	Refers to the First Peoples of Australia or First Nations People including Aboriginal and/or Torres Strait Islander People.

Art and Heritage Collections Policy | Strategic Policy

Interpretation	Refers to the process involving both the cultural collection and its visitors/users in understanding and communicating the meaning and significance of objects, collections and places. Modes of interpretation include supporting signage and audio, tours, exhibitions, education programs, publications, social media and websites.
Merit	Demonstrating cultural significance and / or good provenance.
National Standards for Australian Museums and Galleries	A focus on key areas of activity common to organisations that care for collections and provide collection-based services to the community
Permanent or long/short term loan	Loans are of a fixed term and the length of a permanent or short/long term long is negotiated between the lender and Council, and vice-versa. Loans do not involve a transfer of title, so the lender is entitled to the return of the item at the end of the agreed term. A permanent loan is of 50 years or more.
Public Art	Public art is a physical artistic response presented in the public realm that reflects our stories, people and place while engaging and connecting audiences. It m: May comprise of standalone artworks or may be incorporated into buildings, infrastructure, or open space. Public art can be permanent or temporary, external or internal to any building or place, or integrated into functional infrastructure. It can be, visual, acoustic, interactive, craft or design.
Public spaces	Means both indoor and outdoor spaces that are accessible to the public including parks, waterways and foreshores, open plazas, streetscapes, buildings and public spaces. For the purposes of this Policy, this scope pertains to facilities or land owned or managed by Sunshine Coast Council.
Region	The Sunshine Coast Region as defined by the Queensland Local Government Areas (LGA).

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Art and Heritage Collections Policy | Strategic Policy

Appendix

Policy information		
Title	Art and Heritage Collections Policy	
Purpose	The purpose of this Policy is to outline the framework and principles that guide the acquisition, commission, development, management, accessibility and appreciation of Council’s art and heritage collections - including Art, Public Art and Cultural Heritage Collections – while ensuring the long-term safety, relevance and sustainability of art and cultural collections in Council’s care.	
Document number	D2023/333930	
Corporate Plan reference	Goal Pathway	Strong Community Creative, innovative communities
	Service Output	Community and Cultural Development and Partnerships
Category	Community	
Approved	<Corporate Governance to INSERT OM Reference>	
Approval date	<insert>	
Effective date	<insert>	
Review schedule	A full review must be undertaken within every four years, and reviewed policy document must be provided to highest level approval authority for endorsement. Reviews may occur more regularly as required, having regard to a policy risk assessment.	
Last review	2025	
Next review	2029	
Policy holder	The Manager responsible for this policy is: Manager Arts, Heritage and Libraries.	
Approval authority	Council has authority to endorse material changes. CEO has approval authority for any non-material change to the policy. Relevant Group Executive has authority to approve minor non-material changes.	
Related documents		
Policy	Sunshine Coast Council <ul style="list-style-type: none">• Sunshine Coast Council Corporate Plan 2017–2021-2025-2030• Sunshine Coast Community Strategy 2019-2041• Environment and Liveability Strategy 2017• Regional Economic Development Strategy 2013-2033• Sunshine Coast Creative Arts Plan 2023-2038	

Art and Heritage Collections Policy | Strategic Policy

- [Sunshine Coast Public Art Strategy 2025-2030](#)
- [Sunshine Coast Heritage Plan 2015 – 2020](#) ~~2021~~ - 2031
- [Sunshine Coast Stretch Reconciliation Action Plan 2025-2028](#)
- Arts and Heritage Levy Policy ~~2024~~ [2025](#)
- Sunshine Coast Place Making Policy 2012
- ~~Sunshine Coast Open Space Strategy 2011~~
- ~~Sunshine Coast Social Infrastructure Strategy 2011~~
- Sunshine Coast Libraries [Network](#) Plan ~~2014 – 2024~~ 2019-2041
- [Community Engagement Policy 2021](#)
- Community Grants Policy 2013
- [Procurement Policy 2024](#)
- ~~Bankfoot House Management Plan 2015~~
- ~~Bankfoot House Grounds Conservation Management Plan & Schematic Master Plan 2015~~
- ~~Managing Fairview: Management Plan for Fairview 2014~~
- ~~Fairview Garden Restoration and Reconstruction Master Plan Folio 2014~~
- [Asset Management Policy](#)
- [Caloundra Public Art Plan 2018 - 2038](#)
- [Cultural Development Policy](#)
- [Sunshine Coast Planning Scheme](#)
- Queensland Government**
 - Queensland Heritage Strategy: protecting, investing in and connecting Queensland's story 2015
 - [Department of Environment and Science – Strategic Plan 2023-2027](#)
 - South East Queensland Regional Plan 2009 - 2031
 - *Planning Act 2016* (Qld)
 - [Queensland Heritage Implementation Strategy: 2022](#)
 - [Creative Together 2020 - 2030 \(Sustain 2020 - 2026\), \(Grow 2020 - 2026\), \(Thrive 2026 - 2030\)](#)
 - [Towards Tourism 2032: Transforming Queensland's Visitor Economy Future](#)
- Federal Government**
 - [National Cultural Policy - Revive: a place for every story, a story for every place](#)
 - Copyright Amendment (Moral Rights) Act 2000

Art and Heritage Collections Policy | Strategic Policy

	<ul style="list-style-type: none"> • National Standards for Australian Museums and Galleries, second edition, 2023 • Significance 2.0: A guide to assessing the significance of collections (Department of Communications and the Arts), 2009 • Australian Best Practice Guide to Collecting Cultural Material, 2015 • The Australia ICOMOS Charter for Places of Cultural Significance, The Burra Charter 2013
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Version Control				
Version	Reason/Trigger	Change	Endorsed/Reviewed by	Date
1.0	Create new	N/A	Ordinary Meeting	17/08/2017
1.1	Review	Yes	<insert> Ordinary Meeting	<insert> 24/07/2025

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8.5 2025-26 CONTRACTING PLAN**File No:** Council Meetings**Author:** Manager Business and Innovation
Business Performance Group**Appendices:** App A - 2025-26 Contracting Plan 291  

PURPOSE

The purpose of this report is to present and have Council adopt the 2025-26 Contracting Plan in accordance with section 220 of the *Local Government Regulation 2012* (the Regulation).

EXECUTIVE SUMMARY

At the Ordinary Meeting of 17 May 2018, Council resolved to adopt the Strategic Contracting Provisions to empower Council to pursue improved contracting outcomes.

Having adopted the Strategic Contracting Provisions, the Regulation requires Council to make and adopt a contracting plan each financial year.

The 2025-26 Contracting Plan is provided for Council's consideration as Appendix A.

OFFICER RECOMMENDATION**That Council:**

- (a) receive and note the report titled "2025-26 Contracting Plan" and
- (b) adopt the 2025-26 Contracting Plan (Appendix A).

FINANCE AND RESOURCING

Council may only enter into a contract for the provision of goods and services if the funds for that contract have been provided for in the annual budget.

Budget for each of the projects to which a Significant Contracting Plan relates, was secured upon adoption of the Sunshine Coast Council 2025-26 budget.

CORPORATE PLAN**Corporate Plan Goal:** *Organisational Excellence***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**

- Councillor T Landsberg – Resilient Economy Portfolio Councillor

- Councillor J Natoli – Resilient Economy Portfolio Councillor
- Councillor E Hungerford – Organisational Excellence Portfolio Councillor
- Councillor J Broderick – Organisational Excellence Portfolio Councillor

Internal Consultation

Engagement has occurred with various officers from the following Branches:

- Project Delivery
- Property Management
- Waste and Resource Management
- Digital and Information Services
- Parks and Gardens
- Workplaces and Kawana Sports Precinct.

External Consultation

No external consultation was required in the preparation of this report.

Community Engagement

No community consultation was required in the preparation of this report.

PROPOSAL

The Contracting Plan is a document which outlines the types of contracts that Council proposes to enter into during the financial year including principles and strategies for performing those contracts within the various markets being approached. The Contracting Plan must be consistent with, and support achievement of the strategic directions outlined in the Corporate Plan.

The Contracting Plan must include the contracts that Council considers will be significant together with a policy about the making of a Significant Contracting Plan.

Significant Contracts are contracts that:

- have an anticipated value of \$5 million or more and/or
- are deemed Significant Contracts following assessment under the Procurement Profiling Matrix, and Risk Assessment Calculator.

The Regulation requires Council to make a Significant Contracting Plan for each significant contract before the contract starts.

Council has identified those Contracts which it considers will be Significant Contracts in the Contracting Plan. Each of these will require a Significant Contracting Plan to be prepared in accordance with the Contracting Plan prior to their commencement.

Table 1 below details each of the contracts identified as Significant Contracts in the 2025-26 Contracting Plan.

Contract	Reason for Significant Contract	Proposed Procurement Strategy
Oval Avenue and Gosling St Upgrade	>\$5 million	Public Tender
Maintenance of Plant and Equipment – Aquatic Recreation Facilities	>\$5 million	Public Tender
Food Organic and Garden Organic Processing Services	>\$5 million	Public Tender
Mooloolaba Foreshore Central Meeting Place	>\$5 million	Public Tender
Telecommunications and Related Services	>\$5 million	Exception - Arrangement
Kings Beach Surf Life Saving Facility	>\$5 million	Public Tender
Caloundra Aerodrome	>\$5 million	Public Tender
Honey Farm Road (program of works)	>\$5 million	Public Tender
Security Services	>\$5 million	Public Tender
Turf Maintenance	>\$5 million	Public Tender
Slashing Services	>\$5 million	Public Tender
Asset Management Solution	>\$5 million	Public Tender
Holiday Park Management Services	>\$5 million	Public Tender
First Avenue Streetscape	>\$5 million	Public Tender
Caloundra Centre Activation - Precinct	>\$5 million	Public Tender
Camp Flat Road Upgrades	>\$5 million	Public Tender
Upgrade of Kawana Sports Field Drainage	>\$5 million	Public Tender
Computers and Peripherals	>\$5 million	Exception - Arrangement
Landfill Services	>\$5 million	Public Tender
Landfill Leachate Pre-Treatment	>\$5 million	Public Tender
Purchase of Landfill Equipment	>\$5 million	Exception - Arrangement
Construction of Coastal Path - Alex Bluff	>\$5 million	Public Tender

Table 1: Significant Contracts identified for 2025-26

Legal

Section 220(2) of the *Local Government Regulation 2012* requires Council to make and adopt a contracting plan each financial year.

Human Rights Act 2019

The Procurement Policy and associated guidelines are consistent with the *Human Rights Act 2019 (Qld)* and make a contribution towards the protection and promotion of the right to recognition and equality before the law, and the cultural rights of Aboriginal and Torres Strait Islander peoples.

Policy

The Procurement Policy and Procurement and Disposal Framework will provide a structured framework for Council's procurement and disposal contracting activities and ensure compliance with the relevant legislation.

Risk

The Procurement Policy and procurement and disposal framework mitigates the risks associated with undertaking the contracting activities associated with the identified Significant Contracts.

Previous Council Resolution**Ordinary Meeting 20 June 2024 (OM24/43)**

That Council:

- (a) *receive and note the report titled "2024-25 Procurement Policy and Procurement and Disposal Framework" and*
- (b) *adopt the Procurement and Disposal Framework inclusive of:*
 - (i) *Procurement Policy (Appendix A)*
 - (ii) *Contract Manual (Appendix B)*
 - (iii) *Contracting Plan (Appendix C)*
 - (iv) *Local Preference in Procurement Guideline (Appendix D)*
 - (v) *Social Benefit Procurement Guideline (Appendix E)*
 - (vi) *First Nations Procurement Guideline (Appendix F)*
 - (vii) *Innovation and Market-Led Engagement Guideline (Appendix G) and*
 - (viii) *Environment and Sustainability in Procurement Guideline (Appendix H).*

Related Documentation

Local Government Act 2009

Local Government Regulation 2012

Internal and External Audit Reports conducted on procurement and contracting activities.

Critical Dates

The *Local Government Regulation 2012* requires Council to adopt a Contracting Plan for each financial year.

The Contracting Plan and Significant Contracting Plans may only be adopted after the budget for the year is adopted.

Implementation

The Contracting Plan will come into effect upon adoption and remain in force until 30 June 2026.

The Chief Executive Officer will ensure that Council conducts its procurement and contracting activities in a manner consistent with the Procurement Policy and the procurement and disposal framework and each contracting activity, which has a Significant Contracting Plan, is undertaken in a manner consistent with the plan.

2025-26 Contracting Plan | Plan

Contracting Plan		
DRAFT	Endorsed by Council:	24 July 2025 OM25/

Plan purpose

Contracting Activities are the processes by which Council forms contracts with suppliers for the provision of goods, services, and works, and through which it disposes of Valuable Non-Current Assets or Surplus Assets.

Plan scope

Council adopts the Strategic Contracting Procedures to its Contracting Activities in accordance with Part 2, Schedule 6 of the *Local Government Regulation 2012* (Qld).

The Procurement Policy, Contract Manual, and this Contracting Plan, provide the framework for Council to carry out Contracting Activities in:

- (a) an effective and efficient framework that delivers sound contracting outcomes
- (b) a manner that complies with the Procurement Policy, and
- (c) accordance with all applicable laws including the *Local Government Act 2009* (Qld) (LGA 2009) and the *Local Government Regulation 2012* (Qld) (LGR 2012).

Council Contracting Activities undertaken under the framework including this Contracting Plan, must be performed in a manner consistent with the following guidelines:

- Local Preference in Procurement Guideline
- Social Benefit Procurement Guideline
- First Nations Procurement Guideline
- Innovation and Market-Led Engagement Guideline, and
- Environment and Sustainability in Procurement Guideline.

