

Agenda

Ordinary Meeting

Thursday, 21 August 2025

commencing at 9:00am

Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore

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ORDINARY MEETING

NOTICE

8 August 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

21 August 2025

commencing at 9.00am.

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

John Baker | Chief Executive Officer

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1 DECLARATION OF OPENING

On establishing there is a quorum, the Chair will declare the meeting open.

2 WELCOME AND OPENING**3 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE****4 RECEIPT AND CONFIRMATION OF MINUTES**

That the Minutes of the Ordinary Meeting held on 24 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 **QUARTERLY PROGRESS REPORT, QUARTER 4 2024-25**

File No:	Council Meetings
Author:	Manager Strategy and Policy Business Transformation and Performance
Appendices:	App A - Chief Executive Officer’s Quarterly Progress Report - Quarter 4, 2024-25..... 13  

PURPOSE

This report presents the Chief Executive Officer’s Progress Report for Quarter 4, 2024-25 (Report) which covers the period from 1 April to 30 June 2025. The Report provides Council and the community with an update on progress of the implementation of the 86 activities in Council’s Operational Plan 2024-25.

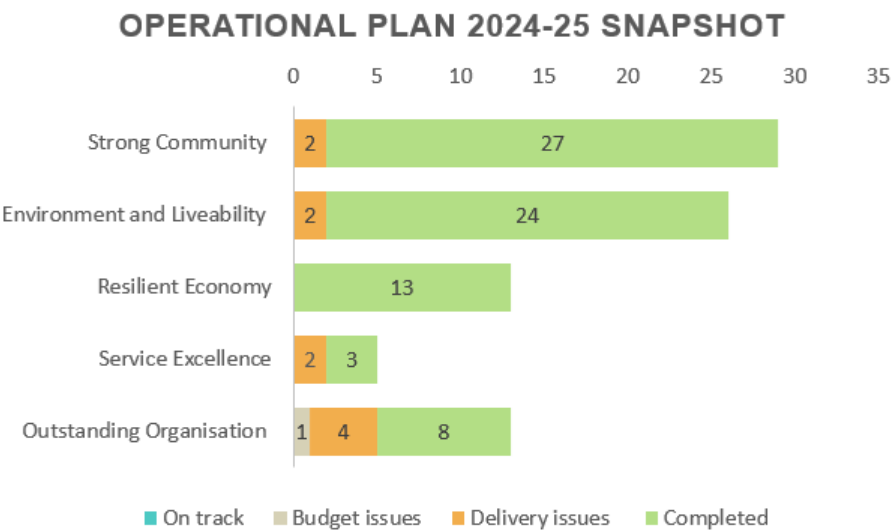
Under section 174(3) of the *Local Government Regulation 2012*, the Chief Executive Officer is required to provide a regular report to Council at intervals of not more than 3 months, outlining progress in delivering its annual operational plan activities.

EXECUTIVE SUMMARY

At the end of Quarter 4, 2024-25, 87 per cent (75) of operational plan activities were successfully delivered, with 11 activities not meeting expected timeframes or budget requirements.

Chart 1 below provides a snapshot of progress of operational activities by Corporate Plan goal.

Chart 1:



Key highlights from Quarter 4 2024-25 include:

- \$968,000 was awarded to 287 not-for-profit community organisations.

- Kabi Kabi Peoples Aboriginal Corporation (KKPAC) joined Sunshine Coast Council, Unitywater and the Queensland Government in May 2025 to become an official partner in the Blue Heart Sunshine Coast Project.
- The major construction contract for the Central Meeting Place and Southern Parklands Seawall (Mooloolaba Foreshore Revitalisation) was awarded to enable the commencement of major construction in July 2025.
- Artificial intelligence tools were introduced to enhance the efficiency and responsiveness of our customer service operations.
- The Corporate Plan 2025-30 (effective from July 2025) informed the development of the Operational Plan 2025-26 and 2025-26 budget and sets our vision, goals and priorities for the next 5 years.

The list below provides an exception-based report of the 11 activities that did not meet expected timeframes or budget requirements.

- The Brisbane 2032 Olympic and Paralympic Games venue planning was impacted due to the Queensland Government's 100-day review of all new, upgraded and temporary venues. Planning for delivery will recommence in the 2025-26 financial year.
- Wet weather has impacted progress of the Honey Farm Road Sports Complex civil and wetlands works. The Project is still on track to meet agreed sports activation time frames.
- The final draft Shorebird Conservation Plan and is progressing with the view to present it to Council for consideration in late 2025.
- Due to difficulties in finding suitable locations, the implementation of large-scale battery energy storage was not finalised and ongoing investigations for potential locations are continuing.
- The finalisation of the Strategic Asset Management Plan to prioritise the development of individual Asset Management Plans and is expected to be completed in the 2025-26 financial year.
- The Service Review Program has focussed on the analysis of the service architecture with the two active service reviews now anticipated for completion in Quarter 1, 2025-26.
- The final Organisational Excellence Strategy was delayed so that it could capture employee survey feedback (released in July 2025), and input from the new Executive Leadership Team (formed in July 2025). It is anticipated to be completed in the first half of the 2025-26 financial year.
- The Long-Term Financial Plan has identified budget challenges that are not able to be resolved by 30 June 2025. An independent review was commissioned in June 2025 to support the development of the 2025-26 Budget, with recommendations accepted for implementation over the next 6-12 months.
- The review of Council's approach to procurement had minor delays to confirm the scope and resourcing, the review is now anticipated for completion in Quarter 1, 2025-26.

- The Depot and Satellite Sites Strategy refresh was paused through Quarter 4 and will remain paused pending future organisation and service review planning.
- The 2024-25 Internal Audit Program of Work was 80 per cent complete at the end of Quarter 4, with items carried forward into the 2025-26 work program for completion.

The Chief Executive Officer progress report (**Appendix A**) provides details of all 86 activities and their update for the quarter, under each of the Corporate Plan goals.

OFFICER RECOMMENDATION

That Council:

- (a) **receive and note the report titled “Quarterly Progress Report, Quarter 4 2024-25” and**
- (b) **endorse the Chief Executive Officer’s Quarterly Progress Report - Quarter 4, 2024-25 (Appendix A).**

FINANCE AND RESOURCING

Quarterly reports are developed and funded within the current operational budget and using existing resources.

CORPORATE PLAN

Corporate Plan Goal:	<i>Organisational excellence</i>
Strategic Pathway:	We serve our community by providing this great service
Operational Activity:	S30 - Corporate Governance - Provision of corporate governance, legal, audit and risk management services that builds adaptation, resilience and supports transparent, ethical and informed decision making.

CONSULTATION

Councillor Consultation

This report has been discussed with Councillor E Hungerford and Councillor J Broderick as Portfolio Councillors for Organisational Excellence.

Internal Consultation

All Groups across Council have been consulted on progress of their Operational Plan activities and Group Executives have approved the content which has informed the development of this report.

External Consultation

This is a statutory reporting requirement and does not require external consultation.

Community Engagement

This is a statutory reporting requirement, and no community engagement is required, although community engagement is an inherent part of progressing many of the activities in this report.

Legal

This report has been prepared in accordance with the requirements of section 174 (3) of the *Local Government Regulation 2012*.

Policy

There is no policy associated with the presentation of a quarterly progress report.

Previous Council Resolution**Ordinary Meeting 21 May 2025 (OM25/37)**

That Council:

- (a) receive and note the report titled "Quarterly Progress Report - Quarter 3, 2024-25" and
- (b) endorse the Chief Executive Officer's Quarterly Progress Report - Quarter 3, 2024-25 (Appendix A).

Related Documentation

- [Corporate Plan 2024-2028](#)
- [Operational Plan 2024-25](#)

Critical Dates

The *Local Government Regulation 2012* requires progress reports to be presented to Council at intervals of not more than three months. Council meets these requirements by providing quarterly progress reports that are usually presented to Council within eight weeks of the end of the calendar quarter, subject to the scheduled Council meeting cycle.

Implementation

The Report will be published and accessible via Council's website and a digital copy will be provided to the State Library of Queensland as required by legislation.

Sunshine Coast Council

Chief Executive Officer's Report Quarter 4, 2024-25

Progress against the Operational Plan 2024-25 activities



Traditional acknowledgement

Sunshine Coast Council acknowledges the Sunshine Coast Country, home of the Kabi Kabi peoples and the Jinibara peoples, the Traditional Custodians, whose lands and waters we all now share.

We recognise that these have always been places of cultural, spiritual, social and economic significance. The Traditional Custodians' unique values, and ancient and enduring cultures, deepen and enrich the life of our community.

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

Truth telling is a significant part of our journey. We are committed to better understanding the collective histories of the Sunshine Coast and the experiences of First Nations peoples. Legacy issues resulting from colonisation are still experienced by Traditional Custodians and First Nations people.

We recognise our shared history and will continue to work in partnership to provide a foundation for building a shared future with the Kabi Kabi and the Jinibara peoples.

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

Together, we are all stronger.

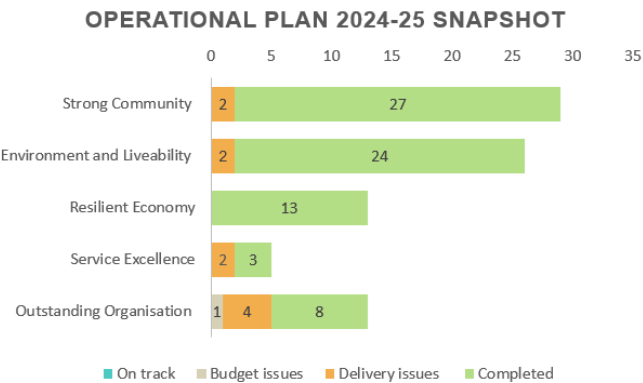
Message from the Chief Executive Officer

I am pleased to present the fourth and final quarterly progress report for this financial year, outlining the delivery status of activities within the Operational Plan 2024-25 for the period 1 April to 30 June 2025.

On review of the quarter, I'm proud to report 87 per cent of our operational plan activities were successfully delivered. This is a significant achievement given adverse weather events, and organisational changes, reflecting strong resilience and commitment in our organisation. Eleven activities did not meet expected timeframes or budget requirements due to a range of influencing factors, some being external to Council and beyond our control. These challenges were managed proactively, and activities will be closely monitored by myself and the Executive Leadership Team to provide oversight, make informed decisions and ensure continuous progress.



A snapshot of the progress by Corporate Plan goal is provided below and detailed commentary on each activity included within the report.



During Quarter 4, a major focus was the development of the 2025-26 Budget, which was considered at the Special Meeting in early July. This new Budget takes a measured approach by limiting rates, supporting vulnerable residents and investing in essential services. It is shaped by community priorities, focused on protecting our lifestyle and planning for a connected, liveable and thriving future.

