

Minutes

Ordinary Meeting

Thursday, 24 July 2025

Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore

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

1 DECLARATION OF OPENING

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

2 WELCOME AND OPENING

Councillor T Landsberg acknowledged the Traditional Custodians of the land on which the meeting took place.

Pastor Dan Mueller from Immanuel Lutheran Church Buderim read a prayer.

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

Councillor R Natoli	Mayor (Chair)
Councillor J Broderick	Division 1
Councillor T Landsberg	Division 2
Councillor T Burns	Division 3
Councillor J Natoli	Division 4
Councillor W Johnston OAM	Division 5
Councillor C Dickson	Division 6 (Via Teams - Item 1- 8.6)
Councillor E Hungerford	Division 7
Councillor T Bunnag	Division 8
Councillor M Suarez	Division 9 (Deputy Mayor)
Councillor D Law	Division 10

COUNCIL OFFICERS

Chief Executive Officer
Acting Group Executive Built Infrastructure
Acting Group Executive Business Performance
Acting Group Executive Civic Governance
Group Executive Customer and Planning Services
Acting Group Executive Economic and Community Development
Acting Group Executive Liveability and Natural Assets
Chief Financial Officer
Coordinator Meeting Management
Principal Development Planner
Manager Strategic Planning
Principal Development Planner
First Nations Partnerships Lead
Coordinator Creative Arts and Events
Manager Business and Innovation
Coordinator Financial Services
Coordinator Councillor Governance
Acting Manager Design and Placemaking Services
Coordinator Strategic Property
Acting Workplaces and Kawana Sports Precinct Lead

4 RECEIPT AND CONFIRMATION OF MINUTES

Council Resolution

Moved: Councillor W Johnston

Seconded: Councillor J Natoli

That the Minutes of the Ordinary Meeting held on 19 June 2025 and the Special Meeting (Budget Adoption) held on 7 July 2025 be received and confirmed.

Carried unanimously.

5 MAYORAL MINUTE

NIL

6 INFORMING OF CONFLICTS OF INTEREST

6.1 PRESCRIBED CONFLICTS OF INTEREST

NIL

6.2 DECLARABLE CONFLICTS OF INTEREST

NIL

7 PRESENTATIONS / COUNCILLOR REPORTS

7.1 PRESENTATION - SUNSHINE COAST DESIGN GUIDE FOR APARTMENTS AND TOWNHOUSES

Council Resolution

Moved: Councillor T Burns
Seconded: Councillor M Suarez

That Council recognise the achievement of the Sunshine Coast Design Guide for Apartments and Townhouses being recognised by the Australian Institute of Architects at the Regional and State Architecture Awards.

Carried unanimously.

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
Att 2 - Proposal Plans
Att 3 - Applicants Digital Photography and Photomontage
Methodology Report
Att 4 - Council 3D Model View Analysis
Att 5 - Submitter Maps

Council Resolution (OM25/61)

Moved: Councillor W Johnston

Seconded: Councillor T Bunnag

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.*

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

Against: Councillor T Landsberg.

Carried.

**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
Attachments: Att 1 - Detailed Officer Report
Att 2 - Proposal Plans
Att 3 - Concurrence Agency Response (with conditions)
Att 4 - Submissions Map

Council Resolution (OM25/62)

Moved: Councillor T Bunnag
Seconded: Councillor W Johnston

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"; and*
- (b) *REFUSE 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, Multiple Dwelling situated at 698-706 David Low Way and 11-13 Menzies Dr Pacific Paradise for the following reasons:*
 - 1. *The proposed development conflicts with the following provisions of the Strategic Framework in the Sunshine Coast Planning Scheme 2014, in particular Section 3.8. Community identity, character, and social inclusion:*
 - (a) *3.8.1 - Strategic Outcome (m), because the loss of community open space will not meet the identity, character and social inclusion needs of the local or wider community because:*
 - (i) *the proposed development will not protect the existing community sport and recreational facility on the site;*
 - (ii) *it involves using sport and recreation zoned land for non-sport and recreational uses;*
 - (iii) *the non-sport recreational uses are for residential units;*
 - (iv) *it will restrict the future use of the site for a community facility / recreation purpose; and*

- (v) *it does not demonstrate that the current sport and recreation land that will be lost as a result of the proposed development can be relocated elsewhere within the locality.*
 - (b) *Section 3.8.3 Element 2, Sub-tropical character and locally responsive design, Specific outcome (c)(vi), because the proposed development contributes to an urban design outcome that results in the loss of community open space and will not provide a healthy and safe environment that supports community activity, participation, and healthy lifestyles.*
 - (c) *Section 3.8.3 Element 2, Sub-tropical character and locally responsive design, Specific outcome (d), the proposed height of the buildings does not recognise the distinctive character and amenity of the Sunshine Coast as a place with a predominantly low-medium rise built form.*
 - (d) *Section 3.8.6 Element 5, Open space and sport and recreation facilities, Specific outcome (a), the proposed development removes a sport and recreation facility that contributes to active living and the outdoor lifestyle enjoyed by residents and visitors to the Sunshine Coast.*
2. *The proposed development conflicts with the following provisions of the Sport and recreation zone code in the Sunshine Coast Planning Scheme 2014, in particular:*
- (a) *Overall Outcome (2)(h) as it does not protect Sport and recreation zoned land from the intrusion of incompatible land uses that may compromise or conflict with the primary use of the sport and recreation open space;*
 - (b) *Overall Outcome 2(j) as the scale, intensity and built form of development is not compatible with the existing and intended scale and character of the surrounding area;*
 - (c) *Overall Outcome 2(m), as the development does not protect and enhance the open space character and amenity of the sport and recreation area.*
3. *The proposed development conflicts with the following provisions of the Height of buildings and structures overlay code in the Sunshine Coast Planning Scheme 2014; in particular:*
- (a) *Overall outcome (2)(a), and PO1(a) as the development provides for the height of buildings and structures that does not comply with specified height limits;*
 - (b) *Overall outcome (2)(c) the proposed height of buildings and structures is not consistent with the reasonable expectations of the local community.*
4. *Further to paragraphs 1 to 3 above, to the extent that the development application conflicts with the Planning Scheme, there are no sufficient grounds to justify the approval of the development application despite the conflict.*
5. *There are no discretionary matters which warrant approval of the proposed development.*

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

Against: Councillor T Landsberg and Councillor J Natoli.