Application of Contracting Plan

This Contracting Plan identifies:

- (a) the types of Contracts Council proposes to make in the 2025/26 financial year
- (b) the principles and strategies for performing the Contracts
- (c) a policy about proposed delegations for the Contracts
- (d) a market assessment for each type of Contract
- (e) the Contracts that Council considers will be significant having regard to the market assessment, and
- (f) a policy about the making of a Significant Contracting Plan.

2025-26 Contracting Plan | Plan

Types of Contracts

To service these categories, Council maintains a suite of template Contracts including:

- Design and Construction
- Construction
- Supply and Installation
- Services (including professional and consulting services)
- Supply of Goods, and
- Queensland Information Technology Framework Contracts.

To undertake Contracting Activities, Council has engaged a category procurement model.

Procurement Categories

For the 2024-25 financial year to 28 February 2025, Council spent \$365.5 million across the six Procurement Categories as follows:

Categories	Total Spend
Engineering and Works	\$150.7 million
Facilities	\$71.3 million
Services	\$74.6 million
Waste Services	\$34.4 million
Fleet and Plant	\$21.5 million
ICTS	\$12.9 million

For the 2025-26 financial year, Council anticipates spending \$545 million across the below categories:

Categories	Anticipated Total Spend
Engineering and Works	\$241 million
Facilities	\$59 million
Services	\$115 million
Waste Services	\$116 million
Fleet and Plant	\$6 million
ICTS	\$8 million

2025-26 Contracting Plan | Plan

Principles and Strategies

Council will have regard to the Sound Contracting Principles when undertaking Contracting Activities.

The Sound Contracting Principles are:

- (a) value for money
- (b) open and effective competition
- (c) the development of competitive local business and industry
- (d) environmental protection, and
- (e) ethical behaviour and fair dealing.

Strategies and Plans for Procurement Categories and individual procurements will be developed as per the Procurement Policy and Contract Manual.

Delegation

Council has delegated powers to the Chief Executive Officer relating to Contracting Activities. The Chief Executive Officer has in turn delegated these powers onto appropriately qualified Council Officers. These delegations are recorded in the Delegation of Authority No. 2 – Procurement and Contracting Activities and Payments maintained by the Chief Executive Officer.

The procurement process used to enter into Contracts differs depending on the type of Contract. The type of Contract is determined by considering the complexity of the Contract, the associated risks, the anticipated value, and by the category in which it falls.

Market Assessment

An assessment of the market for each category, based on Contracting Activities during the 2024-25 financial year can be found in Annexure A of this attachment.

Significant Contracts

Significant Contracts are Contracts that:

- have an anticipated value of \$5 million or more, and/or
- are deemed Significant Contracts by the Procurement and Contract Performance Team following assessment under the Procurement Profiling Matrix, and Risk Assessment Calculator, which includes an assessment of the market relating to the Contract.

2025-26 Contracting Plan | Plan

A list of the Contracts that Council considers will be Significant Contracts for the 2025-26 financial year are as follows:

Contract	Reason for Significant Contract	Proposed Procurement Strategy
Oval Avenue and Gosling St Upgrade	>\$5 million	Public Tender
Maintenance of Plant and Equipment – Aquatic Recreation Facilities	>\$5 million	Public Tender
Food Organic and Garden Organic Processing Services	>\$5 million	Public Tender
Mooloolaba Foreshore Central Meeting Place	>\$5 million	Public Tender
Telecommunications and Related Services	>\$5 million	Exception - Arrangement
Kings Beach Surf Life Saving Facility	>\$5 million	Public Tender
Caloundra Aerodrome	>\$5 million	Public Tender
Honey Farm Road (program of works)	>\$5 million	Public Tender
Security Services	>\$5 million	Public Tender
Turf Maintenance	>\$5 million	Public Tender
Slashing Services	>\$5 million	Public Tender
Asset Management	>\$5 million	Public Tender
Holiday Park Management Services	>\$5 million	Public Tender
First Avenue Streetscape	>\$5 million	Public Tender
Caloundra Centre Activation - Precinct	>\$5 million	Public Tender
Camp Flat Road Upgrades	>\$5 million	Public Tender
Upgrade of Kawana Sports Field Drainage System	>\$5 million	Public Tender
Computers and Peripherals	>\$5 million	Exception - Arrangement
Landfill Services	>\$5 million	Public Tender
Landfill Leachate Pre-Treatment	>\$5 million	Public Tender
Purchase of Landfill Equipment	>\$5 million	Exception - Arrangement
Construction of Coastal Path - Alex Bluff	>\$5 million	Public Tender

2025-26 Contracting Plan | Plan

Policy and the making of a Significant Contracting Plan

Significant Contracting Plans will be prepared for all Significant Contracts prior to the commencement of the Contract. They will state:

- the objectives of the Significant Contract
- how the objectives are to be achieved
- how achievement of the objectives will be measured
- any alternative ways of achieving the objectives, and why the alternative ways were not adopted
- proposed contractual arrangements for the activity, and
- a risk analysis of the market in which the Contract is to happen.

The Significant Contracting Plan will be prepared by the Business & Innovation Branch in consultation with the Contract Administrator and any other relevant stakeholders identified in the Procurement Plan.

The Significant Contracting Plan will be endorsed by the Manager of the Branch seeking the Significant Contract and their Group Executive.

The Significant Contracting Plan will be approved by the Chief Executive Officer prior to the commencement of the Contract to which it relates.

Plan review

This plan will be reviewed annually.

Roles and responsibilities

Role	Responsibility
Council	Endorsement authority for this plan and for all changes to this plan.
Chief Executive Officer (CEO)	Responsible for ensuring that each contracting activity, which has a Significant Contracting Plan, is undertaken in a manner consistent with this plan.
Executive Leadership Team (ELT)	May provide advice to the CEO and/or Council on this plan and any proposed changes to this plan, as appropriate. Provides feedback to the GE and Manager regarding the scope of approaching reviews as appropriate.
Group Executive (GE), Business Performance	Responsible for overseeing all financial management systems and services, including Contracting Activities.
Manager, Business and Innovation	Responsible for plan review, development and reporting, including proposed changes to this plan.

2025-26 Contracting Plan | Plan

Measurements of success

Measure	Outcome sought
Significant Contracting Plans in place	All identified Significant Contracts have a Significant Contracting Plan approved by the CEO prior to the commencement of the contract.

Definitions

The definitions in the *Procurement Policy* and *Contract Manual* apply to this Contracting Plan.

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2025-26 Contracting Plan | Plan

Appendix

Plan information		
Title	2025-26 Contracting Plan	
Purpose	Contracting Activities are the processes by which Council forms contracts with suppliers for the provision of goods, services, and works, and through which it disposes of Valuable Non-Current Assets or Surplus Assets.	
Document number	<Business Area to include Final EDDIE reference of document seeking endorsement.>	
Corporate Plan reference	Goal Pathway Service Output	Resilient economy / Outstanding Organisation High value economy of choice drives business performance, investment and enduring employment. Maintain a contemporary governance framework that inspires trust and confidence in the operations of Council. Promote transparency in the decisions of Council and the information relied on to inform our decisions and actions.
Approved	<Corporate Governance to INSERT OM Reference>	
Approval date	<insert>	
Effective date	<insert>	
Review schedule	A full review must be undertaken annually.	
Last review	2024	
Next review	2026	
Plan holder	The Manager responsible for this policy is: Business and Innovation.	
Approval authority	Council has authority to endorse material changes.	
Related documents		
Legislation	<ul style="list-style-type: none">• <i>Public Sector Ethics Act 1994</i> (Qld)• <i>Local Government Act 2009</i> (Qld)• <i>Local Government Regulation 2012</i> (Qld)• <i>Statutory Bodies Financial Arrangements Act 1982</i> (Qld)• <i>Disaster Management Act 2003</i> (Qld)• <i>Human Rights Act 2019</i> (Qld)	
Policy	<ul style="list-style-type: none">• 2025/26 Procurement Policy• 2025/26 Contract Manual• 2025/26 Contracting Plan• Significant Contracting Plan/s	

2025-26 Contracting Plan | Plan

	<ul style="list-style-type: none">• Sunshine Coast Council's Corporate Plan 2025-2030
Operational documents	<ul style="list-style-type: none">• Local Preference in Procurement Guideline• Social Benefit Procurement Guideline• First Nations Procurement Guideline• Innovation and Market-Led Engagement Guideline• Environment and Sustainability in Procurement Guideline• Employee Code of Conduct• Code of Conduct for Councillors• Councillors Acceptable Request Guidelines• Council's current delegations• Purchase Cards Guideline

Version Control				
Version	Reason/Trigger	Change	Endorsed/Reviewed by	Date
1.0	Create new	N	<insert>	<insert>

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Annexure A - Market Assessment

An assessment of the market for each category, based on Contracting Activities during the 2024-25 financial year to 28 February 2025, is as follows:

Category	Number of Contracts	Number of Suppliers	Total Spend	Procurement Processes	Comments
Engineering and Works	3,440	514	\$150.7M	<ul style="list-style-type: none"> Tender RFQ Exception 	<p>Council's Engineering and Works category of expenditure broadly covers products and services related to roads and construction and includes subcategories such as concrete, bitumen, emulsions & asphalt materials and services, technical and engineering consulting services, playground, open space and recreational infrastructure and traffic management services.</p> <p>According to ABS data, the value of construction done in Australia continued its upward trend, with an increase of 4.8% in Q4 2024 compared to the same period in the previous year. The increase in public sector construction was 9.6% (compared to 0.7% in the private sector).</p> <p>Residential Construction (+5.7%) and Engineering Construction (+4.6%) were the primary construction value drivers, while Non-Residential Construction saw a decrease (-9.6%). Engineering Construction continues to be fastest rising sector, which includes the increased level of renewable investment in the electricity generation, transmission, and distribution.</p> <p>NSW, VIC, QLD, and WA account for ~90% of the value of construction done in Australia. WA saw the biggest increase (+7.7%), followed by NSW and VIC (both +1.4%) and QLD (+0.6%).</p> <p>The ABS Producer Price Indexes (PPI) indicates that the input prices to the construction sector rose 1.1% over the past twelve months, despite a 0.1% fall in the last quarter of 2024 which was driven by discounting across key products, particularly timber and steel, in a competitive market. Most building material prices were stable.</p>

Category	Number of Contracts	Number of Suppliers	Total Spend	Procurement Processes	Comments
					<p>Output construction prices rose 2.9% over the same period, driven by increased labour costs, although to a lesser extent than recent quarters as labour shortages gradually ease and the impact of enterprise bargaining outcomes moderate. Ongoing activity in the non-residential market, coupled with pressure from the infrastructure sector continued to drive competition for limited resources such as labour and concrete, maintaining prices at elevated levels.</p> <p>Output prices of both Residential and Non-Residential Construction rose 3.9%, while output price of Engineering Construction rose 1.6%.</p> <p>The difficulty of security supply within this category is considered medium as the majority of products and services can be procured via existing panel arrangements and registers of pre-qualified suppliers available both regionally and locally.</p>
Facilities	1,605	256	\$71.3M	<ul style="list-style-type: none"> • Tender • RFQ • Exception 	<p>The Facilities category covers expenditure related to the construction, maintenance and operations of Council facilities excluding technical and engineering professional services. According to ABS data, changes in key price drivers are described below.</p> <ul style="list-style-type: none"> - Labour costs (as measured by Wage Price Index) rose 3.2% over the year 2024. The private sector saw a 3.3% increase while the public sector saw a 2.8% increase. Utilities and ICT industries saw the highest growth (>4%), while Professional Services and Health Care industries saw the lowest growth (>2%). - Rental prices rose 5.5%, although this was the weakest annual rise since 2023 and reflects recent increases in vacancy rates in most capital cities. - Insurance prices rose 11%, also the weakest annual rise since 2023. <p>Note on Facility Management:</p> <p>According to IBIS Industry Report, the facility management industry has experienced significant revenue shifts. Ongoing work-from-home policies, contract negotiations and increasing scrutiny of government spending have hindered growth and require businesses to deliver exceptional value to retain contracts. Overall, while the facility management</p>

Category	Number of Contracts	Number of Suppliers	Total Spend	Procurement Processes	Comments
					<p>industry has shown resilience despite challenging economic conditions, industry revenue is estimated to drop by an estimated 0.2%.</p> <p>Supply within this category is expected to continue to have a relatively low difficulty of being secured by Council due to sufficient availability of capable suppliers both regionally and locally and the relatively high level of market competition.</p>
Services	3,397	1,324	\$74.6M	<ul style="list-style-type: none"> Tender RFQ Exception 	<p>RBA maintains a 2-3% target range of inflation as measured by ABS' Consumer Price Index (CPI). Over the twelve months of 2024, CPI rose 2.4%.</p> <p>Annual Services inflation was 4.3%. Higher prices for rents, medical services, and insurance services were the main contributors to Services inflation remaining elevated.</p> <p>Annual Goods inflation was 0.8%, the lowest since 2016. This was primarily due to large falls in electricity and automotive fuel prices.</p> <p>The Australian Industry Group Australian Industry Index has indicated contraction in business-oriented service activities. Businesses indicated that activity was constrained by staff shortages, internal delays in planning and procurement, and delays in government approvals.</p> <p>The NAB Quarterly Business Survey reported that business conditions held steady as businesses wrapped up a challenging year 2024. There was a slight improvement in business confidence, though confidence remains in negative territory. However, expected business conditions and capex plans for 2025 both improved – possibly boosted by the prospect of rate cuts and easing costs growth over 2025. Wage costs remained the top issue affecting business confidence. The share of businesses reporting availability of labour as a constraint was steady at 82%. By state, conditions eased slightly across all states except NSW and TAS. SA and VIC became more negative, while QLD and WA remained positive.</p> <p>Council will continue to seek to procure services competitively and leverage existing preferred supplier arrangements, register of pre-qualified supplier arrangements and</p>