Our organisation also progressed through significant organisational realignment, to improve efficiency and focus on community priorities as outlined in the Corporate Plan 2025-30. I want to extend my sincere thanks to all staff for their professionalism and dedication during this time.

As we close out the 2024-25 financial year, I offer my heartfelt thanks to our staff, Madam Mayor, Councillors, volunteers and partners who help deliver our operational plan and the great achievements highlighted within this report.

John Baker
Chief Executive Officer







Snapshot

Operational Plan activities
Quarter 4, 2024-25

OUR STRONG COMMUNITY

Our communities are connected and thriving places where people are included, treated with respect and opportunities are available for all.

Operational Activities:	Progressing as planned				Challenges identified			
	Completed		On Track		Time		Budget	
29	27		-		1		-	-
	-		-		1		-	

2025 Horizon Festival

- Council proudly delivered the Horizon Festival, held from 2 to 11 May 2025, showcasing more than 50 events across 10 Sunshine Coast locations, creating opportunities for cultural connection and community celebration.
- The festival attracted an audience of more than 20,000 attendees, with 30 per cent visiting from outside the region and an estimated regional economic impact of over \$1.4 million. A total of 557 artists and artworkers were engaged through the festival, with 428 local creatives and 155 First Nations artists.





Kawana Aquatic Centre Stage 2

- Kawana Aquatic Centre Stage 2 upgrade works are close to completion and include an administration building, public amenities and change rooms for our community.
- An official opening to mark the completion of Stage 1 and 2 upgrades will be held early in the 2025-26 financial year.

Community development




- The quarter was celebrated with a range of Council supported events and awareness campaigns, commencing with Youth Fest in April 2025, a Candlelight Vigil to support Domestic and Family Violence Prevention Month and National Reconciliation Week in May 2025 and a Healthy ageing seminar Fuelling Resilience: Frailty Prevention and Management held in June 2025 with Council partners.

Quarterly service statistics

	157,766 people attended community events at Council's venues		Over 216,000 visitors to Council libraries
	300,386 attendances to Council owned aquatic centres		287 community grant applications awarded, worth more than \$968,000

OUR ENVIRONMENT AND LIVEABILITY

Our natural assets, healthy environment and liveability credentials are maintained and enhanced.

Operational Activities:	Progressing as planned				Challenges identified			
	Completed		On Track		Time		Budget	
26	24		-		2		-	

Blue Heart Sunshine Coast

- Kabi Kabi Peoples Aboriginal Corporation (KKPAC) joined Sunshine Coast Council, Unitywater and the Queensland Government in May 2025 to become an official partner in the Blue Heart Sunshine Coast Project.
- The innovative partnership-based project is committed to sustainable and adaptive floodplain management in the Maroochy River catchment, formalised through a Memorandum of Understanding.





Healthy Coast Management Plan

- The Healthy Coast Management Plan 2025 was adopted in May 2025 to support coastal planning and service delivery on the Sunshine Coast.
- The Plan aims to protect, maintain and enhance the environmental, built asset, and sustainable use values of our coastline.

Environment Levy property restoration



- The Environment Levy continues to support the protection and enhancement of our natural environment including through our Land for Wildlife and Landholder Environment Grants Programs.
- A 17-hectare private property in Cooloolabin, once degraded by logging and farming, was successfully restored into a thriving wildlife corridor, made possible through the Environment Levy and this Land for Wildlife landholder partnership.

Quarterly service statistics

	11,276 hectares of land managed for conservation under Sunshine Coast Land for Wildlife Program		904 street trees planted as part of the Street Tree Master Plan
	22,985 tonnes of greenhouse gases flared or combusted for power generation		1,613 megawatt-hours of power generated from Council's landfill Renewable Energy Facility

OUR RESILIENT ECONOMY

Our resilient, high-value economy of choice drives business performance, investment, and enduring employment.

Operational Activities:	Progressing as planned		Challenges identified		
	Completed	On Track	Time	Budget	
13	13	- 	- 	-	

Mooloolaba Foreshore Revitalisation Stage 2

- Procurement for the Central Meeting Place and Southern Parklands Seawall is now complete, and the major construction contract has been awarded.
- Early works were finalised to enable the commencement of major construction in July 2025 and once complete will include a new beachfront park, community facilities, and enhanced seawall.
- All stakeholders have received updated information on project staging and delivery timelines. The Mooloolaba Business Activation Plan has been approved, with initial initiatives already completed. Remaining initiatives are in the planning phase, ready for implementation throughout the construction period.





Sunshine Coast Manufacturing Hub

- In June 2025, the Queensland Government committed \$10 million over 3 years for the establishment of 2 new Queensland manufacturing hubs on the Sunshine Coast and Toowoomba.
- The announcement follows Council’s advocacy efforts to strengthen manufacturing capabilities within our region.

Attracting investment on the Sunshine Coast




- Council played a role in supporting 7 new business investments within the region including: Cure Marine, BG&E Consulting Engineers, McCormick, Calix Ltd, Simplimate, Cardboard Display Australia and Converse Advisory.
- Together, these businesses are projected to deliver a combined economic impact of approximately \$117 million, while creating 401 new jobs across diverse sectors.

Quarterly service statistics

	Over \$5.4 million in revenue from Sunshine Coast holiday parks		75% of procurement was spent with local businesses
	3,199 businesses accessed specialist advice and information		\$94.4 million spent with local businesses through procurement activities

OUR SERVICE EXCELLENCE

Our services are inclusive and responsive to the needs of our community and deliver positive experiences for our customers.

Operational Activities:	Progressing as planned			Challenges identified		
	Completed	On Track		Time	Budget	
5	3	-		1		-
	-	-		1		-





Capital Works Program

- Council successfully delivered 90 per cent of the Capital Works Program for the 2024-25 financial year, a significant achievement given the challenges posed by prolonged wet weather events.
- This outcome reflects our ongoing investment in infrastructure to support a connected, liveable, thriving Sunshine Coast.
- Key projects made noteworthy progress, including the Library+ Caloundra project, Stringybark Road Pedestrian and Cycle Bridge, Kawana Aquatic Centre Stage 2, the Marcoola Affordable housing project, Honey Farm Road Regional Sports and Recreation Precinct, Eumundi Streetscape, Seib Road Bridge and the Lakewood and Monak Unsealed Road Upgrade.

System improvements




- Council has introduced artificial intelligence (AI) tools to enhance the efficiency and responsiveness of our customer service operations.
- These tools are designed to streamline routine processing tasks, such as answering frequently asked questions, logging service requests and enquiries, allowing Council to focus on more meaningful, community-facing support.

Quarterly service statistics

	92% of development applications undertaken within statutory timeframes		358 community land permits issued
	62,066 customers assisted through our customer contact centres		Over 4,273 hectares of landscape and garden beds maintained

OUR OUTSTANDING ORGANISATION

Our organisation lives its values and is high performing, sustainable, innovative and community focused, marked by great people, good governance and regional leadership.

Operational Activities:	Progressing as planned			Challenges identified			
	Completed	On Track		Time		Budget	
13	8	-		4		1	





Corporate Plan 2025-30

- Council’s Corporate Plan 2025-30, adopted by Council in February 2025, will come into effect on 1 July 2025. The plan sets our vision as Australia’s most sustainable region. Connected. Liveable. Thriving. and has informed the development of the Operational Plan 2025-26 and 2025-26 budget.
- The Corporate Plan 2025-30 was shaped by insights from approximately 17,000 community responses gathered from a range of engagement activities.
- Council will partner with our community, volunteers, businesses, industry and other tiers of government to deliver, facilitate, partner, advocate and/or regulate these priorities to achieve our desired outcomes.

Funding partnership

- Council’s strong advocacy efforts have resulted in securing an additional \$88 million in grant funding to support the delivery of key infrastructure and economic development projects across the Sunshine Coast. This funding will enable Council to advance initiatives that directly benefit our community, improve connectivity, and support long-term regional growth.
- Council’s advocacy has assisted in securing funding for the Sunshine Coast Direct Rail Project, improved public transport, improvements for the Mooloolah River Interchange, Caloundra Transport Corridor Upgrade and the Sunshine Coast Turbine - a collaborative food and beverage manufacturing precinct being developed at the Sunshine Coast Airport.

Quarterly service statistics

	48 offers of employment to external candidates for the quarter		Over \$88 million funding awarded to Council from the Australian and Queensland government
	1,916 full time equivalent employees		22 Right to Information and privacy access applications received

Operational Plan Activities Report

Quarter 4 2024-25





Quarterly Progress Report











Corporate Plan Goal: Our Strong Community











Goal Objective: In all our communities, people are included, treated with respect, and opportunities are available to all.



Strategic Pathway: Healthy and active communities

Code	Activity	Progress	On Time	On Budget	Activity Update
1.1.1	Identify and secure an enduring legacy for the Sunshine Coast as a key delivery partner in the Brisbane 2032 Olympic and Paralympic Games and work collaboratively with our key partners to identify and implement Sunshine Coast specific themes, opportunities and challenges.	100%			Council continues to be active in contributing to the Brisbane 2032 Olympic and Paralympic Games Legacy Strategy, Elevate 2042. Due to the 100-day review announced by the Queensland Government on 29 November 2024, works in respect to overarching 2032 Games legacy planning did not progress this quarter. Sunshine Coast Council's 2032 Legacy Community Reference Group is continuing to provide valuable input regarding the development of 2032 Legacy Strategy. During the year there were significant announcements and commitments made by the Queensland Government in respect to improvement of the region's public transport network infrastructure - a key legacy that Council is hoping to leverage as a result of being a co-host city for the Brisbane 2032 Olympic and Paralympic Games.
1.1.2	In collaboration with our Games Delivery Partners, progress the planning, design and delivery of the region's Brisbane 2032 Olympic and Paralympic Games venues - Sunshine Coast Stadium, Sunshine Coast Indoor Sports Centre, Sunshine Coast Mountain Bike Centre and the Sunshine Coast Athletes Village.	25%			On 29 November 2024, the newly elected Queensland Government announced and commenced a 100-day review, to be undertaken by the Games Independent Infrastructure and Coordination Authority (GIICA), of all new, upgraded and temporary venues, Olympic and Paralympic villages, transport infrastructure and games governance. As a result of this review, the Sunshine Coast Stadium expansion project and Sunshine Coast Mountain Bike Centre were recommended to proceed - planning for delivery will recommence in the 2025-26 financial year and will be led by GIICA. In respect to the 2032 Games indoor competition venue and village, the Queensland Government announced the integrated village and arena proposal in Maroochydore will progress. The delays in delivery of these projects has been out of the control of Council. Significant planning and design work has been undertaken in the 2024-25 financial year and the projects are well placed to progress in the 2025-26 financial year.