Carried.

Council Resolution

Moved: Councillor W Johnston

Seconded: Councillor D Law

That Council grant Councillor T Bunnag an extension of time for five minutes to speak further to the motion.

Carried unanimously.

Council Resolution

Moved: Councillor T Bunnag

Seconded: Councillor T Landsberg

That Council grant Councillor J Natoli an extension of time for five minutes to speak further to the motion.

Carried unanimously.

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

Council Resolution (OM25/63)**Moved:** Councillor D Law**Seconded:** Councillor T Bunnag*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.*

Carried unanimously.

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
App B - Art and Heritage Collections Policy 2025
Attachments: Att 1 - Art and Heritage Collections Policy 2025 (Tracked changes)

Council Resolution (OM25/64)

Moved: Councillor D Law
Seconded: Councillor J Natoli

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.*

Carried unanimously.

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

Council Resolution (OM25/65)

Moved: Councillor E Hungerford
Seconded: Councillor J Broderick

That Council:

- (a) receive and note the report titled "2025-26 Contracting Plan" and*
- (b) adopt the 2025-26 Contracting Plan (Appendix A).*

Carried unanimously.

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
Att 2 - June 2025 Capital Grant Funded Project Report

Council Resolution (OM25/66)

Moved: Councillor E Hungerford

Seconded: Councillor J Broderick

That Council receive and note the report titled "Interim June 2025 Financial Performance Report".

Carried unanimously.

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 Att 2 - Sea level rise benchmarks for climate risk reduction Att 3 - Suppression and eradication of fire ants Att 4 - Roadside litter management Att 5 - Storage of recreational vehicles on roads

Council Resolution (OM25/67)**Moved: Councillor W Johnston****Seconded: Councillor D Law***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 and State Governments 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.*

Carried unanimously.

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

9 NOTIFIED MOTIONS

NIL

10 TABLING OF PETITIONS

NIL

11 CONFIDENTIAL SESSION**CLOSURE OF THE MEETING TO THE PUBLIC****Council Resolution****Moved: Councillor W Johnston****Seconded: Councillor T Burns**

That the meeting be closed to the public pursuant to s254J(3)(h) & (g) of the Local Government Regulation 2012 to consider the following items:

11.1 *Confidential - Not for Public Release - Acquisition of Land - Buderim*

11.2 *Confidential - Not for Public Release - Disposal (lease) to State of Queensland in Caloundra.*

Carried unanimously.

Councillor T Landsberg and Councillor C Dickson were absent for the vote on this motion.

RE-OPENING OF THE MEETING TO THE PUBLIC**Council Resolution****Moved: Councillor W Johnston****Seconded: Councillor M Suarez**

That the meeting be re-opened to the public.

Carried unanimously.

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

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.

Council Resolution (OM25/68)

Moved: Councillor E Hungerford
Seconded: Councillor T Burns

That Council:

- (a) *delegate to the Chief Executive Officer authority to commence the process under the Acquisition of Land Act 1967 to acquire approximately 25m² from Lot 24 on RP226367*
- (b) *note that if there is an objection to a Notice of Intention to Resume, a report on the objection will be presented to Council for it to consider and decide whether Council should amend the Notice of Intention to Resume, discontinue the resumption or make an application to the Minister for Natural Resources and Mines, Manufacturing, and Regional and Rural Development to take the land under section 9 of the Acquisition of Land Act 1967*
- (c) *if no objections are received, delegate authority to the Chief Executive Officer to make an application to the Minister for Natural Resources and Mines, Manufacturing, and Regional and Rural Development to take the land under section 9 of the Acquisition of Land Act 1967*
- (d) *delegate authority to the Chief Executive Officer to settle claims for compensation if the land is compulsorily acquired and*

- (e) *authorise the Chief Executive Officer to publicly release details in relation to the acquisition of the land parcel identified in this report, once the transfer of ownership of land to Sunshine Coast Regional Council has registered with Titles Queensland.*

Carried unanimously.

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

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.

Council Resolution (OM25/69)

Moved: Councillor T Landsberg
Seconded: Councillor T Bunnag

That Council:

- (a) *delegate authority to the Chief Executive Officer to finalise the disposal of the land parcel in Caloundra identified in this report*
- (b) *resolve, pursuant to s236(2) of the Local Government Regulation 2012 (the Regulation), that the proposed disposal of Council land to the State of Queensland meets the exception criteria of s236(1)(b)(i) of the Regulation which removes the requirement for a council to dispose of land (by way of grant of lease) by tender or auction if the disposal is to a government agency*
- (c) *dispose of land (by way of grant of lease) located at (part of) Lot 240 on RP8424; Lots 10-13 on RP131467; and Lot 601 on CG4252 and*
- (d) *authorise the Chief Executive Officer to publicly release details relating to the Lease once the negotiations have been finalised and the lease fully executed.*

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

Against: Councillor J Natoli.

Carried.

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

12 NEXT MEETING

The next Ordinary Meeting will be held on 21 August 2025 in the Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore.

13 MEETING CLOSURE

The meeting closed at 2:21pm.

Confirmed 21 August 2025.

CHAIR