Category	Number of Contracts	Number of Suppliers	Total Spend	Procurement Processes	Comments
					panel arrangements when possible to secure various types of services and achieve value for money outcomes.
Waste Services	138	22	\$34.4M	<ul style="list-style-type: none"> • Tender • RFQ • Exception 	<p>IBIS Industry Report indicates that growth in the waste services industry's revenue has slowed, and it's suffering from rising recycling rates. Despite the pandemic disrupting operations, manufacturing and food-service activity has increased, bolstering demand for waste treatment and disposal services. However, more recyclable and recoverable waste materials have been diverted to firms outside the industry, restricting revenue. This trend is partly due to government regulations encouraging recycling and raising landfill disposal costs.</p> <p>Market consolidation and acquisition activity is increasing. Major players like Cleanaway and Veolia Australia have acquired smaller companies to expand their market share, leading to significant changes in the competitive landscape and industry structure.</p> <p>The report indicates that the larger the size of local councils, the more likely it is that waste treatment and disposal services are contracted out to private operators. This is particularly the case in urbanised regions, like major capital cities.</p> <p>Internal competition is low due to waste treatment and disposal services' specialised nature, the need for economies of scale and geographic limitations. Waste disposal services are mostly confined to larger operators, particularly in urban areas.</p> <p>Changing waste disposal methods are shifting industry revenue. Waste disposal services are moving away from landfills towards recycling and alternative disposal methods, like energy generation. State governments have introduced policies to reduce waste sent to landfills and boost recycling rates. Recovery and recycling targets have diverted waste from the industry to materials recovery facilities, increasing external competition.</p>

Category	Number of Contracts	Number of Suppliers	Total Spend	Procurement Processes	Comments
Fleet and Plant	676	120	\$21.5M	<ul style="list-style-type: none"> Tender RFQ Exception 	<p>The Fleet & Plant category covers the purchase, hire and lease of various types of fleet, maintenance of fleet and plant and the purchase of fuel, gas and lubricants.</p> <p>According to ABS data, inflation in the transportation group fell 1.0% over the past 12 months. Automotive fuel (-5.1%), Motor Vehicles (-1.1%) and Urban transport fares (-3.8%) were the main contributors.</p> <p>An end to global supply shortages has elevated the automotive industry revenue. New passenger vehicle sales have increased due to an EV boom. Recovering global supply chains and government EV incentives have also pushed up industry revenue in recent years.</p> <p>Motor vehicle purchase prices remain elevated, this has supported demand for operating leases. Car rental prices saw an 8.6% increase in 2024, although the increase rate has softened in recent years, following a significant (~50%) jump after the COVID-19 pandemic.</p> <p>The motor vehicle rental industry displays low market share concentration. The industry's diverse service offerings and fragmented landscape prevent any single company from gaining significant market share.</p> <p>Favourable trends in construction have fuelled growth in heavy equipment hire. There is a heavy skew in industry activity towards Queensland, which accounts for one-quarter of all enterprises. Queensland's share is boosted by its many resource developments, along with infrastructure developments like the Cross River Rail project. The low market share concentration tends to strengthen buyers' bargaining power.</p> <p>Council is to continue to procure services competitively and leverage existing preferred supplier arrangements, register of pre-qualified supplier arrangements and panel arrangements when possible, to secure various types of services and achieve value for money outcomes.</p>

Category	Number of Contracts	Number of Suppliers	Total Spend	Procurement Processes	Comments
ICT	246	89	\$12.9M	<ul style="list-style-type: none"> Tender RFQ Exception 	<p>IBIS Industry Report indicates that adoption of As-a-Service distribution models continue to grow. Industry revenue from operating systems and productivity software segment has been growing in recent years. Greater adoption of remote working trends have contributed to this trend. The software industry revenue in Australia has increased at an annualised 6.8% over the past five years (2.9% last year).</p> <p>Eastern states like New South Wales, Victoria and Queensland attract software suppliers because of their population density and business opportunities. The presence of a skilled workforce and major corporations make these areas highly desirable for the industry.</p> <p>Online subscription-based SaaS models reduce costs for smaller suppliers, enhancing industry accessibility. It allows these smaller suppliers to focus on specific software niches, reducing larger suppliers' domination.</p> <p>The IT security consulting industry revenue has increased at an annualised 5.6% over the past five years. Cloud computing has changed how businesses access and use data, as it's now often stored in off-site cloud storage centres that can be accessed remotely. As data security becomes a growing concern, businesses will bring more IT security services in-house, weighing on revenue growth.</p> <p>The Deloitte/ACS Australia Digital Pulse 2024 report indicates that closing the gap in tech workers sourcing, cyber security, and AI skills and governance will be the industry's main challenges in the years ahead. The report estimates that there are currently 1 million tech workers in Australia, and an additional 300,000 workers are needed by 2030. This is expected to keep upward pressure on ICT professional services costs, including ICT contractors/consultants for the foreseeable future.</p> <p>Council will continue to seek to procure ICT services by going out to market; registering pre-qualified supplier arrangements and panel arrangements to secure various types of services and achieving value for money outcomes.</p>

8.6 INTERIM JUNE 2025 FINANCIAL PERFORMANCE REPORT**File No:** Council Meetings**Author:** Coordinator Financial Services
Business Performance Group**Attachments:** Att 1 - Interim June 2025 Financial Performance Report... 311 [↓](#) 
Att 2 - June 2025 Capital Grant Funded Project Report..... 323 [↓](#) **PURPOSE**

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

EXECUTIVE SUMMARY

This monthly financial performance report provides Council with a summary of an interim performance against budget as at 30 June 2025, in terms of the operating result and delivery of the capital program.

Operating Performance**Table 1: Operating Budget as at 30 June 2025**

	Original Budget \$'000	Current Budget \$'000
Total Operating Revenue	610,085	624,963
Total Operating Expenses	587,086	613,910
Operating Result	22,999	11,053

	Year to Date Actuals May 2025 \$'000	Year to Date Budget June 2025 \$'000	Year to Date Actuals Interim June 2025 \$'000
Total Operating Revenue	605,816	624,963	627,905
Total Operating Expenses	555,478	613,910	656,900
Operating Result	49,339	11,053	(28,995)
Total Cash Balance	135,275	161,503	191,567

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

The monthly financial report includes several items where the year-to-date actuals include estimated accruals subject to finalisation of actuals during the year-end processing.

The estimated accruals include expected invoices dated 30 June for works completed for both operating and capital works received in July 2025, one week of employee costs up to 30 June paid in July and predicted depreciation.

Interim depreciation exceeded the budget by \$33.4 million, primarily due to reported values throughout the 2024–25 financial year being understated relative to forecast actuals. Furthermore, the adopted depreciation budget did not adequately reflect the long-term costs associated with asset ownership and renewal

Year-end processing includes finalisation of actual depreciation, roll back of June invoices receipted in July, finalisation of asset revaluations, restricted cash closing balance and waste and long service leave provisions.

A forecast for the 2024-25 financial year has been included in this month's report. An independent detailed review of the financial report has been completed.

A reconciliation between the interim June results and the audited financial statements will be presented to Council at the next available Ordinary Meeting after the conclusion of the audit.

OFFICER RECOMMENDATION

That Council receive and note the report titled "Interim June 2025 Financial Performance Report".

FINANCE AND RESOURCING

This report sets out the details of Council's financial performance and investments for the month ending 30 June 2025 and meets Council's legislative reporting requirements.

CORPORATE PLAN

Corporate Plan Goal: *Organisational excellence*

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

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

Internal Consultation

This report has been written in conjunction with advice from:

- Chief Financial Officer and
- Executive Leadership Team

External Consultation

No external consultation is required for this report.

Community Engagement

No community engagement is required for this report.

Legal

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

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

Policy

Sunshine Coast Council's 2024-25 Investment Policy, and
Sunshine Coast Council's 2024-25 Debt Policy.

Risk

The reported interim Actual Year to Date financial result includes several items that include estimated accruals subject to finalisation of actuals during the year-end processing.

Material items that may be impacted include material and services, recurrent capital expenses and depreciation.

Interim Capital expenditure actuals include estimated accruals subject to finalisation of actuals during the year-end processing.

Contributed Assets remain subject to adjustment as part of the year end processing.

Previous Council Resolution**Ordinary Meeting 27 March 2025 (OM25/19)**

That Council:

- (a) *receive and note the report titled "Budget Review 3 2024-25"*
- (b) *adopt Appendix A as tabled, pursuant to sections 169 and 170 of the Local Government Regulation 2012, Council's amended budget for 2024-25 financial year incorporating:*
 - (i) *the statement of income and expenditure*
 - (ii) *the statement of financial position*
 - (iii) *the statements of changes in equity*
 - (iv) *the statement of cash flow*
 - (v) *the relevant measures of financial sustainability*
 - (vi) *the long-term financial forecast*
 - (vii) *Council's 2024-25 Capital Works Program, endorse the indicative four-year program for the period 2026 to 2029, and note the five-year program for the period 2030 to 2034*
- (c) *note the following documentation applies as adopted December 2024*
 - (i) *the Debt Policy*

- (d) *note the following documentation applies as adopted 20 June 2024*
 - (i) *the Revenue Policy*
 - (ii) *the total value of the change, expressed as a percentage, in the rates and utility charges levied for the financial year compared with the rates and utility charges levied in the previous budget, and*
 - (iii) *the Revenue Statement*
 - (iv) *the rates and charges to be levied for the 2024-25 financial year and other matters as adopted 20 June 2024*
 - (v) *the Strategic Environment Levy Policy*
 - (vi) *the Strategic Arts and Heritage Levy Policy*
 - (vii) *the Strategic Transport Levy Policy*
 - (viii) *Prescribed Services Charge Plan (No. 2) 2024-25 Financial Year and*
- (e) *endorse the 2024-25 Minor Capital Works Program (Appendix B).*

Ordinary Meeting 12 December 2024 (OM24/124)

That Council:

- (a) *receive and note the report titled "Budget Review 2 2024-25"*
- (b) *adopt Appendix A as tabled, pursuant to sections 169 and 170 of the Local Government Regulation 2012, Council's amended budget for 2024-25 financial year incorporating:*
 - (i) *the statement of income and expenditure*
 - (ii) *the statement of financial position*
 - (iii) *the statements of changes in equity*
 - (iv) *the statement of cash flow*
 - (v) *the relevant measures of financial sustainability*
 - (vi) *the long-term financial forecast*
 - (vii) *Council's 2024-25 Capital Works Program, endorse the indicative four-year program for the period 2026 to 2029, and note the five-year program for the period 2030 to 2034*
 - (viii) *the Debt Policy*
- (c) *note the following documentation applies as adopted 20 June 2024*
 - (i) *the Revenue Policy*
 - (ii) *the total value of the change, expressed as a percentage, in the rates and utility charges levied for the financial year compared with the rates and utility charges levied in the previous budget, and*
 - (iii) *the Revenue Statement*
 - (iv) *the rates and charges to be levied for the 2024-25 financial year and other matters as adopted 20 June 2024*
 - (v) *the Strategic Environment Levy Policy*
 - (vi) *the Strategic Arts and Heritage Levy Policy*
 - (vii) *the Strategic Transport Levy Policy*
 - (viii) *Prescribed Services Charge Plan (No. 2) 2024-25 Financial Year and*
- (d) *endorse the 2024-25 Minor Capital Works Program (Appendix B).*

Ordinary Meeting 26 September 2024 (OM24/82)

That Council:

- (a) *receive and note the report titled "Budget Review 1 – 2024-25" and*
- (b) *adopt Appendix A as tabled, pursuant to sections 169 and 170 of the Local Government Regulation 2012, Council's amended budget for 2024-25 financial year incorporating:*
 - i. *the statement of income and expenditure*
 - ii. *the statement of financial position*
 - iii. *the statement of changes in equity*
 - iv. *the statement of cash flow*
 - v. *the relevant measurers of financial sustainability*
 - vi. *the long-term financial forecast*
 - vii. *Council's 2024-25 Capital Works Program, endorse the indicative four-year program for a period 2026 to 2029, and note the five-year program for the period 2030 to 2034*
- (c) *note the following documentation applies as adopted 22 June 2024*
 - i. *the Debt policy*
 - ii. *the Revenue policy*
 - iii. *the total value of change, expressed as a percentage, in the rates and utility charges levied for the financial year compared with the rates and utility charges levied in the previous budget*
 - iv. *the Revenue statement*
 - v. *the rates and charges to be levied for the 2024-25 financial year and other matters as adopted 22 June 2024*
 - vi. *the Strategic Environment Levy Policy*
 - vii. *the Strategic Arts and Heritage Levy Policy*
 - viii. *the Strategic Transport Levy Policy*
 - ix. *Prescribed Services Charge Plan (No. 2) 2024-25 Financial Year and*
- (d) *endorse the Minor Capital Works Program (Appendix B).*

Special Meeting 20 June 2024 (SM24/4)

That Council:

1. STATEMENT OF ESTIMATED FINANCIAL POSITION

receive and note Appendix A, pursuant to section 205 of the Local Government Regulation 2012, the statement of the financial operations and financial position of the Council in respect to the 2023-24 financial year.

2. ADOPTION OF BUDGET

adopt Appendix A as tabled, pursuant to sections 169 and 170 of the Local Government Regulation 2012, Council's budget for 2024-25 financial year incorporating:

- i. the statement of income and expenditure*
- ii. the statement of financial position*
- iii. the statement of changes in equity*
- iv. the statement of cash flow*
- v. the relevant measures of financial sustainability*
- vi. the long-term financial forecast*
- vii. the Debt Policy (adopted by Council resolution on 30 May 2024)*
- viii. the Revenue Policy (adopted by Council resolution on 30 May 2024)*
- ix. the total value of the change, expressed as a percentage, in the rates and utility charges levied for the financial year compared with the rates and utility charges levied in the previous budget*
- x. the Revenue Statement*
- xi. Council's 2024-25 Capital Works Program, endorsing the indicative four-year program for the period 2026 to 2029, and noting the five-year program for the period 2030 to 2034*
- xii. the rates and charges to be levied for the 2024-25 financial year and other matters as detailed below in clauses 3 to 10*
- xiii. the 2024-25 Minor Capital Works Program*
- xiv. the Strategic Environment Levy Policy*
- xv. the Strategic Arts and Heritage Levy Policy*
- xvi. the Strategic Transport Levy Policy and*
- xvii. Prescribed Services Charge Plan (No. 2) 2024-25 Financial Year.*

Related Documentation

2024-25 Adopted Budget

Critical Dates

There are no critical dates for this report.