Code	Activity	Progress	On Time	On Budget	Activity Update
1.1.3	Deliver the Healthy Sunshine Coast program to increase health and wellbeing in the community through low cost or free activities and workshops across our region.	100%			Healthy Sunshine Coast continues to expand its reach, offering nearly 90 regular health and wellbeing initiatives with close to 7,000 registered participants. The program's online community has grown, with over 4,000 members in its Facebook group. New offerings include outdoor exercise classes in Mudjimba and Buddina, and specialised sessions such as Dance Exercise and Yin Yoga. Fully booked workshops were held in Nambour, delivered by experienced health practitioners, exploring lifestyle medicine for improved wellbeing. Partnerships have enabled the delivery of bushwalk activities and e-bike experiences. In June, the first Healthy Ageing Seminar - Fuelling Resilience: Frailty Prevention & Management - was held in collaboration with UniSC, Primary Health Network, Comlink Australia and others. Featuring expert speakers, the seminar provided practical strategies for healthy ageing for over 100 attendees.
1.1.4	Progress recommendations from the Lifeguard Service Plan 2023-2028, including: • the service increase at Maroochy River Mouth to include weekends between September and May • increase Bokarina to a Tier 2 service to be patrolled during September and May, winter weekends and public holidays, and • increase the Buddina/Kawana service to provide a lunch shift during September and Easter school holidays to maintain staffing across the full day.	100%			Lifeguard services moved into winter service levels this quarter. With the conclusion of the volunteer season in May, professional lifeguards continued to provide consistent coverage, ensuring the safety of beachgoers. The ongoing winter service at Bokarina has been successful and continues to be well received by the community. Similarly, weekend patrols at the Maroochy River mouth are running smoothly and meeting local needs. Council officers and Surf Life Saving Queensland representatives held monthly meetings to assess performance and ensure the delivery of high-quality lifeguard services.
1.1.5	Implement prioritised actions from the Sunshine Coast Sport and Active Recreation Plan 2011-2026, including: • the demolition and construction of a new clubhouse for the Caloundra City Churches Football Club • finalise review of the Non-Motorised Water Sports Plan • the construction of new change rooms, amenities and storage for Palmwoods cricket and rugby league clubs, and • upgrade of access road at the Ballinger Park Sports Complex, Buderim.	100%			The Caloundra City Churches Football clubhouse construction works were completed this quarter. The Non-Motorised Water Sports Plan review is complete and stakeholders will receive the summarised findings and recommendations. The Palmwoods cricket and rugby league and Ballinger Park Sports Complex have both been deferred to future years due to balancing and realistic delivery of the Capital Works Program. Development of the draft Sunshine Coast Indoor Sports Network Plan is progressing. All actions pertaining to the 2024-25 financial year are complete.
1.1.6	Progress implementation of the Honey Farm Road sport and recreation project with a focus on preparing the fields and facilities to activate the designated sporting uses.	90%			The bulk earthworks and service installations across the precinct have remained the focus with site power connected and internal cabling underway. Weather has continued to delay civil and wetlands works however the Project should meet agreed sports activation time frames. Road and kerb construction are progressing well with sewerage treatment works and other construction packages ready to mobilise. Works preparations in regard to importing required fill are proposed to commence early in the 2025-26 financial year. Several procurement packages are active and progressing in order to meet the required field activation stages.





Strategic Pathway: Vibrant community places and spaces that are inclusive, accessible and adaptable







Code	Activity	Progress	On Time	On Budget	Activity Update
1.2.1	Implement prioritised actions from the Sunshine Coast Aquatic Plan 2011-2026, including the commencement of Stage 2 works at Kawana Aquatic Centre main administration building, change rooms and amenities.	100%			Aquatic Centre provision continues across Council's 9 aquatic centres throughout winter. Kawana Aquatic Centre's stage 2 works including an administration building, change rooms and amenities, will be completed in early July 2025 and the official opening has been scheduled for the first quarter of the 2025-26 financial year.
1.2.2	Implement prioritised projects and programs from the Sunshine Coast Library Plan 2014-2024 and the Library Network Plan 2019-2041, including: delivery of programs that support life-long learning; planning for the delivery of new and refurbished libraries at Caloundra, Nambour and Sippy Downs, and commence the development of a new contemporary Library Service Plan.	100%			The Heritage Library brought local history to life with a range of drawing workshops and guided walks. This quarter, digital membership was restricted to local library members and visitors to the region. This prioritisation has reduced usage but provided greater access for locals. Digital Literacy Program audiences grew by 74% with artificial intelligence sessions being delivered this quarter. Beerwah Heart hosted a Youth Week event (132 attendees) and cinema series with 288 attendees. Operationalising Library+ Caloundra has progressed to recruitment of staff and fitout of the building. National Reconciliation Week from 27 May to 3 June was acknowledged in Sunshine Coast libraries with displays and the launch of a limited-edition membership card featuring local Indigenous artwork.
1.2.3	Finalise the Kulangoor Cemetery Master Plan in consultation with the Cemetery Services Community Reference Group to ensure Council can continue to meet the region's evolving needs for end-of-life services.	100%			The Kulangoor Cemetery Master Plan 2024 was endorsed by Council in December 2024. The Master Plan provides an update to the previous plan with consideration to modern cemetery design, changing community needs and opportunities for complementary services to be provided on site.
1.2.4	Coordinate the delivery of Council's Transport Levy policy and projects including encouraging sustainable travel choices by supporting the planning and delivery of major public transport enhancements, conducting travel behaviour change programs and connecting our local communities with trial transport services, such as the provision of the Flexilink and Council Link bus services, the ThinkChange programs for workplaces, events and communities, and the Ridescore Active Schools program.	100%			All anticipated deliverables for the 2024-25 financial year have been achieved: - Council continues to work in partnership with Translink to progress the roll out of late-night buses to better serve Maroochydore, Mooloolaba, Buderim, Sippy Downs, including University of the Sunshine Coast, and Palmview on Friday and Saturday nights. The trial for this service will be for 12 months. - Council is further liaising with key stakeholders to establish a suitable transport service to also support access to and from the Nambour Special Entertainment Precinct. - Ongoing improvements to pedestrian and bicycle networks and associated road crossings are continuing to be designed and constructed to encourage and support our most vulnerable members of the community to move about the region and their neighbourhoods. - Following the success of the Ridescore Active Schools Program, this initiative will be continued in the 2025-26 financial year.
1.2.5	Finalise planning and options analysis for the repurposing of the Nambour administration buildings to inform detailed designs and development of an implementation plan for staged delivery.	100%			Functional options for creation of the integrated library, community and corporate facility were considered in the development of the 2025-26 capital and operational budgets.

Code	Activity	Progress	On Time	On Budget	Activity Update
1.2.6	Progress construction of Library+ Caloundra and finalise operational management frameworks to ensure functional readiness of the library community and corporate facilities.	100%			The Caloundra Administration building construction refurbishment to create Library+ Caloundra, was completed in Quarter 4 by local firm Hutchinson Builders. Installation of furniture and equipment items has begun and is scheduled to be completed through Quarter 1, 2025-26. The new integrated facility is scheduled to commence operations in Quarter 1, 2025-26, subject to onsite progress.













Strategic Pathway: An inclusive community, with opportunities for everyone





Code	Activity	Progress	On Time	On Budget	Activity Update
1.3.1	Finalise the Sunshine Coast Stretch Reconciliation Action Plan and implement a new set of actions for the next three years to embed reconciliation within the workplace and to support improved social and economic outcomes for the First Nations community.	100%			The Stretch Reconciliation Action Plan (RAP) 2025-2028 has received conditional endorsement from Reconciliation Australia and will be presented to Council for adoption in July 2025. Coordination of the First Nations Community Advisory Group and Stretch RAP Working Group continued this quarter, with the groups providing input into key RAP priorities including First Nations cultural awareness training, National Reconciliation Week and the First Nations community forum. Council supported regional National Reconciliation Week celebrations from 27 May to 3 June, including the 10th Aunty Betty Memorial Walk where a plaque commemorating the late Aunty Betty was unveiled by the Mayor. A regional guide of events and activities was published on Council's website to encourage the community to be involved and promote Council's commitment to reconciliation. Council formalised its partnership with the Kabi Kabi Peoples Aboriginal Corporation on the Blue Heart project through a Memorandum of Understanding. Kabi Kabi now joins Council, Unitywater and the Queensland Government in this initiative committed to sustainable and adaptive floodplain management in the Maroochy River catchment.

Code	Activity	Progress	On Time	On Budget	Activity Update
1.3.2	Deliver the Youth Leaders Academy program to foster youth leadership, identify youth-led initiatives and empower young people to drive sustainable and positive change in their communities.	100%			The Young Leaders Academy met regularly during this quarter to help develop and co-design engagement activities for the Youth Forum, ensuring the event was both meaningful and fun. On 28 May 2025, over 90 young people attended the forum, where youth leaders co-hosted and facilitated conversations to understand young people's vision for the Sunshine Coast, as well as challenges and opportunities and what needs to change to help young people thrive. Seven community pop-up engagements were held in local spaces supported by the young leaders, making it easy for young people to share their voices and get involved. Youth Connect contributed to a sector workshop and held regular meetings to support young people and address local challenges. The information collected during the engagement phase will inform the development of the Sunshine Coast Youth Plan in 2025-26. Youth Fest 2025 was held during Youth Week in April 2025 to celebrate young people. This was a huge success, with a strong turnout and energy across events including a skateboarding competition, battle of the bands, and youth market.
1.3.3	Work collaboratively to deliver initiatives and outcomes that build a welcoming, inclusive and culturally diverse community including review of Multicultural Welcome Hub, ongoing delivery of Shine a Light on Racism campaign for broader community, businesses and sporting organisations, migrant employment and business opportunities, and progress of the Welcoming Cities standard.	100%			The Shine a Light on Racism campaign continues to grow, engaging local businesses and event attendees to raise awareness and promote inclusion. The campaign is gaining national attention, recently being featured in Welcoming Australia's Stories of Welcome for its innovation. A recommendation to join the Welcoming Cities Network as a premium member is progressing. Community partnerships are thriving, highlighted by the successful Multicultural Job and Business Expo held on 28 May 2025, which drew 300 attendees and over 30 exhibitors. The new Employer Peer Network is ready for launch in July 2025, with expert insights on inclusive hiring. The Pilot Mentorship Program with Diverse Queensland Workforce has matched 12 mentees with Sunshine Coast Council mentors. A representative from the Multicultural Advisory Group attended a workshop with Brisbane 2032 to commence development of a Vision Statement for the Brisbane 2032 Olympic and Paralympic Games, ensuring diverse input into major event planning.