Implementation

There are no implementation details to include in this report.

2024-25 BUDGET

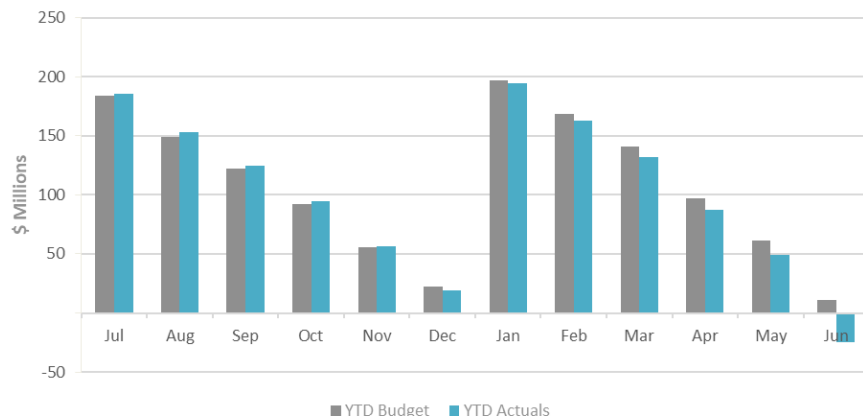
Financial Performance Report
INTERIM REPORT

June 2025



Statement of Income and Expenses

2024-25 Operating Result



As at the 30 June Council's interim result is an operating deficit of \$29.0 million, which is \$40.0 million below current budget.

The monthly financial report includes reporting lines where year-to-date actuals include accruals based on forecasted expenditure pending year end processing.

A forecast for the 2024-25 financial year has been included.

Statement of Income & Expenses INTERIM June 2025							
	Annual		YTD				Annual
	Original Budget \$000	Current Budget \$000	Current Budget \$000	Actuals \$000	Variance \$000	Variance %	Year End Forecast \$000
Operating Revenue							
General Rates	319,728	318,428	318,428	317,978	(450)	(0.1%)	317,305
Cleansing Charges	84,008	94,680	94,680	94,132	(548)	(0.6%)	94,870
Leaves	23,872	23,890	23,890	23,860	(30)	(0.1%)	23,892
Fees and Charges	77,152	77,215	77,215	77,750	535	0.7%	76,820
Interest Received from Investments	14,883	12,870	12,870	9,613	(3,256)	(25.3%)	9,628
Operating Grants and Subsidies	16,129	17,407	17,407	21,880	4,473	25.7%	20,163
Operating Contributions	320	320	320	281	(39)	(12.1%)	271
Unitywater Participation	52,500	52,500	52,500	52,471	(29)	(0.1%)	52,500
Other Revenue	18,775	23,620	23,620	26,761	3,141	13.3%	25,099
Internal Sales/Recoveries	2,720	4,034	4,034	3,180	(854)	(21.2%)	2,966
Total Operating Revenue	610,085	624,963	624,963	627,905	2,942	0.5%	623,514
Operating Expenses							
Employee Costs*	186,081	187,096	187,096	187,924	828	0.4%	187,724
Materials and Services*	234,321	246,269	246,269	246,198	(71)	(0.0%)	249,256
Finance Costs	13,284	11,484	11,484	12,137	653	5.7%	12,167
Company Contributions	4,149	4,149	4,149	4,149	0	0.0%	4,149
Depreciation Expense*	115,664	126,800	126,800	160,174	33,374	26.3%	159,786
Other Expenses	29,587	30,301	30,301	30,178	(123)	(0.4%)	29,882
Recurrent Capital Expenses	4,000	7,811	7,811	16,140	8,329	106.6%	14,645
Total Operating Expenses	587,086	613,910	613,910	656,900	42,990	7.0%	657,609
Operating Result	22,999	11,053	11,053	(28,995)	(40,048)	(362.3%)	(34,094)
Capital Revenue							
Capital Grants and Subsidies	25,000	49,446	49,446	43,144	(6,302)	(12.7%)	46,310
Capital Contributions - Cash	33,629	25,000	25,000	21,815	(3,185)	(12.7%)	21,448
Capital Contributions - Fixed Assets	74,538	74,538	74,538	18,640	(55,898)	(75.0%)	85,000
Total Capital Revenue	133,167	148,984	148,984	83,598	(65,386)	(43.9%)	152,758
Non-recurrent Expenses							
Profit/Loss on disposal, revaluation & impairment	-	-	-	3,735	3,735	-	-
Movements in landfill and quarry provisions	2,982	2,982	2,982	2,982	-	-	2,982
Recurrent Capital Expenses - Prior Year	-	-	-	9,392	9,392	-	-
Assets Transferred to Third Parties	-	-	-	-	-	-	-
Total Non-recurrent Expenses	2,982	2,982	2,982	16,108	13,127	440.3%	2,982
Net Result	153,185	157,056	157,056	38,495	(118,561)	(75.5%)	115,682

* YTD Actuals include estimated accruals that will be finalised as actuals during year-end processing

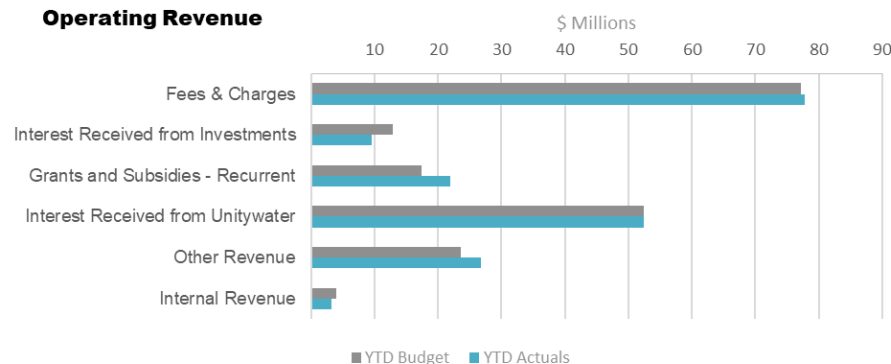
Operating Result - Revenue

\$627.9 million in operating revenue has been received which is \$2.9 million (0.5%) higher than budget

- Net Rates \$1.0 million below budget
 - General Rates \$450,000
 - Waste Charges \$548,000
- Fees and Charges above budget \$535,000
Below budget
 - Development Services Fees \$1.2 million
 - Parking Business Unit Fees \$456,000
- *Above budget*
 - Park Smart Parking Infringements \$879,000
(offset some by expenditure higher than budget \$378,000)
 - Resource Recovery Recyclables \$1.0 million
 - Sunshine Coast Stadium \$312,000
- Interest Received from Investments \$3.3 million lower than budget
- Operating Grants higher than budget \$4.5 million
 - FA Grant prepayment \$5.6 million
 - DRFA Street Tree Grant below budget \$736,000
- Other Revenue \$3.1 million higher than budget
 - Container Refund Scheme \$1.2 million
 - Pelican Waters Infrastructure Agreement \$498,000 (*restricted cash*)
 - Lease Revenue \$354,000
 - Sports Venues Sundry Recoupment \$311,000
 - Infringements SPER Recovery \$257,000

Operating Summary			INTERIM June 2025			
	Annual		YTD			
	Original Budget \$000s	Current Budget \$000s	Current Budget \$000s	Actuals \$000s	Variance \$000s	Variance %
Operating Revenue	610,085	624,963	624,963	627,905	2,942	0.5%
Operating Expenses	583,086	606,099	606,099	640,760	34,661	5.7%
Recurrent Capital Expenses	4,000	7,811	7,811	16,140	8,329	106.6%
Operating Result	22,999	11,053	11,053	(28,995)	(40,048)	(362.3%)
Capital Revenue	133,167	148,984	148,984	83,598	(65,386)	(43.9%)
Non-recurrent Expenses	2,982	2,982	2,982	16,108	13,127	440.3%
Net Result	153,185	157,056	157,056	38,495	(118,561)	(75.5%)

Operating Revenue



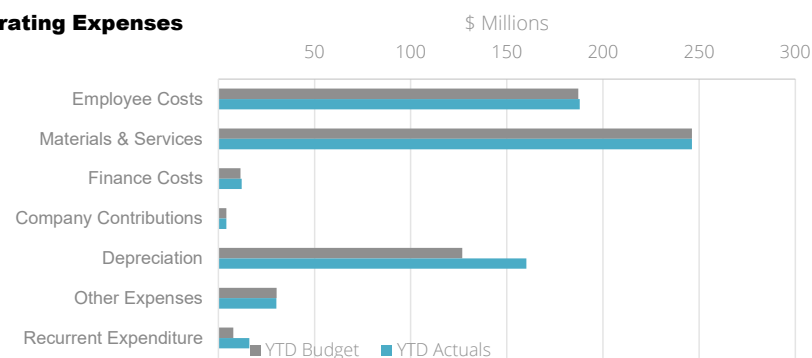
Operating Result - Expenses

\$656.9 million in operating expenses has been incurred which is \$43 million (7.0%) higher than budget

- Materials and Services on budget
 - Core Expenditure above budget \$4.4 million
Above budget
 - Plant and Equipment Hire \$3.3 million
 - Materials \$2.1 million
 - State Levy \$1 million
 - Below budget
 - Contract Services \$2.0 million
- Levy Projects \$2.3 million below budget
Environment Levy and Transport Levy
- Projects below budget \$2.0 million
- Interim depreciation \$33.4 million higher than budget primarily due to reported values throughout the 2024–25 financial year being understated relative to forecast actuals. Furthermore, the adopted depreciation budget did not adequately reflect the long-term costs associated with asset ownership and renewal
- Recurrent Capital Expenses \$8.3 million higher than budget

Operating Summary						
	Annual		YTD			
	Original Budget	Current Budget	Current Budget	Actuals	Variance	Variance
	\$000s	\$000s	\$000s	\$000s	\$000s	%
Operating Revenue	610,085	624,963	624,963	627,905	2,942	0.5%
Operating Expenses	583,086	606,099	606,099	640,760	34,661	5.7%
Recurrent Capital Expenses	4,000	7,811	7,811	16,140	8,329	106.6%
Operating Result	22,999	11,053	11,053	(28,995)	(40,048)	(362.3%)
Capital Revenue	133,167	148,984	148,984	83,598	(65,386)	(43.9%)
Non-recurrent Expenses	2,982	2,982	2,982	16,108	13,127	440.3%
Net Result	153,185	157,056	157,056	38,495	(118,561)	(75.5%)

Operating Expenses



Capital Expenditure

\$253.6 million (94.5%) of Council's \$268.4 million total capital works budget has been expended.

This is compared to the same period last year with \$303.7 million (91.3%) expended of Council's \$332.7 million total capital works budget.

The Core Capital Program has expended \$154.2 million, 101.2% of \$152.4 million budget.

Capital Expenditure INTERIM June 2025						
	Annual		YTD		Year End	
	Original Budget \$000s	Current Budget \$000s	Actuals \$000s	% of FY Budget Spent	Forecast Year End Actual	Forecast Year End Variance to Budget
Core Capital Works Program						
Aerodromes	1,525	450	335	74.5%	335	(115)
Buildings and Facilities	28,286	16,498	17,060	103.4%	17,060	562
Coast and Canals	6,200	4,307	3,141	72.9%	3,141	(1,166)
Environmental Assets	4,120	2,262	1,868	82.6%	1,868	(394)
Minor Works	5,862	6,767	4,685	69.2%	4,685	(2,082)
Holiday Parks	2,881	2,732	2,243	82.1%	2,243	(489)
Parks and Gardens	10,480	10,301	8,797	85.4%	8,797	(1,504)
Sports Facilities	20,738	21,449	21,759	101.4%	21,759	310
Stormwater	14,318	11,346	10,785	95.1%	10,785	(561)
Transportation	99,213	85,372	83,559	97.9%	83,559	(1,813)
Deliverability Factor		(9,097)		-	-	9,097
Total SCC Core Capital Program	193,624	152,386	154,232	101.2%	154,232	1,846
Disaster Recovery Funding Arrangements	4,590	14,174	9,091	64.1%	9,091	(5,083)
Fleet	3,500	3,583	4,858	135.6%	4,858	1,276
Information Technology	10,000	10,680	10,044	94.0%	10,044	(636)
Waste	12,882	25,118	22,646	90.2%	22,646	(2,472)
Corporate Major Projects	39,730	41,761	40,599	97.2%	40,599	(1,162)
Strategic Land and Commercial Properties	18,992	20,679	12,107	58.5%	12,107	(8,573)
Total Other Capital Program	89,694	115,994	99,345	85.6%	99,345	(16,650)
TOTAL	283,318	268,380	253,576	94.5%	253,576	(14,804)

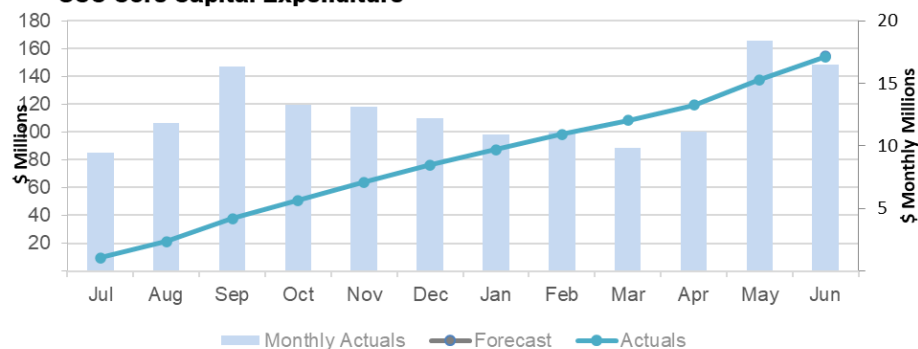
*** YTD Actuals include estimated accruals that will be finalised as actuals during year-end processing**

The above program of works includes recurrent expenditure, as reporting in the operating statement

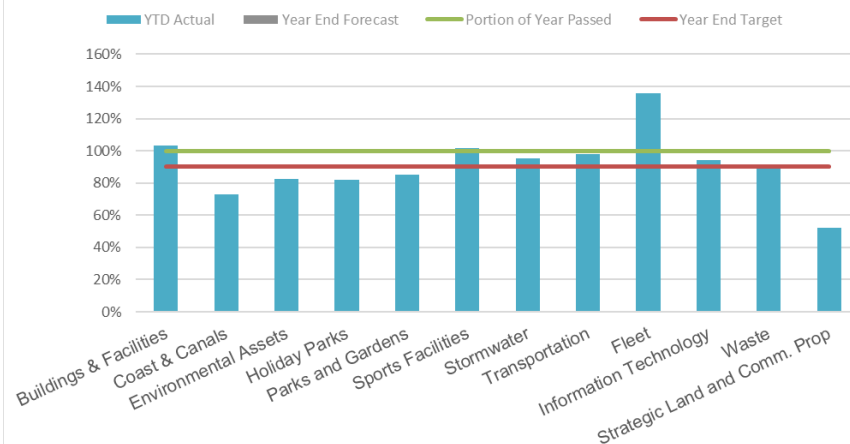
Recurrent Expenses	4,000	7,811	16,140	206.6%
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Capital Expenditure

SCC Core Capital Expenditure



% YTD spent compared to profiled budget by Program



Building and Facilities

Program YTD spend at 103.4% of total budget. Social Infrastructure Investment projects 137% YTD spend due to project works progressing ahead of schedule.

Coast and Canals

Program YTD spend at 72.9%. Quota Park Fishway Construction 4% YTD spent. Golden Beach Seawall 6% YTD spent.

Parks and Gardens

Program YTD spend at 85.4% of total budget. Coastal Pathway 82.3% YTD spend.

Sports Facilities

Program YTD spend at 101.4% of total budget. Honey Farm Sports & Rec Precinct 103% YTD spend.

Transportation

Program YTD spend at 97.9% of total budget. Bus Stop Program 81.3% spend YTD. Road Resurfacing 96.5% spend YTD. Pedestrian and Cyclist Facilities 67.7% spend YTD. Streetscape Programs 81.6% spend YTD.

Fleet

Program YTD spend at 135.6% of total budget, due to asset replacement orders placed in two previous financial year that were delivered in the current year instead of the forecasted year.

Information Technology

Program YTD spend at 94% of total budget.

Strategic Land and Commercial Properties.

Program YTD spend at 58.5% of total budget. Ongoing compensation negotiations for Maud Street, Mooloolaba and Caloundra Transport Corridor Upgrades and Parklands Nature-Based Recreation Precinct land acquisitions, in addition to outstanding settlements for Battery Hill land acquisitions have impacted end of year results.

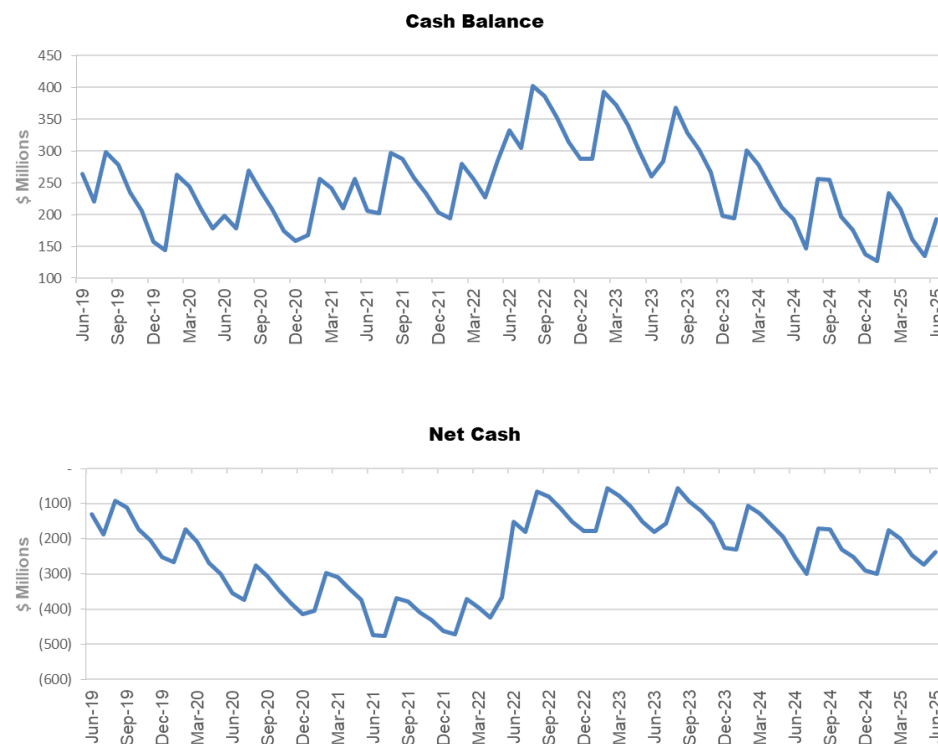
Disaster Recovery Funding Arrangements

Program YTD spend at 64.1% of total budget. Council have requested an extension of time for delivery to 30 June 2025 for Buderim Tramway Landslide and Trail Repair 1% spent; David Low Way Landslip 42% spent.

Cash Flows and Balance Sheet

- Cash balance at 30 June was \$191.6 million excluding Trust
- Debt balance at 30 June was \$443 million

Cash and Balance Sheet INTERIM June 2025			
	Current Full Year Budget \$000s	YTD Budget \$000s	YTD Actuals \$000s
CASH FLOWS			
Opening Cash	193,347	115,080	135,275
Net Cash Inflow/(Outflows) from:			
Operating Activities	70,250	148,517	115,292
Investing Activities	(99,313)	(99,314)	(56,219)
Financing Activities	(2,781)	(2,781)	(2,781)
Net Increase/(decrease) in Cash Held	(31,845)	46,422	56,291
Cash at year end	161,502	161,502	191,567
BALANCE SHEET			
Current Assets	251,889		
Non Current Assets	9,043,510		
Total Assets	9,295,399		
Current Liabilities	190,333		
Non Current Liabilities	489,867		
Total Liabilities	680,200		
Net Community Assets/Total Community Equity	8,615,199		



Debt

Council's current debt balance is \$443 million.

Sunshine Coast Council's debt program is governed by the 2024-25 Debt Policy, which was adopted with the Original Budget adoption on 20 June 2024 and updated with Budget Review 2 on 12 December 2024.

New borrowings are undertaken in accordance with the Queensland Treasury Corporation Guidelines, the Statutory Bodies Financial Arrangements Act 1982 and Section 192 of the Local Government Regulation 2012.

Council drew down the borrowings for the 2024-25 financial year in June. A total of \$23.2 million which relate to:

- \$21.2 million for Waste
- \$1.8 million for Holiday Parks
- \$288,000 for Caloundra Aerodrome Master Plan

Debt - 2024-25				
	Opening Balance \$000	Debt Redemption \$000	New Borrowings \$000	Closing Balance \$000
Sunshine Coast Council Core	345,795	20,064	23,194	348,925
Maroochydore City Centre	100,213	5,784	-	94,429
Total	446,008	25,847	23,194	443,354



Investment Performance

At 30 June Council has \$191.6 million cash (excluding Trust funds), with an average interest rate of 4.6%, being 0.21% above benchmark. This is compared to the same period last year with \$194.2 million cash (excluding Trust funds) with an average interest rate of 5.01%, being 0.81% above benchmark.

The benchmark used to measure performance of cash funds is the Bloomberg AusBond Bank Bill Index (BAUBIL).

All investment parameters remain within the guidelines established by the Investment Policy.

Investment Performance - Interim June 2025				
Liquidity as at:			30/06/2025	
			\$'000's	
At-call accounts				
QTC + CBA (excl. trust)	191,567	88.38%		
Maturities within 7 days	-	0.00%		
Total at-call	191,567	88.38%		
Investment Policy Target		10.00%		

Term deposits maturing:			30/06/2025	
			\$'000's	
				Count
within 30 days			-	-
30-59 days			-	-
60-89 days			-	-
90-179 days			-	-
180-364 days			-	-
1 year - 3 years			-	-
Total			-	-

INVESTMENT SUMMARY (including Trust) as at:							Investment Policy	
	30/06/2025		31/03/2025		30/06/2024		Individual Limit	Group Limits
A1+ (QTC)	150,938	70%	141,113	60.4%	117,489	53.8%	100%	100%
A1+ (Other)	65,826	30%	92,620	39.6%	90,812	41.6%	100%	100%
A1	-	0%	-	0.0%	-	0.0%	60%	100%
A2	-	0%	-	0.0%	10,000	4.6%	60%	90%
A3	-	0%	-	0.0%	-	0.0%	10%	30%
Total Funds	216,764		233,734		218,300			
FUND SUMMARY								
General Funds	191,567		208,889		194,164			
Trust Funds	25,198		24,845		24,136			
Total Funds	216,764		233,734		218,300			

Risks

The reported Actual Year to Date financial result includes several items that include estimated accruals subject to finalisation of actuals during the year-end processing.

Material items that may be impacted include material and services, recurrent capital expense and depreciation.

Capital expenditure actuals include estimated accruals subject to finalisation of actuals during the year-end processing.

Contributed Assets remain subject to adjustment as part of the year end processing.

Thanks for your time



sunshinecoast.qld.gov.au

2024-25 Financial Year Grant Funding							
	Description	Division	Suburb	Estimated Construction Start Month	Construction Completed Month	TOTAL Grant Revenue \$'000	Project Expenditure to date \$'000
Federal Government						(\$8,641)	\$11,421
1	Roads to Recovery Program					(\$4,800)	
Local Road and Community Infrastructure Grant Funding - Round 4						(\$3,141)	\$10,178
2	H5683 - LRCIP4 Venue 114 - Stage 1 Solar Install	Division 03	Bokarina	February 2024	March 2025	(\$400)	\$2,153
3	H7797 - LRCIP4 Kawana Waters Regional Aquatic Centre	Division 03	Bokarina	March 2023	June 2025	(\$347)	\$5,473
4	K3827 - LRCIP4 Charles Clarke Park Revetment Wal	Division 04	Mooloolaba	February 2024	September 2024	(\$500)	\$601
5	H4607 - LRCIP4 Maple Street - Maleny Streetscape	Division 05	Maleny	May 2025	November 2025	\$0	\$88
6	H7584 - LRCIP4 Mountain View Road Maleny Lookout	Division 05	Maleny	March 2024	March 2025	(\$500)	\$545
7	H2063 - LRCIP4 Power Memorial Park Renew Play Equipment	Division 08	Mudjimba	October 2024	November 2024	(\$98)	\$398
8	K4113 - LRCIP4 Lions and Norrie Job Coolum Park	Division 09	Coolum Beach	June 2024	October 2024	(\$500)	\$563
9	K3519 - LRCIP4 Nambour Yandina United Football Club	Division 10	Yandina		May 2024	(\$196)	\$1
10	K8468 - LRCIP4 Mooloolaba Esplanade Roadworks	Division 04	Mooloolaba	January 2025	May 2025	(\$400)	\$344
11	K2901 - Solar System Replacement					(\$200)	\$12
Local Road and Community Infrastructure Grant Funding - Round 3						(\$400)	\$1,242
12	K2732 - LRCIP3 WOR LED Streetlighting Upgrades	Whole of Council		July 2024	December 2024	(\$400)	\$1,242
Urban Rivers and Catchments Program						(\$300)	\$13
13	K6643 - Quota Park Fishway Construction	Division 10	Nambour	August 2025	October 2025	(\$300)	\$13
State Government						(\$20,262)	\$19,464
14 Disaster Recovery Funding Arrangements						(\$11,549)	
Disaster Ready Fund - Round 1						(\$500)	\$0
15	H7884 - Mooloolaba Foreshore Central Meeting Pla	Division 04	Mooloolaba			(\$500)	\$0
Blackspot Funding						(\$1,238)	\$1,229
16	K4895 - BlackSpot - Old Gympie Road Beerburum	Division 01	Beerburum			(\$500)	\$1,029
17	K6053 - BlackSpot Cotton Tree Area - Speed Reduction	Division 04	Maroochydhore			(\$50)	\$34
18	K6054 - BlackSpot Sixth Ave Maroochydhore - side	Division 04	Maroochydhore			(\$350)	\$90
19	K3444 - BlackSpot Ilkley Road Ilkley	Division 05	Ilkley			(\$70)	\$12
20	K6056 - Blackspot - Mons Road Forest Glen	Division 07	Forest Glen			(\$268)	\$63
Community Sustainability Action Grant - Round 8						(\$14)	\$23
21	K7987 - Bankfoot House - Dairy Shingle Roof Rene	Division 01	Glass House Mountains			(\$14)	\$23
Minor Infrastructure and Inclusive Facilities Fund						(\$474)	\$240
22	K7686 - MSSWP2 - Ocean View Avenue and Palm Driv	Division 04	Mooloolaba	April 2025	April 2025	(\$112)	\$44
23	K7687 - MSSWP3 - Meta Street and Douglas Street	Division 04	Mooloolaba	March 2025	April 2025	(\$112)	\$48
24	K7596 - Maleny Skate Park Upgrade Phase 2	Division 05	Maleny			(\$250)	\$148
Minor Infrastructure Program						(\$125)	\$1,094
25	H3892 - Lions-Norrie Job Park, Coolum Landscape Plan	Division 09	Coolum Beach			(\$125)	\$1,094
Queensland Transport Cycle Network Program						(\$1,861)	\$10,942
26	K2705 - Coastal Pathway BA 233 to 229 Warana	Division 04	Warana			(\$575)	\$435
27	H3839 - LGIP Stringybark Rd Footbridge-Pathway	Division 07	Sippy Downs			(\$596)	\$10,448
28	H8416 - Emu Mountain Road Pathway Construction	Division 09	Coolum Beach			(\$690)	\$59
2022-24 Local Government Grants and Subsidies Program						(\$98)	\$192
29	H5637 - Caloundra Headland Coastal Pathway	Division 02	Kings Beach	September 2023	July 2024	(\$98)	\$192
Walking Network Plans						(\$36)	\$0
30	K3037 - Walking Network Plans	Whole of Council				(\$36)	\$0
31 Passenger Transport Accessible Infrastructure Program						(\$422)	
School Transport Infrastructure Program						(\$821)	\$907
32	K7471 - STIP - Landsborough State School - Pathw	Division 01	Landsborough	September 2024	September 2024	(\$492)	\$544
33	K7376 - STIP - Brightwater State School Dianell	Division 06	Mountain Creek	December 2024	December 2024	(\$300)	\$332
34	K7377 - STIP - Good Samaritan Catholic College	Division 09	Bli Bli			(\$29)	\$31
South East Queensland Community Stimulus Program						(\$2,560)	\$4,006
35	K2914 - Beerwah Cemetery entrance feature and carparking	Division 01	Beerwah			(\$310)	\$3
36	K6414 - Khancoban Drive Park - District Park Development	Division 06	Buderim			(\$250)	\$38
37	K7394 - Albany Lakes Park - Public Amenity	Division 06	Sippy Downs			(\$200)	\$53
38	H5133 - South Coolum Road Coolum New Pathway	Division 08	Coolum Beach			(\$250)	\$67
39	K7568 - Sundew Street MUDJIMBA - East Section kerb and channel	Division 08	Mudjimba			(\$400)	\$33
40	K3347 - Lions Norrie Job Park Coolum Pump Track	Division 09	Coolum Beach			(\$550)	\$20
41	H4605 - SEQCSP Eumundi Town Centre Placemaking	Division 10	Eumundi	August 2024	March 2025	(\$600)	\$3,793