Code	Activity	Progress	On Time	On Budget	Activity Update
1.3.4	Implement the Community Engagement Policy and Excellence in Engagement Framework to support the delivery of best practice engagement.	100%			Hearing from our young people was a key focus this quarter with community engagement for the Sunshine Coast Youth Plan commencing. A Youth Forum was hosted on 28 May 2025, attracting participation from over 90 young people, all contributing their ideas to address challenges and maximise opportunities for young people on the Sunshine Coast. Various pop-up engagement activities, an online survey plus other interactive digital participation tools, and youth sector consultation rounded out the engagement program. Alongside the Youth Plan engagement, there were 4 other projects that launched for community feedback this quarter, including North Beach Park Mudjimba Naming Proposal, Maleny District Park (Phase 2), Proposed Dark Sky Reserve (Phase 2), and All Abilities Beach Access Ramp Coolum. Work has commenced to establish a Sunshine Coast Citizens Panel.
1.3.5	Continue to implement the Housing and Homelessness Action Plan with a focus on the delivery of affordable housing initiatives and reviewing Council processes and charges.	100%			The Marcoola Affordable Housing project is on track and the first 8 dwellings of the total of 22 have been completed. The tenancies of these completed dwellings will be managed by Coast2Bay Housing Company. The Queensland Government's \$2 billion Housing Investment Fund is supporting Council to deliver these homes.
1.3.6	Deliver on the actions set out in the All Abilities Action Plan 2024-2028 to improve inclusion and accessibility for people with disability, including raising awareness and education around disability, introducing the Hidden Sunflower initiative and Cérge at Council venues, expanding mobility mapping, promoting guidelines for inclusive events and activities, and developing guidelines to improve communications.	100%			Council continues to make significant progress in advancing accessibility and inclusion across the region. Since joining the Hidden Disabilities Sunflower Initiative in December 2024, 80% of Council's frontline staff have completed the required training. Planning is underway for the official launch, which will position Council as a Sunflower Ready Region. Several Council facilities are already listed on the Sunflower Ready website to enhance public visibility. AUSLAN beginner training is being delivered to 50 participants from Council and the tourism sector, supporting preparations for the 2026 Deaf Games. The All Access Day in the Park at Kings Beach on 4 May 2025 brought together 300 people to build awareness and understanding around accessibility and inclusion. Council is also progressing infrastructure improvements, including an accessible pontoon and a beach ramp at Coolum Beach. The access and inclusion meetings have welcomed new external members, strengthening stakeholder engagement and regional collaboration.

Strategic Pathway: Connected, resilient communities, with the capacity to respond to local issues

Code	Activity	Progress	On Time	On Budget	Activity Update
1.4.1	Support community organisations to deliver projects and events, and operate facilities that meet community need through the community grants program.	100%			This quarter, a total of \$968,364 in funding was approved for 287 applicants through Major Grants, Regional Arts Development Fund, Councillor Discretionary Funding Grants, Individual Development Grants, Festive and Commemorative Events and Emergency Grants. Grant information drop-in sessions commenced at local libraries for community organisations to obtain support with Council's funding programs and external funding opportunities, with 5 groups on average attending each session. Expressions of interest opened for Council's Community Partnership Funding Program, where established groups that provide key facilities or services to local communities can apply for operational funding.
1.4.2	Complete a refresh of the Sunshine Coast Community Strategy and Action Plan 2019-2024 and commence implementation a renewed set of actions for the next five years, working with the community towards our shared goal of a strong community.	100%			The Refreshed Sunshine Coast Community Strategy 2019-2041 and integrated Action Plan 2024-2029 continues to be implemented with actions being delivered in alignment with identified timings under each of its 5 outcome and 10 topic areas.
1.4.3	Undertake a review and develop the next version of the Active Transport Plan that recognises walking and riding as an essential part of an integrated transport system by providing greater transport options, safer streets, opportunities to improve resident wellbeing and the liveability of the region.	100%			The Draft Active Transport Plan has been prepared with the draft walking and riding maps undergoing final checks prior to commencing community consultation later this calendar year.
1.4.4	Complete the design and progress construction of Section 1 of the Caloundra Transport Corridor Upgrade project and continue collaboration with Council's funding partners for Section 2 to provide safer and more direct road and active transport access to Caloundra.	100%			Design of the new transport corridor (Section 1: Omrah Avenue to Arthur Street and Section 2: Arthur Street to Nicklin Way/Industrial Avenue) is complete, with final Australian Government approvals and procurement to be progressed before commencing construction in late 2025. The Queensland Government has confirmed its funding for the delivery of Section 2 of the project to complement Council's commitment to funding Section 1.
1.4.5	Progress a detailed business case and early works investigations with the State Government for the Sunshine Coast Public Transport project to maintain liveability and connectivity for the Sunshine Coast.	100%			Council is awaiting confirmation from the Queensland Government that the Sunshine Coast Public Transport Detailed Business Case has been finalised, and Council will then seek confirmation of the next steps to be taken by the Department of Transport and Main Roads to progress the business case for an investment decision.
1.4.6	Review and develop the Road Safety Plan and implement initiatives that support liveable neighbourhoods and limit the number of road related injuries and ensure all three tiers of government work towards a common goal of reducing the impact of road trauma through a 'One Network' approach to road management.	100%			The Transport Network Safety Plan was finalised and received internal approval. Next steps will involve developing a communications plan to inform the community and road safety stakeholders about the revised plan and outline the intended direction for future implementation.

Code	Activity	Progress	On Time	On Budget	Activity Update
1.4.7	Work collaboratively with community organisations and government agencies to raise awareness and support initiatives for key social issues with a focus on homelessness and domestic and family violence prevention.	100%			<p>Council continues to strengthen its commitment to addressing homelessness through lived experience engagement and collaborative partnerships. Street Up contributed valuable insights to the Library Services Plan, Local Government Workshop and National Homelessness Conference. Council is partnering in the Advance to Zero Sunshine Coast Project, which aims to end homelessness through coordinated, data-driven action. The Public Space Liaison Officer (PSLO) continues to deliver trauma-informed outreach, education and referrals. With a current focus on Nambour, the PSLO supported a community-led clean up and is connecting with neighbouring councils to better understand and respond to regional homelessness challenges.</p> <p>Council reinforced its commitment to domestic and family violence prevention with activities held to raise education and awareness. This included collaboration with stakeholders at the Sunshine Coast Lightning game, distribution of awareness materials and 4,000 purple ribbons and support for DV Safe Phone. The annual Candlelight Vigil was held in partnership with Centacare on 7 May 2025 with the powerful message 'Don't Stand By - Stand Up!'. On 27 May 2025 Council hosted an event to highlight the introduction of the Queensland Government's new coercive control laws.</p>
1.4.8	Provide effective, timely and coordinated planning, preparedness, response and recovery for the region in response to disaster events and undertake a review of Council's Local Disaster Management Plan.	100%			<p>The Local Disaster Management Plan continues to serve the community through community-facing activations. Community resilience building workshops and Get Ready Schools have been delivered across the region. The delivery of Local Disaster Coordination Centre training to both internal and external stakeholders continued to ensure operational readiness. The Local Disaster Coordination Centre activation due to Ex-Tropical Cyclone Alfred was discussed at the multi-stakeholder debrief, with a list of recommendations resulting from this.</p>













Strategic Pathway: Creative and innovative approaches to building a strong community













Code	Activity	Progress	On Time	On Budget	Activity Update
1.5.1	Deliver the Sunshine Coast's premier multi-arts Horizon Festival to celebrate place, encourage community participation and provide opportunities to present and build capacity for our local arts sector.	100%			The 2025 Horizon Festival was held from 2 to 11 May 2025, presenting over 50 events across 10 locations. The festival attracted an audience of more than 20,000 attendees, with 30% of attendees from outside the region. The festival received an audience satisfaction rating of 88.5% and delivered a regional economic impact of over \$1.4 million. A total of 557 artists and artworkers were engaged through the festival, and of these 428 (76%) were locals and 155 were First Nations. The festival also secured 30 media features, with an estimated reach of 2.68 million and media value equivalent of \$219,000 in advertising. Council endorsed ongoing support of the Horizon Festival for the next 3 years at the 21 May 2025 Ordinary Meeting.
1.5.2	Develop and deliver Council's Arts Levy Program to support an annual program of developmental opportunities for the creative sector and in line with the Sunshine Coast Creative Arts Plan 2023-2038, coordinate the delivery of the Regional Arts Development Fund and deliver an engaging Regional Gallery program of exhibitions and events.	100%			The Creative Industries Investment Program awarded grants of almost \$200,000 to 11 organisations, cultural collectives and businesses in the 2024-25 financial year. This provided almost \$1 million in arts and cultural initiatives, promoting the strategic development of the local arts ecology. Delivery of the Arts Levy Program included support for the Refinery Creative Incubator which commenced in June 2025 and will run until September 2025. Nine artists and creative businesses were selected to participate in the intensive 10-week program designed to turn creative ideas into sustainable businesses. The program is delivered by the Sunshine Coast Creative Alliance, the region's peak arts body.
1.5.3	Develop and deliver Council's annual Heritage Levy program to support the implementation of priority activities and projects identified in the Sunshine Coast Heritage Plan 2021-2031 including the next stage of planning for the Sunshine Coast Regional Collection Store, delivery of activation events for Bankfoot House and the Landsborough Museum, building the capacity of the region's network of heritage community organisations, and support to First Nations priority projects.	100%			Sharing local stories was a highlight this quarter, with 2 Historian in Residence research projects on local Iconic Pubs and Sporting History finalised. While visitation at Bankfoot House was slightly lower due to wet weather events, the heritage precinct did attract 1,891 visitors this quarter, bringing the 2024-25 visitation figure to 5,072. Landsborough Museum showed some growth despite closures for repairs to the buildings with visitation this quarter at 1,338 and a total of 6,022 visitors for the 2024-25 financial year. Support for regional groups and museums included the provision of training, marketing campaigns, and \$168,515 in grants for 10 projects and operational support of 14 organisations.

Corporate Plan Goal: Our Environment and Liveability





Goal Objective: Our natural assets, healthy environment and liveability credentials are maintained and enhanced.