2024-25 Financial Year Grant Funding							
	Description	Division	Suburb	Estimated Construction Start Month	Construction Completed Month	TOTAL Grant Revenue \$'000	Project Expenditure to date \$'000
	Transport Infrastructure Development Scheme					(\$564)	\$832
42	H4613 - Cotton Tree Precinct Improvements	Division 04	Maroochydore	March 2025	March 2025	(\$150)	\$151
43	K1771 - Petrie Creek Road Shoulder Widening from Paynters Creek Road to Celestine Place	Division 07	Rosemount			(\$282)	\$320
44	K1719 - Ridgeview Drive and Havana Road West Junction	Division 09	Peregian Springs			(\$132)	\$361
Project Complete							

8.7 MOTIONS FOR THE 2025 LOCAL GOVERNMENT ASSOCIATION OF QUEENSLAND ANNUAL CONFERENCE

File No: Council Meetings

Author: Coordinator Councillor Governance
Civic Governance Group

Attachments:

- Att 1 - Supported accommodation models for people experiencing homelessness with complex needs..... 333** [↓](#) 
- Att 2 - Sea level rise benchmarks for climate risk reduction ..337** [↓](#) 
- Att 3 - Suppression and eradication of fire ants 341** [↓](#) 
- Att 4 - Roadside litter management 343** [↓](#) 
- Att 5 - Storage of recreational vehicles on roads..... 347** [↓](#) 

PURPOSE

This report proposes five motions for submission to the Local Government Association's 2025 Annual Conference.

Draft motions are prepared for Council's review and endorsement prior to the Annual Conference to be held in October 2025.

EXECUTIVE SUMMARY

The 129th Local Government Association of Queensland Annual Conference will be held on the Gold Coast from 19 to 23 October 2025.

Each year, the Conference debates motions put forward by both the Local Government Association of Queensland Policy Executive and member Councils. Motions that are supported and resolved at the Annual Conference guide and inform the Local Government Association of Queensland's Annual Advocacy Plan and Policy Statement.

Under the Local Government Association of Queensland Conference rules, any motion from a local government must be endorsed by the submitting Council at a Council meeting. To be considered at the 2025 Annual Conference, all motions must be received by the Local Government Association of Queensland by Monday, 28 July 2025.

The Conference agenda will prioritise motions that raise new issues of state-wide relevance or issues impacting a large portion or segment of local governments in Queensland. Motions must also be well formed and presented in a way that is most likely to garner the support of the broader membership of the Local Government Association of Queensland - namely the 77 local governments in Queensland.

Five motions are proposed for consideration by Sunshine Coast Council for submission to the Local Government Association of Queensland for consideration and debate at the 2025 Annual Conference.

The five motions relate to:

1. Funding to provide supported accommodation models to create increased viable pathways into housing for people experiencing homelessness with complex needs.

2. Guidance on Shared Socioeconomic Pathways and updated sea level rise benchmark(s) for climate risk reduction.
3. Enhancing Federal funding for local biosecurity efforts against fire ants.
4. Increased Federal support for roadside litter management.
5. Investigation into managing the storage of recreational vehicles on roads.

Details of each motion, including background information and desired outcomes, are attached as Attachments 1 to 5.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Motions for the 2025 Local Government Association of Queensland Annual Conference”**
- (b) endorse the motion that calls on the State and Federal Governments to fund Housing First supported accommodation models**
- (c) endorse the motion that calls on the Queensland Government (in consultation with the Federal Government) to:**
 - (i) Provide clear, consistent, and science-based guidance to local governments on the appropriate Shared Socioeconomic Pathway scenario(s) to use for climate risk reduction, adaptation planning, and infrastructure investment decisions, taking into account the recognition by the Intergovernmental Panel on Climate Change Sixth Assessment Report that low-likelihood, high-impact outcomes cannot be ruled out.**
 - (ii) Request that this guidance be developed in consultation with local governments, climate scientists, and relevant agencies such as the CSIRO and Bureau of Meteorology, in alignment with best practice climate risk management, and Queensland Future Climate Projections based on Coupled Model Intercomparison Project Phase 6 and Shared Socioeconomic Pathway scenarios.**
 - (iii) Further request that the Queensland Government provide guidance on appropriate sea level rise benchmarks for low-likelihood, high-impact sea level rise scenarios, as outlined in the Intergovernmental Panel on Climate Change Sixth Assessment Report for both:**
 - (1) statutory planning processes; and**
 - (2) design considerations for council owned assets and infrastructure**
- (d) endorse the motion that calls on the Federal Government to expand financial support for local governments in fire ant eradication and suppression treatment areas to include resources for meeting general biosecurity obligations**
- (e) endorse the motion that calls on the Federal Government to increase funding to local governments for litter management programs to address the environmental, amenity, and financial impacts of roadside litter by targeting products or services which generate common roadside waste such as plastics, wrappers, cigarettes and vapes**

- (f) **endorse the motion that calls on the State Government to investigate and develop options for managing the storage of recreational vehicles on roads, addressing safety, parking capacity and amenity concerns; and**
- (g) **forward the motions to the Local Government Association for inclusion in the 2025 Annual Conference agenda.**

FINANCE AND RESOURCING

There are no financial or resourcing impacts for Council arising from submitting motions for consideration at the Local Government Association of Queensland Annual Conference.

CORPORATE PLAN

Corporate Plan Goal: *Organisational excellence*
Outcome: We serve our community by providing this great service
Operational Activity: S26 - Elected Council - Providing community leadership, democratic representation, advocacy and decision-making.

CONSULTATION

Councillor Consultation

All Councillors were invited to consider subject areas for potential conference motions.

Councillor D Law requested Council consider a motion that seeks to address homelessness. Fellow Strong Community Portfolio Councillor, Councillor T Bunnag was consulted in relation to this proposed motion.

Councillor M Suarez requested Council consider a motion that addresses future planning and asset management risks associated with potential sea level rise above current benchmarks. Fellow Environment and Liveability Portfolio Councillor, Councillor T Burns was consulted in relation to this proposed motion.

Councillor D Law requested Council consider a motion in relation to fire ant suppression and eradication. Environment and Liveability Portfolio Councillors, Councillor T Burns and Councillor M Suarez were consulted in relation to this proposed motion.

Councillor J Natoli requested Council consider a motion relating to roadside litter management. Environment and Liveability Portfolio Councillors, Councillor T Burns and Councillor M Suarez were consulted in relation to this proposed motion.

Councillor M Suarez requested Council consider a motion in relation to long term recreational vehicle parking on roads. Managing for Growth Portfolio Councillors, Councillor W Johnston and Councillor C Dickson were consulted in relation to this proposed motion.

Internal Consultation

The Executive Leadership Team were invited to consider subject matters for potential motions.

Specific engagement has occurred with:

- Group Executive Economic and Community Development (Homelessness motion)
- Group Executive Liveability and Natural Assets (Sea level rise benchmarks motion)

- Group Executive Customer and Planning Services (Fire Ants, Litter Management and Recreational Vehicle Parking motions)
- Manager Community Development (Homelessness motion)
- Manager Environment and Sustainability Policy (Sea level rise benchmarks motion)
- Manager Strategic Planning (Sea level rise benchmarks motion)
- Manager Customer Response (Fire Ants, Litter Management and Recreational Vehicle Parking motions)
- Manager Parking and Transport (Recreational Vehicle Parking motion)
- Coordinator Flooding and Stormwater Policy (Sea level rise benchmarks motion)
- Coordinator Sustainability (Sea level rise benchmarks motion)

External Consultation

Consultation with external parties has not been undertaken in relation to this report.

Community Engagement

Community engagement has not been undertaken in relation to this report.

PROPOSAL

The next Local Government Association of Queensland Annual Conference is to be held on the Gold Coast from 19 to 23 October 2025.

The Local Government Association of Queensland Policy Executive and member Councils submit motions to the conference for debate. Motions supported at the conference form part of the Local Government Association of Queensland's Annual Advocacy Plan and Policy Statement.

Local governments must first endorse motions before they are submitted to the Local Government Association of Queensland for inclusion in the conference agenda. All motions for this year's conference must be received by the Local Government Association of Queensland by 28 July 2025.

Issues raised at the conference should be of state-wide relevance and generally will call for action by another tier of government.

On 15 May 2025, Councillors and the Executive Leadership Team were asked to commence consideration of potential motions. On 2 June 2025, the Local Government Association of Queensland formally called for motions from member councils.

Five motions are proposed for consideration by Council and, if endorsed, will be submitted to the Annual Conference for consideration.

Supported accommodation models for people experiencing homelessness

This motion calls on both the State and Federal Governments to fund Housing First supported accommodation models which create increased viable pathways into housing for people experiencing homelessness with complex needs.

The number of people sleeping rough and in vehicles in public places is rising. This creates a flow-on effect that increases the impact on council resources to manage public spaces for the whole community.

Social and community housing, as well as the private rental market, do not provide the adequate wraparound supports required for people who have experienced long term homelessness and complex trauma. Funding for alternative supported accommodation models is required for all local governments.

Sea level rise benchmarks for climate risk reduction

The desired outcome of this motion is that the Queensland Government will provide clear, consistent, and science-based guidance to local governments on:

1. which Shared Socioeconomic Pathway scenario(s) should be used for climate risk reduction, adaptation planning, and infrastructure investment decisions; and
2. how to incorporate low-probability, high-impact sea level rise scenarios, as identified in the Intergovernmental Panel on Climate Change Sixth Assessment Report, into statutory planning processes and for Council's own adaptation planning to support proactive activities and decisions.

The guidance sought would help ensure that councils across Queensland (and Australia) are using consistent, and future-focused approaches to climate risk management, aligned with state, national and international best practice.

Shared Socioeconomic Pathways have been used in Intergovernmental Panel on Climate Change reports to explore how different scenarios might influence climate change impacts. They are essential tools used in climate modelling to assess future risks and inform adaptation strategies. While Queensland's Future Climate resources and Australian Rainfall and Runoff industry best practice guidelines (flood and stormwater estimation) reference Shared Socioeconomic Pathways, there is currently no formal directive on which scenarios councils should use, leading to inconsistent planning approaches.

The Intergovernmental Panel on Climate Change Sixth Assessment Report highlights the potential for sea level rise to exceed 1.1 metres by 2100 under extreme scenarios, which is not currently reflected in Queensland's benchmark of 0.8 metres. Incorporating these scenarios into planning frameworks will help councils take a proactive approach to risk management and improve long-term resilience.

Failure to consider these projections may expose councils to significant financial liabilities—not only from acute disasters such as floods and cyclones, but increasingly from chronic climate impacts such as tidal inundation, shoreline erosion, heat stress, drying soils and infrastructure degradation.

These cumulative costs can strain local government budgets and service delivery. Additionally, councils may face reputational damage for not aligning with the latest climate science, potentially undermining public trust, stakeholder confidence, and access to future funding.

A delayed revision of State Government mandated sea level rise could present significant and costly challenges to local governments that are advanced in coastal hazard adaptation infrastructure design.

Fire Ants

This motion calls on the Local Government Association of Queensland to advocate for increased Federal Funding for local governments due to their severe economic, environmental, and public health impacts. Fire ants can cause billions of dollars in damages, disrupt ecosystems, and pose significant health risks. Local governments in suppression treatment areas, need Federal support to meet their biosecurity obligations to contribute to an effective, coordinated eradication effort and prevent higher future costs at a national level.