Strategic Pathway: A resilient region shaped by clever planning and good design



Code	Activity	Progress	On Time	On Budget	Activity Update
2.1.1	Progress the new planning scheme informed by the preliminary community consultation outcomes and the State Interest Review, prior to undertaking formal community consultation on the proposed planning scheme that will shape future settlement patterns across the region.	100%			Following consideration of the State Interest Review outcomes, the proposed Planning Scheme was modified to comply with the conditions imposed in readiness for public consultation. The key focus for this quarter has been the ongoing planning and preparation for a robust formal consultation program due to occur in mid-July 2025.
2.1.2	Continue to negotiate with landowners in relation to the Palmview Infrastructure Agreement to ensure delivery of all infrastructure obligations under the agreement.	100%			The Palmview Landowners have agreed to proceed to the execution of Palmview Infrastructure Agreement No.3. Execution documents and legal certification are now being prepared.
2.1.3	Continue to advocate Council's policy positions to the State Government to inform the South East Queensland Regional Plan implementation projects.	100%			Council continues to engage with the Queensland Government on the implementation of the South East Queensland Regional Plan (ShapingSEQ 2023) on an as needed basis. This quarter, Council has provided feedback on several Queensland Government prepared documents relating to the ShapingSEQ 2023 priority actions, including the South East Queensland Growth Monitoring Position Paper, the South East Queensland Regional Industrial Strategy and Draft South East Queensland Growth Monitoring Technical Report.
2.1.4	Continue to work with the State Government to progress the preparation of planning for the Beerwah East South East Queensland Development Area.	100%			Council is continuing to advocate to the Queensland Government for the timely resolution of the tenure issues and the importance of Beerwah East for the long term residential and industrial land supply for the Sunshine Coast.
2.1.5	Advocate for the protection of the Regional Inter-urban Break in perpetuity to secure the environmental, production and recreation values through its retention at current extent and identifying and acquiring strategic land.	100%			The ongoing advocacy and protection of the Regional Inter-urban Break remains a priority of Council and is reflected in the new Corporate Plan 2025-30.
2.1.6	Progress priority activities from the Environment and Liveability Strategy five-year implementation plan, including a revised Part C - Network Plan and progressing the dark sky reserve proposal.	100%			Implementation of the Environment and Liveability Strategy has continued including: - adoption of the Healthy Coast Management Plan - commencement of community consultation for the Draft Lighting Management Plan associated with the proposed Sunshine Coast Dark Sky Reserve.









Code	Activity	Progress	On Time	On Budget	Activity Update
2.1.7	Improve stormwater asset identification and condition reporting to better shape appropriate levels of service in accordance with the Stormwater Management Strategy.	100%			During the quarter, 296 storm water pits and manholes were inspected and assessed for condition. CCTV inspections were conducted on 1,620 meters of storm water pipes and associated manholes and were updated in Council's systems with the latest information. Eighteen storm water pipes were identified for relining which will be rehabilitated during the 2025-26 financial year. There were 23 pipe patches identified for installation, and these will also be done during the 2025-26 financial year. The 2024-25 Storm Water Capital Works Program was fully completed, with 41 projects being finished.
2.1.8	Finalise and promote the Design Guide for Multi-Unit Developments to encourage better designed neighbourhoods and more liveable, healthy housing outcomes which align with the principles contained in the Sunshine Coast Design Yellow Book.	100%			The Design Guide for Sunshine Coast Apartments and Townhouses was launched on 4 December 2024. The Design Guide is now available on Council's website.
2.1.9	Deliver an integrated coastal management program including implementation of the Coastal Hazard Adaptation Strategy and finalisation of a Healthy Coast Management Plan and a Shoreline Erosion Management Plan.	100%			The Healthy Coast Management Plan and Shoreline Erosion Management Plan were adopted by Council at the May 2025 Ordinary Meeting. Council is continuing to contribute to the Queensland Government-led Bribie Island Erosion and Breakthrough Review.
2.1.10	Implement the Resource Recovery Strategy 2023 including construction of a new resource recovery centre within the Nambour waste precinct, and development of a Master Plan for the Sustainability Park.	100%			Within the Nambour Waste precinct construction works have been completed for landfill cell 6.
2.1.11	Coordinate the delivery of Council's Environment Levy including the strategic land acquisition program and environment levy partnerships and grants.	100%			The Environment Levy continues to support the protection and enhancement of our natural environment including our Land for Wildlife and Landholder Environment Grants Programs. A recent example is the successful restoration of a 17-hectare private property in Cooloolabin—once degraded by logging and farming—into a thriving wildlife corridor, made possible through the Environment Levy and a landholder partnership.
2.1.12	Continue the planning, stakeholder consultation and community engagement for the Maud Street and Sugar Road Transport Corridor upgrade.	100%			Concept layouts are complete. Design for the section of the corridor between Wrigley Street and Dalby Street will progress in the 2025-26 financial year.

Strategic Pathway: Protection and enhancement of our natural assets and distinctive landscapes







Code	Activity	Progress	On Time	On Budget	Activity Update
2.2.1	Coordination of weed management activities, demonstration sites, and exploring new technology and methodologies to improve industry and community understanding of weed management practices.	100%			Ongoing maintenance works and additional planting at the Maleny weed demonstration site are complete, with community information days held on 20 and 21 June 2025. Council is continuing negotiations regarding site maintenance for the Witta weed demonstration site with Department of Transport and Main Roads. Council continues to monitor and respond to further site landslips through additional plantings. Final monitoring of the encapsulated herbicide trial has been completed, with initial trends showing signs of effective control. eDNA research presented at the Pest Animal and Weed Symposium 2025. The Invasive Weeds Project was a finalist in the Innovation category at the Local Government Management Association Awards for Excellence 2025. Community weed management educational material was published online.
2.2.2	Review and update the Shorebird Conservation Plan, including community consultation, to support the recovery and conservation of Shorebird populations on the Sunshine Coast by reducing threats, improving habitat quality, and strengthening community-based management.	90%			The final draft Shorebird Conservation Plan has been developed and will be presented to Council for consideration in late 2025.

Strategic Pathway: Responsive, accessible and well managed assets and infrastructure





Code	Activity	Progress	On Time	On Budget	Activity Update
2.3.1	Implement Blue Heart Sunshine Coast in partnership with Unitywater and the State Government including delivery of the Blue Carbon Pilot project, land acquisitions, land management activities and stakeholder engagement.	100%			Kabi Kabi Peoples Aboriginal Corporation joined Sunshine Coast Council, Unitywater and the Queensland Government's Department of Environment, Tourism, Science and Innovation as an official partner of the Blue Heart Sunshine Coast project. On ground activities associated with the Commonwealth's Blue Carbon Restoration Grant funding are nearing completion. A 5 year review of the Blue Heart Project has commenced and is working with stakeholders to understand the progress and challenges towards achieving project objectives. The SEQ City Deal Funding Agreement to support land acquisitions has been finalised.



Code	Activity	Progress	On Time	On Budget	Activity Update
2.3.2	Continue to implement the Sunshine Coast Ecological Park Masterplan including staged design and delivery and exploring strategic and financial partnerships to help realise the park's benefits.	100%			The Sunshine Coast Ecological Park is progressing through its early implementation phase. Council now has full management of the site and is continuing environmental studies and site investigations. The project continues to be promoted through biannual project news, social media and promotional materials. Early re-vegetation has occurred through monthly working bees and local planting days.
2.3.3	Progress projects funded through the Queensland Reconstruction Authority for the reconstruction of essential public assets in our region that have been affected by natural disasters.	100%			Jobs issued under the sealed roads, unsealed roads and drainage works 2022 Queensland Reconstruction Authority Programs are 100% complete. Fourteen of the 15 landslip construction projects released under the 2022 Queensland Reconstruction Authority Program have been completed with an extension of time granted to 31 December 2025 to complete the final landslip project (David Low Way works are now 45% complete), due to adverse weather conditions. Tropical Cyclone Alfred damage assessment is under review - with Reconstruction of Essential Public Assets submission in progress for future funding opportunities. Emergent works associated with Tropical Cyclone Alfred were completed as of 30 June 2025. In Quarter 4, of the 41 submissions made, all 41 have been acquitted. Council continues to work with the Queensland Reconstruction Authority to complete the remaining activities.
2.3.4	Commence development of the next 10-year Streetscape Revitalisation Program 2026-2036 and progress delivery of placemaking initiatives including streetscape improvements for Mooloolaba, Eumundi, Maleny, Nambour, Maroochydore and Coolum.	100%			The delivery of placemaking project initiatives are progressing and highlights include: - Mooloolaba Foreshore Revitalisation Stage 2 - Central Meeting Place has been awarded to contractor for construction commencing in Quarter 1 2025-26. - Stage 1 of Eumundi Streetscape is complete, with stage 2 anticipated for completion in Quarter 1 2025-26. - Construction on Maleny, Maple Street Streetscape is to commence in Quarter 2 2025-26. - Construction on Maroochydore, Ocean Street refresh project and Coolum Connections is to commence in Quarter 1 2025-26. An updated 10-year Streetscape Revitalisation Program (2027-36) is being developed.
2.3.5	Implement activities to support a climate ready organisation, through emissions reduction and climate risk management, including delivery of the critical infrastructure failure and cascading climate risk project.	100%			Council has completed a major climate project investigating the impacts of critical infrastructure failure due to climate hazards and the associated cascading risks to service delivery. Project outcomes are now being integrated across different areas of Council as part of our overall climate response. Council is also partnering with the University of the Sunshine Coast and the University of Sydney to better understand, and proactively respond to the complex climate hazard of heat and its impacts on our workforce.

Strategic Pathway: Transitioning to a sustainable and affordable way of living

Code	Activity	Progress	On Time	On Budget	Activity Update
2.4.1	Implement the Street Tree Master Plan to protect, enhance and maintain the region's existing and future street tree network through additional planting, better selection, placement and care of these environmental assets across the Sunshine Coast.	100%			The Sunshine Coast Street Tree Master Plan Refresh Project has continued to progress with a review of the plan's regional and local species list undertaken. A spacial review of current canopy coverage is progressing.
2.4.2	Coordinate the implementation of the Sunshine Coast Biosphere in partnership with our community and investigate other complementary protection mechanisms.	100%			The Sunshine Coast Biosphere Community Awards, held on 20 June 2025, recognised 140 nominees across 8 award categories, celebrating individuals and organisations who embody the values of the Sunshine Coast Biosphere. The Sunshine Coast Biosphere continues to build awareness and understanding of what it means to live and work in the Biosphere through their partner network. The Sunshine Coast Biosphere led an Australian Biosphere Reserves Network workshop, involving all 5 of Australia's Biospheres, with workshop outcomes supporting the development of a shared value proposition for the network.
2.4.3	Implement strategic actions within the Recreation Parks Plan to design and deliver recreation parks that support the health and lifestyle needs of our region's communities, including: complete the Play Opportunities Plan, develop guidelines for park trees which meet urban forest objectives, and provide additional opportunities for community tree planting in recreation parks.	100%			The Play Opportunities Plan is an action of the Recreation Parks Plan and the finalised plan is currently being developed for public display. The scoping process for the Street Tree Master Plan Refresh project is complete with internal stakeholder consultation and canopy analysis progressing. Heat Risk Reduction Plan continues and is awaiting canopy analysis and other inputs from the Street Tree Master Plan Refresh for integration.