Local governments are under pressure to balance resources across a diverse range of services and programs. The impacts of funding resources to support the eradication of fire ants can impact the delivery of other core services. Federal funding can provide the necessary support for coordinated and comprehensive eradication efforts, ensuring consistency and efficiency across regions. Investing in eradication now can prevent higher future costs and protection Australia's economy, environment, and public health from the severe threats posed by fire ants.

While the Federal Government has committed significant funding to the national program and supporting local governments with the support of treatment material and training, this does not address the significant resource investment for local governments in the suppression areas. Funding should be targeted to local governments with biosecurity obligations within the suppression areas.

A motion similar to the one proposed in this report was submitted to, and endorsed by, the Australian Local Government Association National General Assembly which was held in Canberra from 24 to 27 June 2025. This matter now contributes to the Australian Local Government Association's advocacy for local government priorities at a national level.

If this motion is endorsed at the Local Government Association of Queensland Annual Conference in October, this matter will form part of the Local Government Association of Queensland's advocacy efforts enabling a second avenue for it to be brought before the Federal Government, providing stronger evidence of the importance of this matter to local government across Australia.

Roadside Litter

Councillor J Natoli requested a motion be proposed for submission to this year's Local Government Association of Queensland Annual Conference seeking an increase in Federal funding to local governments for litter management programs which target those products or services which generate common roadside waste.

Economically, roadside litter can deter tourism and investment, reducing the amenity of regions and subsequently impacts local economies. Effective litter management aligns with national priorities such as environmental sustainability, public health, and community well-being. It supports the circular economy by promoting recycling and waste reduction, reducing the burden on landfills.

The true cost of managing litter is difficult to estimate. In reviewing the impacts of litter and illegal dumping in Queensland, the Queensland Government found that in 2018/2019 local governments spent \$59.4 million to address litter and illegal dumping. A NSW Government report from 2016 estimated the cost of litter to local governments in NSW was approximately \$135 million in 2024/2025, with community organisations, private businesses and the NSW

Government bearing an additional \$27 million for the same period. Much of the costs associated with dealing with these issues continue to be borne by local government today.

By addressing roadside litter as a national priority, the Australian Government can enhance environmental protection, boost local economies, and improve the quality of life for all Australians, demonstrating a commitment to sustainable and responsible governance.

Funding for litter programs could be provided by targeting products or services which generate common roadside waste such as plastics, wrappers, cigarettes and vapes.

As per the motion described above in relation to fire ants, a motion similar to this one was submitted to, and endorsed by, the Australian Local Government Association National General Assembly. This issue now contributes to the Australian Local Government Association's advocacy to the Federal Government.

Should this motion be endorsed at the Local Government Association of Queensland Annual Conference, this matter will form part of the Local Government Association of Queensland's advocacy agenda.

Recreational Vehicle parking

This motion seeks to address a matter that is increasingly causing concern across the community in relation to the storage of recreational vehicles on roads.

The motion calls on the State Government to investigate and develop options for managing the storage of recreational vehicles on roads which can have negative impacts in relation to safety, parking capacity and amenity.

Recreational vehicles (including caravans, trailers, boats, mobile homes, and other non-passenger vehicles) have been observed being parked (or "stored") for long periods on the road, resulting in a large number of complaints from concerned residents.

The parking of recreational vehicles can obstruct visibility for drivers and pedestrians, creating potential safety hazards. Secondly, parking can be challenging in many locations across the region. The long-term parking of recreational vehicles can increase parking congestion leading to frustration for other residents. The visual amenity of these areas is also negatively impacted.

While Sunshine Coast Council has explored intervention options, the *Transport Operations (Road Use Management) Act 1995* does not provide practical options for local governments to address this issue without affecting all vehicles parked in the local government area.

These five motions are commended to Council for endorsement and submission to the Local Government Association of Queensland for inclusion in the Annual Conference Agenda.

Legal

There are no legal implications associated with submitting the proposed motions to the Local Government Association of Queensland for consideration and debate at the Annual Conference.

Policy

The proposed motions in this report do not conflict with the adopted policy positions or objectives of Council. Should the proposed motions be approved by Council and resolved at the Local Government Association of Queensland Annual Conference, it will influence and shape future advocacy efforts of the Local Government Association of Queensland, which may result in policy and program decisions by the other tiers of government that will be advantageous to the interests of Council.

Risk

No discernible risks have been identified from potentially submitting the proposed motions to the Local Government Association of Queensland for consideration and debate at its Annual Conference.

Previous Council Resolution**Ordinary Meeting 24 July 2024 (OM24/54)**

That Council:

- (a) *receive and not the report titled "Motions for the 2024 Local Government Association of Queensland Annual Conference" and*
- (b) *endorse the following motion for forwarding to the Local Government Association of Queensland for inclusion in the 2024 Annual Conference agenda:*
 - (i) *That the Local Government Association of Queensland call on the State Government to introduce mandatory device limitations and standards to control the speed and capabilities of personal mobility devices (Appendix A).*

Related Documentation

- Local Government Association of Queensland 2025 Annual Conference Agenda
- Constitution of the Local Government Association of Queensland
- Local Government Association of Queensland Policy Statement
- Local Government Association of Queensland Advocacy Action Plan 2025

Critical Dates

This report must be considered by Council at the July 2025 Ordinary Meeting to enable endorsed motions to be submitted to the Local Government Association of Queensland by 28 July 2025.

Implementation

Should the recommendation be accepted by Council, it is noted that the Chief Executive Officer will forward the approved motions to the Local Government Association of Queensland for consideration and inclusion the 2025 Annual Conference Agenda.



Every Queensland community deserves to be a liveable one

Attachment 1 2025 LGAQ Annual Conference Motion

Title of motion (required)	Funding to provide supported accommodation models
Motion (required)	That the LGAQ calls on State and Federal governments to fund Housing First supported accommodation models.
What is the desired outcome sought? (required) 200 word limit	<p>That the State and Federal Governments fund supported accommodation models across Local Government Areas to create increased viable pathways into housing for people experiencing homelessness with complex needs.</p> <p>Models such as Common Ground Queensland that currently operate in Brisbane and Gold Coast, could be replicated in other local government areas.</p> <p>Local Governments are experiencing increasing number of people sleeping rough and in vehicles in public spaces. This is having an impact on council resources to manage public space effectively for all the community.</p> <p>The current accommodation options available are not suitable for people with complex needs who often return to homelessness as the tenancy cannot be sustained.</p> <p>Social and community housing and the private rental market do not provide the wraparound supports that people who have been long term homeless and experiencing complex trauma require.</p> <p>Funding for alternative supported accommodation models are required.</p>
Background (required) 350 word limit	<p>Homelessness has increased significantly and in particular the visibility of homelessness with rough sleeping/vehicles. Whilst being homeless is not illegal, there are local laws governing the use of public space e.g. illegal camping.</p> <p>Local Governments are finding it difficult to manage community expectations and cohesion and provide a humane approach to people experiencing homelessness. Larger regional councils have created Public Space Liaison Officer roles to assist with the public space</p>



	<p>management, however, without affordable, supported, safe accommodation options this is problematic.</p> <p>Many people experiencing homelessness who are using public space, have complex trauma and needs. Sleeping rough is extremely difficult, physically and mentally, many with mental health difficulties linked to childhood trauma. Premature ageing and death are common. Trauma and complex needs do not go away when someone is housed. There is evidence to show that approximately, 50-60% of those experiencing homelessness will require permanent support to sustain housing. Thus the need for Housing First models with wrap around supports for duration of need.</p> <p>Towards an Australian Permanent Supportive Housing Framework</p> <p>Social and community housing and private rental do not provide the wrap around supports to support people into housing and community life. This results in people returning to homelessness as they are unable to sustain the tenancy. Housing First is not just a roof but also support for duration of need.</p>
Case study/ Example (optional) 350 word limit	<p>QShelter QShelter, a peak body working to influence solutions to housing need and homelessness have called on State Government to provide supporting housing solutions as per the following;</p> <ul style="list-style-type: none"> • QShelter Regional Forum Communique to State Government in November 2024 called for Supportive Housing programs. • QShelter's Pre-Budget Submission called for investment in supportive housing in every population centre leading up to Brisbane 2032. <p>Common Ground Queensland Models such as those currently operated by Common Ground Queensland in Brisbane and the Gold Coast, provide secure, long term, safe and affordable supportive housing for people who have experienced chronic homelessness or are at risk of homelessness and those who need access to affordable housing.</p> <p>The Supportive Housing approach can help break the cycle of homelessness through the offer of a permanent alternative to rough sleeping without a behaviour change prerequisite. This enables a first step to stability and</p>

June 25



	<p>supports people to then be able to address challenges which have previously been a barrier to accessing housing, with the support of dedicated, relevant, services,</p>
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	<p>This Supportive Housing approach is a long-term permanent housing solution and can help bring to an end the cycle of homelessness for vulnerable people.</p>
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Attachment 2 2025 LGAQ Annual Conference Motion

Title of Motion	State Guidance on Shared Socioeconomic Pathways and updated Sea Level Rise Benchmark(s) for Climate Risk Reduction
Motion	<p>That the LGAQ calls on the Queensland Government (in consultation with the Federal Government) to:</p> <ol style="list-style-type: none"> 1. Provide clear, consistent, and science-based guidance to local governments on the appropriate Shared Socioeconomic Pathway (SSP) scenario(s) to use for climate risk reduction, adaptation planning, and infrastructure investment decisions, taking into account the recognition by the Intergovernmental Panel on Climate Change (IPCC) Sixth Assessment Report that low-likelihood, high-impact outcomes cannot be ruled out. 2. Request that this guidance be developed in consultation with local governments, climate scientists, and relevant agencies such as CSIRO and Bureau of Meteorology, in alignment with best practice climate risk management, and Queensland Future Climate Projections based on Coupled Model Intercomparison Project Phase 6 and Shared Socioeconomic Pathway scenarios. 3. Further request that the Queensland Government provide guidance on appropriate sea level rise benchmarks for low-likelihood, high-impact sea level rise scenarios, as outlined in the Intergovernmental Panel on Climate Change Sixth Assessment Report for both: <ol style="list-style-type: none"> a. statutory planning processes; and b. design considerations for council owned assets and infrastructure.
What is the desired outcome sought? 200 word limit	<p>The desired outcome of this motion is that the Queensland Government provide clear, consistent, and science-based guidance to local governments on:</p> <ol style="list-style-type: none"> 1. which Shared Socioeconomic Pathway scenario(s) and Global Warming Level(s) should be used for climate risk assessments for both statutory planning purposes and local government adaptation planning, and infrastructure investment decisions; and 2. how to incorporate low-likelihood, high-impact sea level rise scenarios, as identified in the Intergovernmental Panel on Climate Change Sixth Assessment Report, for statutory planning processes and for Council's own risk assessments and adaptation planning to support



	<p>proactive climate risk reduction and infrastructure investment decisions.</p> <p>This guidance would help ensure that councils across Queensland (and Australia) are using consistent, and future-focused approaches to climate risk management, aligned with state, national and international best practice, including any future mandatory accounting reporting (financial disclosure) for local government climate resilience.</p>
<p>Background 350 word limit</p>	<p>Shared Socioeconomic Pathways are essential tools used in climate modelling to assess future risks and inform adaptation strategies. While Queensland's Future Climate resources and Australian Rainfall and Runoff industry best practice guidelines (flood and stormwater estimation) reference Shared Socioeconomic Pathways, there is currently no formal directive on which scenarios councils should use, leading to inconsistent planning approaches.</p> <p>The Intergovernmental Panel on Climate Change Sixth Assessment Report highlights the potential for sea level rise (SLR) exceeding 1.1 metres by 2100 under extreme scenarios, which is not currently reflected in Queensland's benchmark of 0.8 metres. Incorporating these scenarios into planning frameworks will help councils take a proactive approach to risk management and improve long-term resilience.</p> <p>Financial and Reputational Risks: Failure to consider the latest Intergovernmental Panel on Climate Change Sixth Assessment Report projections may expose councils to significant financial liabilities—not only from acute disasters such as floods and cyclones, but increasingly from chronic climate impacts such as tidal inundation, shoreline erosion, heat stress, drying soils and infrastructure degradation. Exposing local government to increasing financial costs associated with escalating insurance costs, disruption to service delivery, reduced affordability and access to credit, and potentially increased exposure to costly litigation.</p> <p>These cumulative costs can strain local government budgets and service delivery. Additionally, councils may face litigation and reputational damage for not aligning with the latest climate science, potentially undermining public trust, stakeholder confidence, and access to future funding.</p> <p>A delayed revision of State mandated sea level rise could present significant and costly challenges to local governments advanced in coastal hazard adaptation infrastructure design.</p>



Case study
350 word limit

Coastal Hazard Adaptation Planning - Maroochydore

The following property statistics from Coastal Hazard Adaptation Planning occurring for Maroochydore highlight the sensitivity of the number of properties affected by King Tides and Major Storm Tides with an increase in the sea level rise allowance from 800mm to 1100mm. It is important that both current day development and future adaptation planning adopts the most scientifically appropriate sea level rise planning benchmarks. Per the Table below, seawater from these events will inundate properties at ground level well before dwelling floor levels are affected. Whilst the inundation of dwellings is a significant concern, understanding the sensitivity of ground level inundation is also an important consideration for adaptation planning. Ground level inundation is what affects the serviceability of neighbourhoods through access to properties, but also impacts to critical infrastructure such as the sewer network and service pits for telecommunications and power.