Strategic Pathway: A reputation for innovation and sustainability



Code	Activity	Progress	On Time	On Budget	Activity Update
2.5.1	Implementation of large-scale battery energy storage systems to increase utilisation of renewable energy and reduce energy costs.	50%			Investigations on 3 potential locations revealed grid connection constraints at each site, making it financially unfeasible to install the Battery Energy Storage Systems. Council is currently assessing alternative locations that do not share these constraints. Due to the difficulties in finding suitable locations, they will not be implemented this year. Council is also investigating co-location of battery energy storage system with proposed landfill gas generator at Nambour landfill site.
2.5.2	Evaluate tender submissions for design, construction and operation of a Food Organics and Garden Organics (FOGO) Facility, which would support achieving landfill diversion targets and improve emissions reductions.	100%			Tender evaluation has been completed for the design, construction and operation of a Food Organics Garden Organics (FOGO) facility.

Code	Activity	Progress	On Time	On Budget	Activity Update
2.5.3	Investigate and engage with our community regarding opportunities and costs to introduce alternative large items waste services such as kerbside collection, vouchers and skip bag collection.	100%			An independent consultant report on large items collection options and associated costs has been presented to Council. Investigations will continue in the 2025-26 financial year.





Corporate Plan Goal: Our Resilient Economy







Goal Objective: Our resilient, high-value economy of choice drives business performance, investment and enduring employment.

Strategic Pathway: Leadership, sustainability, equity







Code	Activity	Progress	On Time	On Budget	Activity Update
3.1.1	Progress priority activities from the Regional Economic Development Strategy five-year implementation plan to deliver a resilient economy for the Sunshine Coast region, including analysis of economic information to guide strategic directions and advocacy, supporting the growth of a circular economy, and advocating for accessible and inclusive communities that enable workforce participation.	100%			The Regional Economic Development Strategy Implementation Plan continues to be progressed by Council along with strategic delivery partners. Particular focus has been applied to the Leadership, Sustainability and Equity pathways and the initiative to advocate to the Queensland Government and Australian Government to support investment into key catalytic infrastructure. Innovation, as a strategic pathway to deliver more investment and jobs across the key economies has been a strong focus. Council was successful in its advocacy for a manufacturing hub in the region with the Queensland Government committing \$10 million over 3 years to support the manufacturing industry through the establishment of 2 new Queensland manufacturing hubs on the Sunshine Coast and Toowoomba. Council continues to advocate for additional investment in the innovation ecosystem, creating more knowledge-intensive jobs and driving innovative solutions.

Strategic Pathway: Investment and growth



Code	Activity	Progress	On Time	On Budget	Activity Update
3.2.1	Supporting Economic Development Queensland (EDQ) and Sunshine Coast Airport to finalise the preparation of the Development Scheme for the Sunshine Coast Airport Priority Development Area (PDA) and liaise with EDQ about Council's requirements relating to the assessment of development applications in the PDA.	100%			The precinct planning has commenced for the Sunshine Coast Airport's new Gateway Precinct. Economic Development Queensland is continuing to consult with Council as a key stakeholder.
3.2.2	Progress the staged design and implementation of the Caloundra Community and Creative Hub Precinct in alignment with the objectives of the Caloundra Centre Master Plan.	100%			Caloundra Community and Creative Hub precinct activities have advanced with delivery of the first stage of enabling works for Bill Venardos Park have commenced. Procurement of detailed design for the creation of the new town square has advanced. The proposed regional gallery pathways for concept designs have paused through Quarter 4, 2024-25 while medium term options for the existing Caloundra Library repurposing are considered.

Code	Activity	Progress	On Time	On Budget	Activity Update
3.2.3	Support investment and growth in the region by positioning the Sunshine Coast as an investment destination of choice through: <ul style="list-style-type: none"> targeted marketing campaigns and bespoke investment facilitation services support opportunities that enable business exports out of the region, and leverage the Brisbane 2032 Olympic and Paralympic Games to raise awareness of investment opportunities and to create economic assets for the future. 	100%			The Sunshine Coast was promoted in targeted marketing campaigns which resulted in 331 new leads this quarter. Invest Sunshine Coast storytelling this quarter showcased Bundle of Rays' health-tech trial, Cure Marine's new catamaran, and seafood export success in Singapore. The Singapore trade export event held in May 2025 attracted top chefs, new sales and interest from distributors for local seafood businesses, prompting Trade and Invest Queensland to commit funding for a further international export event in 2025-26. Seven new business investments were supported this quarter - Cure Marine, BG&E Consulting Engineers, McCormick, Calix Ltd, Simplimate, Cardboard Display Australia and Converse Advisory, contributing a total estimated economic impact of \$117 million and 401 new jobs for the region. The first development application for a hotel since the Temporary Local Planning Instrument was enacted was approved by Council this quarter. The \$96 million project is expected to create 627 jobs. A hotel investment marketing campaign was delivered in Singapore, Hong Kong and nationally and achieved 80 leads, with 2 leads progressing to active opportunities.
3.2.4	Finalise the review of the infrastructure agreements for the Maroochydore City Centre Priority Development Area to ensure consistency with the amended Development Scheme (No. 3) and continue to liaise with Economic Development Queensland about Council's requirements relating to the assessment of development applications in the Priority Development Area.	100%			Changes to the Maroochydore City Centre Infrastructure Agreement are in negotiation. The amendments to the Infrastructure Agreement are necessary to implement the outcomes and be consistent with the amended development scheme.
3.2.5	Implement prioritised actions across Council's Holiday Parks business including: <ul style="list-style-type: none"> the commencement of Cotton Tree and Dicky Beach Holiday Park powered site upgrades continue investigations into a new Holiday Park development site, and undertake a review of the business plan to support Council's Holiday Parks business beyond 2025. 	100%			The Easter school holidays achieved occupancy of 90% across Council's holiday parks for the 2-week period, however, a slow recovery from the impacts of Tropical Cyclone Alfred and continued inclement weather has impacted the occupancy and revenue overall for the quarter. Work is underway on a draft 2025-30 business plan to support the success of Council's holiday parks into the future. Dicky Beach Holiday Park site upgrade works have been completed. Pre-works have commenced for Cotton Tree site upgrade works which will be completed in the 2025-26 financial year. Early site considerations and investigations have commenced for a potential new rural holiday park offering.



Strategic Pathway: Business retention and expansion



Code	Activity	Progress	On Time	On Budget	Activity Update
3.3.1	Progress the implementation of the Mooloolaba Master Plan with construction commencing on Stage 2 Central Meeting Place and Southern Seawall as part of the Mooloolaba Foreshore Revitalisation project, and complete early works for the final stage of the Brisbane Road, Mooloolaba four lane road upgrade (Bandari Court section).	100%			The Mooloolaba Foreshore Revitalisation Stage 2 - Central Meeting Place and Southern Parklands Seawall procurement is complete and major construction contract awarded. Early works activities are being finalised in readiness for major construction to commence in July 2025. All internal and external stakeholders have been presented with updated project delivery staging and timing information. The Mooloolaba Business Activation Plan has been approved, first initiatives complete and other initiatives are in planning phase in readiness for implementation throughout the construction phase. Mooloolaba Transport Corridor Stage 4 construction has been placed on hold.
3.3.2	Support local businesses through the delivery of: <ul style="list-style-type: none"> the Local Business Support Program targeted campaigns such as the Buy Local initiative workshops and events for business owners to raise capacity, build resilience and business growth, and deliver bespoke place activation initiatives to drive economically viable and vibrant precincts. 	100%			The Local Business Support Program delivered specialist advice to 390 businesses across the region. There were 6 events delivered in support of the Regional Economic Development Strategy involving 399 participants, including the Small Business Month Breakfast, supplier capability workshops and presentations at Montville and Maleny Chambers of Commerce. In addition, more than 10,000 businesses were engaged as part of the Buy Local Day Initiative. The Sunshine Coast Business Awards were launched, and the campaign to encourage nominations continues to be supported. Council's Business e-news was sent out fortnightly during the quarter to a growing database of more than 1,800 businesses on each occasion, keeping the business community up to date on key programs and initiatives. Through the Place Activation Program, 48 businesses were supported, and 5 key events were delivered in Nambour, Mooloolaba and Caloundra that were attended by over 17,500 community members. These included 'Tallo Billa', the launch of the Whale Season in Mooloolaba and Winter Wonderland in Caloundra.
3.3.3	Continue to position Visit Sunshine Coast as a key delivery partner for Council to deliver significant tourism expenditure outcomes across the local government area including reviewing the funding and performance deed.	100%			A major focus during the quarter was the development of the First Nations Tourism Action Plan, a collaborative initiative made possible through Visit Sunshine Coast's successful acquisition of Queensland Government funding. Council played an active role, with 2 representatives serving on the Action Plan's Steering Committee. The Action Plan aligns with commitments outlined in Council's draft Stretch Reconciliation Action Plan (RAP), reinforcing shared goals around cultural inclusion and sustainable tourism development. A key milestone was the opening of the Hope Dreaming Centre, which repurposes the existing Caloundra Visitor Information Centre to create a culturally rich and welcoming space for visitors, showcasing First Nations stories and experiences.

Strategic Pathway: Innovation, technological advancement and scaling up





Code	Activity	Progress	On Time	On Budget	Activity Update
3.4.1	Continue to promote and advance the region's innovation and digital capability through: <ul style="list-style-type: none"> the development of the region's innovation ecosystem in collaboration with key strategic delivery partners leveraging key physical assets including the Sunshine Coast International Broadband Network, and supporting Smart City initiatives to further support local businesses and attract investment to the region. 	100%			The Testing Tech in Paradise advertising campaign was launched In April 2025, and promoted the international broadband cable, the announced Tabua cable, and Council's Smart City infrastructure. Running through until June 2025 across Melbourne, Sydney, and Brisbane, the campaign achieved 189 leads. It was supported by a video case study on local health-tech business Bundle of Rays and shared across Invest Sunshine Coast's digital platforms. As part of the New Zealand Tech Week Program, Council hosted a webinar Expand Your Tech to Paradise, featuring 14 local guest speakers. This attracted 129 registrations and 80 live attendees from 6 countries, generating four immediate investment leads. Council also hosted an Investor Briefing and Smart City Tech Tour for selected REMIX25 Summit delegates. This initiative drove 4 qualified leads from the immersive technologies sector. Further international engagement included a Sunshine Coast Investor Briefing delivered to a Hong Kong audience during a Queensland Tech and Innovation webinar.

Strategic Pathway: Talent and skills

Code	Activity	Progress	On Time	On Budget	Activity Update
3.5.1	Work with education and training sector and the broader industry to implement 'Study Sunshine Coast' and better prepare and connect young people to education and employment opportunities in the region including through skills development, innovation and employability initiatives.	100%			Study Sunshine Coast, in collaboration with the Sunshine Coast Young Chamber of Commerce, hosted the Homegrown: Sustainability and Industry event. Designed to equip students with essential employability skills, local industry connections, and the confidence to build a professional network, the event gave them a clear pathway to explore meaningful careers right here on the Sunshine Coast. Council supported the Manufacturing Excellence Forum in delivering a successful industry networking event hosted at BFX Furniture in Yandina in partnership with Study Sunshine Coast. With over 100 attendees, the event offered valuable opportunities for connection and collaboration. Study Sunshine Coast welcomed its 2025 Ambassador cohort at Sunshine Coast City Hall, where the Mayor greeted 10 new international and domestic ambassadors. Global Mindset Cultural Competency Program Graduation took place on 17 May. Study Sunshine Coast had the privilege of welcoming more than 20 students from across Europe, Asia, and Australia to take part in the Global Mindset Program - an initiative designed to build cultural competency, deepen cross-cultural understanding, and foster global awareness.

Code	Activity	Progress	On Time	On Budget	Activity Update
3.5.2	Conduct talent attraction, development and retention programs to support the growth of a high-quality workforce for local businesses and support local education and training providers to build pathways for workforce development aligned with local industry needs and opportunities.	100%			The first Mayor's Telstra Innovation Masterclass Series: Future Entrepreneurial Leaders, brought together 100 students from Years 8 to 10, representing 17 local secondary schools, for an inspiring full-day experience focused on leadership, creativity, and connection. Participants were selected from a competitive pool of 117 applicants across the Sunshine Coast region. The initiative is designed to build leadership capacity in young people while offering insights into future career pathways and emerging industries.





Strategic Pathway: A major and regional event destination

Code	Activity	Progress	On Time	On Budget	Activity Update
3.6.1	Develop and attract events and sporting opportunities at Council venues including Caloundra Indoor Stadium, Maroochydore Multi Sports Complex, Nambour Showgrounds, Sunshine Coast Stadium and Venue 114 and other community spaces.	100%			Events held include: Caloundra Indoor Stadium held NBL1 Phoenix Basketball, School Futsal Championships, Antiques & Collectables Fair, 10-12 Years State Netball Championships, Queensland (Qld) Academy of Sport Olympic Talent Search, Qld Wheelchair Rugby League and Trish Buckley Volleyball Championships. Maroochydore Multi Sports complex held AFL Qld Gala Days, Qld School Sport 10-12yrs AFL State Championships and Netball Qld Primary Gala. Nambour Showgrounds held the Ray White Rodeo, Messy Play Day and Sunshine Coast Show. Sunshine Coast Stadium held under 19s National Rugby League State of Origin and Qld Oztag Super Series. Venue 114 presented FWD Festival, iCompete Natural Sunshine Coast Bodybuilding Championships, Motov8ting Boys, Fanning Dempsey National Parks tour, Sunshine Coast Master Builders Show, Rise Up Women's Expo and Burlesque L'Amour. Altitude 9 hosted Brisbane 2032 Board meeting, TurtleCare Breakfast, Autopact Awards, Mayor's Telstra Innovation Awards, Sunshine Coast Hospital & Health Service Event and School of Business Managers Association. The Events Centre held Sunshine Coast Dance Eisteddfod, The Ten Tenors, Beauty & the Beast Victorian State Ballet, Melbourne International Comedy Festival, Madagascar the Musical, Queen Bohemian Rhapsody and Nurse Georgie Carroll.
3.6.2	Implement the refreshed Major Events Strategy 2018-2028 with a focus on: <ul style="list-style-type: none"> prioritising a broad and balanced major events calendar for the region legacy opportunities for the Brisbane 2032 Olympic and Paralympic Games, and the delivery of the 'Emerging Events' category to ensure new events are actively encouraged and supported to grow within the region. 	100%			Council progressed delivery of the refreshed Major Events Strategy 2018-2028, focusing on a balanced calendar, Olympic legacy planning, and support for emerging events. A total of 19 major events were delivered, supporting regional tourism and economic activity while ensuring broad representation across sporting and community events. Key events included Downunder Beachfest, Queensland State and District Sides Championships (lawn bowls), Sunshine Coast Golf Classics - Autumn, and 6 events from the Surfing Queensland Series. Other highlights included the Trans-Tasman Basketball Tour, Under 19s National Rugby League State of Origin, Winterfest, and Yandina 5'O'.



Corporate Plan Goal: Our Service Excellence

Goal Objective: Our services are inclusive and responsive to the needs of our community and deliver positive experiences for our customers.



Strategic Pathway: Engage with our customers to design inclusive, contemporary and sustainable community services

Code	Activity	Progress	On Time	On Budget	Activity Update
4.1.1	Finalise and implement the Strategic Asset Management Plan that delivers consistent asset management practices, processes and systems throughout the organisation.	70%			The Strategic Asset Management Plan (SAMP) has been partially delayed and rescheduled to align with redistribution of resources for the major review of the Asset Management Plans and the review of the Asset Lifecycle Responsibility Matrix. The SAMP is expected to be finalised and implemented in the 2025-26 financial year.
4.1.2	Deliver the capital works program based on robust scopes, cost and risk assessment with well sequenced delivery schedules aligned to corporate priorities and long-term financial plans.	90%			Despite significant disruptions (e.g prolonged wet weather) during the 2024-25 financial year, the Capital Works Program has achieved the required delivery performance outcome of 90%.



Strategic Pathway: Deliver consistent services that provide positive experiences for our community

Code	Activity	Progress	On Time	On Budget	Activity Update
4.2.1	Implement the Customer Experience Roadmap that embeds customer experience into all of Council's operations and aligns to the International Customer Service Standard.	100%			In Quarter 4, Council, focused on delivering better customer and service outcomes, including: <ul style="list-style-type: none"> - Delivering customer experience foundational training to 45 new team members. - Redeveloping the Customer Charter into a new Customer Experience Policy, capturing our commitment to put customers at the heart of everything we do, with the new policy being launched in the 2025-26 financial year. - Launching a new knowledge base, better enabling staff to deliver a faster, more consistent service. - Progressing development of Library+ Caloundra, which will house our largest customer service counter and other key Council teams. - Introducing artificial intelligence tools that streamline processing, freeing up customer service consultants to focus on more meaningful, community-facing support. - Engaging with industry stakeholders through a community land permits information/feedback session, helping shape future improvements to permit processes and reduce red tape.

Strategic Pathway: Assess service performance using data driven insights to inform sustainable service delivery

Code	Activity	Progress	On Time	On Budget	Activity Update
4.3.1	Deliver the Smart City Framework and Implementation Plan 2022-2025 and continue to: develop a solutions pipeline; data acquisition services; and the expansion of telecommunications and connectivity which realises Smart City opportunities and further develops Council's data driven decision making capability.	100%			<p>Implementation is progressing well against each of the 5 pathways.</p> <p>Leadership: We continue to provide input into projects and capital works designs including Aura Parkland; Honey Farm; and Maroochydore First Ave. The Smart Infrastructure Manual version 4 was published April 2025.</p> <p>Advanced digital technologies: Human movement counting expanded to provide counts of over 500,000 per month (combined vehicle, pedestrian, and cyclists) in coastal and hinterland locations. Two new digital kiosks are now operational at Caloundra.</p> <p>Telecommunications: Strategic agreements with telecommunications carriers finalised to enable operational savings and network has been expanded through contributed assets.</p> <p>Data driven decision making: The Data Trailer was utilised for Horizon events; select data trailer and Maroochydore City Centre data has been shared publicly. Continued growth of data for over 100 staff to assist with grant applications; organisational service delivery and informing of capital works scheduling.</p> <p>Solution pipeline: Evaluations continued for the following: drowning prevention technology; aggregation of Internet of Things devices by vendor to reduce cost, streamline cyber profile and improve data alignment; Maroochydore Library evaluation of AI customer service avatar.</p>









Strategic Pathway: Optimise our services through operational excellence, digital enablement and agile delivery models





Code	Activity	Progress	On Time	On Budget	Activity Update
4.4.1	Progress development of an outcomes-based model for Council's planning, budget development and resource decision making processes, including analysis of the current service architecture and undertaking a program of service reviews.	90%			<p>The Corporate Plan 2025-30 establishes the strategic outcomes for the next 5 years that have now been cascaded into the Operational Plan 2025-26. A new service architecture has been developed which provides a full cost of each service, as well as the people, assets and service levels that form part of the delivery model. This information is intended to inform the 2026-27 budget development.</p> <p>The Service Review Program has had minor delays as the service architecture was finalised, incorporating leadership input. Two active service reviews are underway with reports anticipated for Quarter 1, 2025-26:</p> <ul style="list-style-type: none"> - Communications, Marketing, Community Engagement and Advocacy: internal workshops have been completed with benchmarking and analysis by an independent consultant underway. - Procurement and Contracting: internal workshops have been completed to inform the initial analysis of the operating model and options to enhance value from the Council's procurement spend.

Corporate Plan Goal: Our Outstanding Organisation





Goal Objective: Our organisation lives its values and is high performing, sustainable, innovative and community focused, marked by great people, good governance and regional leadership.



Strategic Pathway: Maintain a sustainable organisation that is well placed to respond to the needs of our growing region

Code	Activity	Progress	On Time	On Budget	Activity Update
5.1.1	Develop and progress implementation of an Organisational Excellence Strategy to build the capabilities and capacity of the organisation to implement regional objectives and respond to the needs of the community.	90%			A draft Organisational Excellence Strategy has been developed following extensive internal consultation and external benchmarking. The Corporate Plan 2025-30 - adopted by Council on 27 February 2025 - includes an Organisational Excellence goal with strategic priorities for the next 5 years. The final Organisational Excellence Strategy and implementation plan is proposed to be completed in the first half of the 2025-26 financial year to incorporate employee survey feedback and input from the newly formed Executive Leadership Team to ensure clarity on direction, governance and deliverables.
5.1.2	Develop the Corporate Plan 2025-2029 informed by community consultation and evidence based data to set the strategic direction for Council for the next five-years.	100%			The Corporate Plan 2025-30 was adopted by Council in February 2025, establishing the strategic priorities for Council over the 5 years commencing in July 2025. The draft Operational Plan 2025-26 and 2025-26 budget have been aligned to the new Corporate Plan, providing clarity on the priorities for the first year of implementation.
5.1.3	Continue to review and develop the long-term financial plan based on sound financial modelling that includes improved contributed asset processes, enhanced asset management valuation systems and the delivery of a well-informed budget, maintaining long term financial sustainability.	100%			An independent review of the long-term financial plan was commissioned in June 2025 to support the development of the 2025-26 Budget, following the identification of a discrepancy in how depreciation was forecast and reported to Council. The recommendations identified in the review have been accepted and will be implemented over the next 6-12 months to improve financial modelling and reporting systems and processes.
5.1.4	Progress the implementation of the Digital Plan focusing on cyber security, systems rationalisation, network infrastructure, workplaces technology and enhancing customer experience.	100%			Progression of the Digital Plan includes the following highlights: <ul style="list-style-type: none"> • Council is strengthening its cyber security, supporting zero reportable breaches. • Rationalising redundant services supporting Council financial sustainability targets. • A 2-year Property and Rating Program streamlining more than 360 business processes improving customer experience for the community by 2026. • Completed technical delivery for Library+ Caloundra precinct. • Digitising and classifying physical records improving community access and transparency to public records. • Windows 11 Rollout completed realising efficiencies of \$200,000 per annum.