Coastal Hazard Level	Property Ground Level	Property Dwelling Floor Level
King Tide	2	0
King Tide + 800mm SLR	208	45
King Tide + 1100mm SLR	597	199
Major Storm Tide#	5	69
Major Storm Tide + 800mm SLR	945	505
Major Storm Tide + 1100mm SLR	1506	937

Major Storm Tide: a Storm Tide with a 1% chance of occurring in any given year

In addition to the above, the implications of *Australian Rainfall and Runoff Climate Change* guidance for the design of stormwater infrastructure are significant. The guidance indicates that a 15% increase in short duration rainfall intensity has already occurred and needs to be applied to Bureau of Meteorology information.

Furthermore, the percentage increase in short duration rainfall intensity from climate change to the year 2100 varies



	<p>depending on which SSP is referenced for rainfall modelling purposes, ranging from:</p> <ol style="list-style-type: none"> 1. 22% increase (SSP1-2.6), 2. 41% increase (SSP2-4.5), 3. 66% increase (SSP3-7.0), and 4. 86% increase (SSP5-8.5). <p>Guidance is needed on which SSP should be adopted for infrastructure design and determination of flood planning levels. It is important that consistency in assumptions between local government areas is achieved to provide certainty for the provision of safe, sustainable and climate resilient development.</p>
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Attachment 3 2025 LGAQ Annual Conference Motion

Title of motion (required)	Enhancing federal funding for local biosecurity efforts against fire ants
Motion (required)	That the LGAQ calls on the Federal Government to expand financial support for local governments in fire ant eradication and suppression treatment areas to include resources for meeting general biosecurity obligations.
What is the desired outcome sought (required) 200 word limit	<p>The Federal government should provide increased funding to local governments in fire ant eradication and suppression treatment areas to support them in meeting their general biosecurity obligations. This funding is crucial due to the significant economic, environmental, and public health impacts of inadequate response efforts.</p> <p>Fire ants can cause extensive damage to infrastructure, agriculture, and households, with potential economic losses projected to reach \$2.5 billion annually by 2035. Environmentally, fire ants disrupt ecosystems, displace native species, and reduce biodiversity. Public health is also at risk, as fire ant stings can cause severe allergic reactions, including anaphylaxis, affecting thousands of Australians.</p> <p>Local governments play a crucial role in managing open spaces within biosecurity zones, such as waste facilities, parks, and environmental reserves. Their response is vital in limiting the spread of fire ants, which cause severe environmental damage, pose public health risks, and threaten economic stability. Despite significant federal funding for the national program, local governments require additional resources to meet their biosecurity obligations effectively.</p> <p>Investing in eradication now can prevent higher future costs and protect Australia's economy, environment, and public health from the severe threats posed by fire ants.</p>
Background (required) 350 word limit	The National Fire Ant Eradication Program (NFAEP) provides the lead response in eradicating and limiting the spread of fire ants throughout Australia. Their efforts are focussed on South-East Queensland where the initial incursion of fire ants has taken place. While the NFAEP are the lead response agency, councils play key roles in



their respective regions for managing open spaces such as waste facilities, parks and environmental reserves. Local governments in the heart of the biosecurity zone (the eradication and suppression treatment area) are particularly impacted with most having to implement additional pest control programs to meet their general biosecurity obligation for fire ants. The response of local government is important in limiting the spread and effect of fire ants with failure to meet biosecurity obligations impacting all of Australia:

- Environmental protection - Fire ants cause severe environmental damage by preying on native species and disrupting ecosystems, potentially leading to a loss of biodiversity and long-term ecological changes.
- Public health and safety - Fire ants are a major public health concern. Their stings can cause severe allergic reactions, including anaphylaxis. A 2024 inquiry estimated that 174,000 people could develop severe allergic reactions if fire ants were to become endemic in Australia. Additionally, based on current data, fire ants could cause six deaths and trigger 116,000 medical visits annually in Queensland alone.
- Economic impact - Fire ants pose a significant economic threat. They can damage infrastructure, including roads and electrical systems, leading to costly repairs and maintenance. The projected economic losses if fire ants are not eradicated could reach up to \$2.5 billion annually by 2035.

A coordinated national approach, which includes enabling councils in eradication and suppression areas to respond appropriately to land under their control, is key to ensuring a consistent and efficient outcome nationally.

While the Federal Government has committed significant funding to the national program and supporting local governments with the supply of treatment material and training, this does not address the significant resource investment for councils in eradication and suppression areas. Funding should be targeted to local governments with biosecurity obligations within an eradication and suppression area.



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Attachment 4 2025 LGAQ Annual Conference Motion

Title of motion (required)	Enhancing Federal Support for Roadside Litter Management
Motion (required)	That the LGAQ calls on the Federal Government to increase funding to local governments for litter management programs to address the environmental, amenity, and financial impacts of roadside litter by targeting products or services which generate common roadside waste such as plastics, wrappers, cigarettes and vapes.
What is the desired outcome sought (required) 200 word limit	<p>Roadside litter is a national issue with widespread impacts. Roadside litter contributes to pollution, harms wildlife, and degrades natural landscapes, affecting communities across Australia. The issue presents ongoing costs to local governments, which are called upon by their communities to maintain the environmental health, safety, and amenity of their areas.</p> <p>Economically, roadside litter can deter tourism and investment, reduce the amenity of regions and impact local economies. Effective litter management aligns with national priorities such as environmental sustainability, public health, and community well-being. It supports the circular economy by promoting recycling and waste reduction, reducing the burden on landfills.</p> <p>Local governments, managing a significant portion of Australia's road network, often lack the necessary resources to address this issue adequately. Increased federal funding is essential to enable councils to implement effective roadside litter management programs, ensuring cleaner, safer, and more attractive communities nationwide. By addressing roadside litter as a national priority, the Australian Government can enhance environmental protection, boost local economies, and improve the quality of life for all Australians, demonstrating a commitment to sustainable and responsible governance.</p> <p>Funding for such programs could be provided by targeting consumer products which generate common</p>



	roadside waste such as plastics, wrappers, cigarettes and vapes.
Background (required) 350 word limit	<p>The ongoing costs of managing litter poses a significant and continuous impact on local governments. Providing financial support to local governments to address roadside litter can improve environmental and community outcomes. Managing litter along roadsides is cost and resource prohibitive without support from the Federal Government.</p> <p>The true cost of managing litter is difficult to estimate. In 2018/2019 the Queensland Government found that local governments spent \$59.4M responding to litter and illegal dumping. The NSW Government estimated the cost to be \$135M in 2014/2015 with private business, community organisations and the NSW Government spending \$27M on top of this. These costs continue today.</p> <p>Clean Up Australia (CUA) reported in 2024 that soft plastics, wrappers and cigarette butts are the most common items found in 2024. The presence of vapes is also increasing. The litter is most often located in waterways, parks and bushland. Roadside litter often contributes to the litter as it moves from the roadside into these areas by weather events.</p> <p>The impacts of items made of plastic and cigarette butts are well understood, notably affecting the overall health of local environments which fall under the responsibility of local government.</p> <p>In addition to other behavioural causes, strong evidence which indicates that the presence of litter encourages littering. Enabling local governments to address litter consistently addresses environmental impacts and encourages behaviour change at a community level.</p> <p>Enforcement is one tool to address littering behaviour; however, the impact is limited to offences which are observed and captured. The resourcing to monitor this effectively are prohibitive at a large scale and only addresses one part of the problem.</p> <p>Responding to litter absorbs significant volunteer hours. In 2024 CUA reported 2.1 million hours of volunteer support. This does not include initiatives run other groups. With a growing demand for volunteer support across Australia, taking proactive action to reduce the</p>

June 25



	<p>presence and occurrence of litter may ultimately allow community members to focus on other services in need.</p> <p>Funding for litter programs could be provided by targeting consumer products which generate common roadside waste such as plastics, wrappers, cigarettes and vapes.</p>
<p>Case study / Example (optional) 350 word limit</p>	<p>The Litter Champion Program in Victoria</p> <p>The Litter Champion Program, managed by Sustainability Victoria, has proven to be a highly effective initiative in reducing roadside litter across the state. This program provides local governments and community groups with a comprehensive roadside litter prevention kit, which includes best practices for planning, implementing, and evaluating litter prevention efforts. The program's success is attributed to its collaborative approach, engaging various stakeholders, including local councils, community organisations, and volunteers, to work together towards a common goal of a cleaner environment.</p> <p>The program's impact has been significant. Since its inception, the Litter Champion Program has led to a noticeable reduction in roadside litter in participating areas. For instance, in 2023, Victoria reported a 20% reduction in roadside litter after implementing the program. This success demonstrates the potential effectiveness of increased federal support for similar initiatives. By providing additional funding and resources, the federal government can help expand and enhance programs like the Litter Champion Program, ensuring cleaner, safer, and more attractive communities nationwide.</p> <p>By calling for increased federal funding to local governments for litter management programs, the proposal would open opportunities for local governments to implement similar initiatives.</p>



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Attachment 5 2025 LGAQ Annual Conference Motion

Title of motion (required)	Investigating options for managing the storage of recreational vehicles on roads.
Motion (required)	That the LGAQ calls on the State Government to investigate and develop options for managing the storage of recreational vehicles on roads, addressing safety, parking capacity and amenity concerns.
What is the desired outcome sought? (required) 200 word limit	<p>In this context, recreational vehicles (RVs) include caravans, trailers, boats, mobile homes, and other non-passenger vehicles which are typically parked or "stored" for long periods on the road. This type of parking or vehicle storage is causing concerns within the community related to safety, parking capacity, and amenity.</p> <p>The Sunshine Coast Council has received a significant number of complaints regarding long-term RV parking on local streets, highlighting the need for a comprehensive approach to this issue.</p> <p>The <i>Transport Operations (Road Use Management) Act 1995</i> does not provide practical options to address this issue without affecting all vehicles parked in an area. By exploring various interventions, such as modifying existing legislation or considering new legislation frameworks the State Government can help local councils better manage the storage of recreational vehicles.</p> <p>The goal is to ensure that recreational vehicles are stored in a manner that does not compromise road safety, reduce parking availability for other vehicles, or negatively impact the visual and environmental quality of residential areas.</p>
Background (required) 350 word limit	<p>Recreational vehicles, including caravans, trailers, boats, mobile homes, and other non-passenger vehicles, are often parked or "stored" for extended periods on local streets. This practice has led to a significant number of complaints from residents, highlighting the need for a comprehensive approach to manage recreational vehicles parking effectively.</p> <p>The primary concerns related to long-term recreational vehicles parking are safety, parking capacity, and amenity issues. Recreational vehicles parked on roads</p>



	<p>can obstruct visibility for drivers and pedestrians, creating potential safety hazards. Additionally, the presence of large vehicles reduces the availability of parking spaces for other residents and visitors, exacerbating parking congestion in residential areas. The visual impact of recreational vehicles parked on streets for extended periods also affects the aesthetic quality of neighbourhoods, leading to dissatisfaction among community members.</p> <p>The <i>Transport Operations (Road Use Management) Act 1995</i> does not provide practical options for local governments to address this issue without affecting all vehicles parked in an area. This legislative constraint limits the Council's ability to manage recreational vehicles parking directly. Other Queensland councils face similar challenges, as there are no specific formal policies addressing long-term storage of vehicles on roads.</p> <p>To address these concerns, the Sunshine Coast Council has explored various intervention options. This includes provided a definition or classification for recreational vehicles in <i>Transport Operations (Road Use Management) Act 1995</i> to allow councils to explore vehicle specific parking limits or exploring the development of an 'Unattended Property Act' (or similar) utilised by the NSW Government.</p> <p>These measures aim to ensure that recreational vehicles are stored in a manner that does not compromise road safety, reduce parking availability, or negatively impact the visual and environmental quality of residential areas.</p> <p>By seeking intervention from the State Government, the Council aims to develop a more effective and sustainable approach to recreational vehicles parking that benefits both the community and local government.</p>
<p>Case study/ Example (optional) 350 word limit</p>	<p>Unattended Property Act</p> <p>In 2021, the New South Wales State Government introduced the <i>Public Spaces (Unattended Property) Act 2021 (PSUP Act)</i>. This act was designed to address the issue of unattended personal property in public locations by introducing stricter regulations and penalties. The act allows councils to give notice to the owner of an unattended vehicle, requiring it to be moved within 15 days if registered and left unattended in one place for more than 28 days.</p>



The act has provided councils with stronger powers and penalties to manage unattended property, including shopping trolleys, unregistered cars, trailers, and stray stock animals. The new laws mark the biggest change to impounding laws in nearly 30 years and aim to keep public spaces safe, accessible, and enjoyable for the community.

There are learnings from the current version of the act which the State would need to consider in developing a solution for Queensland:

- The act requires significant resources and costs for councils to enforce. This includes the need for evidence to prove an offence, which can be resource-intensive and costly for councils
- The act has been reported as ineffective by some local governments. The success of enforcement is often low due to the high burden of proof required

Other solutions

There are examples where local governments have attempted to introduce a vehicle specific local law to manage long term parking issues.

In these cases, the local governments have received feedback from the State that unless the classification of vehicle is recognised under State legislation the implementation of the law is likely to be unsuccessful.

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 - ACQUISITION OF LAND - BUDERIM****File No: F2020/86062****Author: Principal Property Officer
Business Performance Group**

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.

**11.2 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - DISPOSAL (LEASE) TO
STATE OF QUEENSLAND IN CALOUNDRA****File No: F2025/24424****Author: Coordinator Strategic Property
Business Performance Group**

In preparing this report, the Chief Executive Officer recommends it be considered confidential in accordance with Section 254J (3) (g) of the *Local Government Regulation 2012* as it contains information relating to negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

This matter is confidential as it concerns an ongoing commercial negotiation and public disclosure at this time would potentially impact adversely on the negotiation process and on achieving an outcome that represents the best value for the ratepayers of the region.

This report contains a recommendation to release details containing the site location and revenue from the lease disposal once negotiations have been finalised and the lease has been registered with the Titles Registry.

12 NEXT MEETING

The next Ordinary Meeting will be held on 21 August 2025.

13 MEETING CLOSURE