Code	Activity	Progress	On Time	On Budget	Activity Update
5.1.5	Streamline business processes via enterprise data management and artificial intelligence that support self-service and streamlined delivery.	100%			The Enterprise Data Platform is now a core service for Council. Training has been provided to over 100 key staff to uplift analytics self-service capability. The data platform has been used to optimise Council's modelling for fleet services. CoPilot Web and Microsoft 365 (M365) are established as a service capability across Council. A new Artificial Intelligence (AI) Policy and Framework was delivered for Council with AI Ethics and Risk Guidelines under review. Led by an award-nominated AI Governance stream, a trial of CoPilot M365 is underway with over 900 users- making Council the second-largest user among local governments nationally. An Artificial Intelligence ChatBot to assist the Chief Executive Officer, Councillors and Liaison Officers has been implemented. A governance group aligning to the Digital Plan has been established to identify efficiency opportunities across Council.
5.1.6	Undertake a review of Council's approach to procurement to maximise organisational and community outcomes through engagement and benchmarking against like organisations to ensure Council is using best practice in procurement to maximise organisational and community outcomes.	75%			Consultant to undertake the Service Review was appointed during Quarter 4. Workshops have taken place with 4 different user groups to identify issues and opportunities which will inform the review recommendations. The Review had minor delays commencing as the scope and resourcing was confirmed, it is proceeding with recommendations anticipated by Quarter 1, 2025-26 financial year.

Strategic Pathway: Embrace a safe, values based workplace culture that attracts and retains high performing and engaged people





Code	Activity	Progress	On Time	On Budget	Activity Update
5.2.1	Develop and implement a People Plan that builds and maintains a high-performance and values-based culture and includes a workforce plan that enables Council to ensure our people and services are skilled to meet the needs of our Sunshine Coast community.	100%			The People Plan is in final draft stage and awaiting the arrival of our new Director for review.
5.2.2	Implement wellbeing, health and safety initiatives focused on managing critical risks, improving the safety management system, strengthening education, and delivering a psychosocial framework.	100%			Wellbeing, Health and Safety priority programs have progressed well throughout this financial year. The Critical Control Management Project is on schedule. The Psychosocial Risk Management Project continues to be implemented across the organisation. Safe Work Method Statement declutter is also on target as outlined in the project plan, and the Contractor Safety Management Project plan will continue into Quarter 1, 2025-26.

Code	Activity	Progress	On Time	On Budget	Activity Update
5.2.3	Complete staff relocations at Caloundra and Nambour administration centres and advance the refresh of Council's depot strategy to support future service delivery needs.	90%			Staff movements at Caloundra have been programmed ahead of the new Library+ Caloundra building being completed in mid-2025. Change management activities have commenced and will continue in to Quarter 1, 2025-26, supporting the transition of staff from the current office and library facilities into the new integrated building. Early works in Nambour Eddie De Vere are completed with staff accessing improved spaces along with new community venue and enhanced Local Disaster Coordination Centre. Asset intervention works are programmed for the 2025-26 financial year to support functions within the corporate buildings. The Depot and Satellite Sites Strategy refresh was paused through Quarter 4 and will remain paused pending future organisation and service review planning.

Strategic Pathway: Maintain a contemporary governance framework that inspires trust and confidence in the operations of Council

Code	Activity	Progress	On Time	On Budget	Activity Update
5.3.1	Deliver the adopted 2024-25 Internal Audit Program of Work which focuses on 12 internal audits to provide objective assurance and insight on the effectiveness and efficiency of risk management, internal control, and governance processes and foster public trust and confidence in Council and its systems.	80%			The adopted work program has been completed and closed off with items either completed and reported to Audit Committee or carried forward into the 2025-26 financial year work program.
5.3.2	Update and maintain a contemporary Strategic Risk Management Framework for Council that assists with the identification of strategic risks and the consideration and mitigation across Council's statutory and service delivery responsibilities.	100%			The Strategic Risk Framework is included in Council's Risk Management Manual and will be reviewed each financial year. The strategic risks identified and captured by Council will be treated as a living document to be reviewed and updated as each financial year progresses.

Strategic Pathway: Partner with community, business and other tiers of government to fulfil the needs of our region

Code	Activity	Progress	On Time	On Budget	Activity Update
5.4.1	Manage Council's statutory, governance and contractual responsibilities associated with the Maroochydore City Centre project and Council's relationship with Sunshine Coast Airport Pty Ltd.	100%			Council has continued to work with SunCentral Maroochydore Pty Ltd and Walker Maroochydore Developments Pty Ltd to further development of the Maroochydore City Centre (MCC). Projects in the Maroochydore City Centre Priority Development Area continue to progress, including Maroochy Private Hospital, the 50 First Avenue commercial building by Walker and the residential development, Sol by Walker (on Lots 600+50). Sol by Walker continues with strong pre-sales and early works has commenced on the site. Development of the Sunshine Coast Athletes Village for Brisbane 2032 is being considered. Council and Sunshine Coast Airport Pty Ltd maintain a strong partnership through contractual agreements. The airport continues to show strong growth, which provides increasing revenue returns to Council.
5.4.2	Continue to work productively with the other tiers of government, the private and community sectors on securing investment in and the delivery of the region's major infrastructure, services and program priorities.	100%			<p>Council has this year benefited from increased grant funding for Council projects from the Queensland and Australian governments. During the quarter, Council has been advised that our community will benefit from an additional \$88 million of grant funding, bringing the total grants approved over the financial year to \$152,186,610. This funding supports Council's contributions to deliver important projects on behalf of the community. Some of the more significant applications approved are:</p> <ul style="list-style-type: none"> - First Avenue Streetscape - \$11.9 million - Honey Farm Road Sports Precinct \$13.6 million - Mooloolaba Foreshore - \$13.3 million - Coastal Pathways - \$3.8 million - Active Transport - \$5.6 million. <p>Council this year also significantly increased its advocacy efforts in the lead up to the Queensland Government and Australian Government elections. Council's advocacy assisted in securing funding for the Sunshine Coast Direct Rail Project, initiatives to improve public transport, improvements to the Mooloolah River Interchange, the Caloundra Transport Corridor Upgrade and the Turbine food and beverage manufacturing precinct.</p>

8.2 OTHER CHANGE TO A PRELIMINARY APPROVAL (INCLUDING A VARIATION REQUEST) - MONS RD, GRAMMAR SCHOOL WAY AND VILLAGE CENTRE WAY, FOREST GLEN

File No: MCU19/0141.05

Author: Principal Development Planner
Sustainable Growth and Planning

Appendices: App A - Recommended Changes to Conditions 55  

Attachments:

Att 1 - Detailed Officer Report	57		
Att 2 - Amended Plan of Development Document	81		
Att 3 - Proposed Precinct Plan	99		
Att 4 - Infrastructure Agreement	101		
Att 5 - Concurrence Agency Response	133		
Att 6 - Submissions Map	141		

[Link to Development.i - MCU19/0141.05](#)

PURPOSE

The purpose of this report is to seek Council's determination for a Development Application for Other Change to the Preliminary Approval (including a Variation Request) for a Material Change of Use to establish the Forest Glen Village Centre Plan of Development.

The application is before Council as the application involves an Other Change to a Variation Request.

EXECUTIVE SUMMARY

The application seeks an Other Change to the Preliminary Approval (including a Variation Request) for a Material Change of Use to establish the Forest Glen Village Centre Plan of Development including amendments to the Forest Glen Village Centre Plan of Development regarding precincts (including removal of a pedestrian link through the site), gross floor area changes and land uses.

The specific changes involve slight adjustments to the precinct boundaries and the removal of the pedestrian route from Village Centre Way to Grammar School Way. As an alternative, the applicant has committed to constructing a pedestrian pathway and raised crossing along Grammar School Way via an Infrastructure Agreement and a new performance outcome in the Plan of Development to secure delivery of this infrastructure.

The applicant's Economic Impact Assessment, supported by a peer review, confirms strong demand for childcare and educational services due to full occupancy at nearby centres and ongoing enrolment growth at Sunshine Coast Grammar School. These proposed uses and others align with the planning intent and Local Centre zoning.

The application is recommended for approval.

OFFICER RECOMMENDATION**That Council:**

- (a) receive and note the report titled “Other Change to a Preliminary Approval (including a Variation Request) - Mons Rd, Grammar School Way and Village Centre Way, Forest Glen” and
- (b) **APPROVE an Other Change to the Preliminary Approval (including a Variation Request) for a Material Change of Use to establish the Forest Glen Village Centre Plan of Development in relation to Application No. MCU19/0141.05 situated at 22 Village Centre Way, 354 Mons Road, 7 Grammar School Way, 1 Village Centre Way and 5 Grammar School Way, Forest Glen, in accordance with amendments to the Decision Notice identified in Appendix A.**

FINANCE AND RESOURCING

There are no current financial implications associated with the application. Future Material Change of Use, Building Work and Reconfiguring a Lot applications will be subject to infrastructure charges under the resolution at the time of lodgement (currently, Infrastructure Charges Resolution (No. 9) 2022 that commenced on 28 March 2022).

The applicant has entered into an Infrastructure Agreement to either construct a footpath and raised pedestrian crossing on Grammar School Way or reimburse Council for these costs (up to a maximum of \$250,000 including Goods and Services Tax). This Infrastructure Agreement has been signed by the applicant/landowner (refer to Attachment 4) and should the Council resolution support the request at this Council Ordinary Meeting, the agreement can be signed by the delegated Council officer to be included as part of the decision package.

CORPORATE PLAN

Corporate Plan Goal: *Managing for growth*

Strategic Pathway: We serve our community by providing this great service

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

CONSULTATION**Councillor Consultation**

Councillor E Hungerford 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:

- Development Engineer - Hydraulics, Specialist Services Team, Development Services
- Senior Environmental Management Officer - Specialist Services Team, Development Services
- Landscape Officer - Specialist Services Team, Development Services
- Senior Architect - Urban Design and Architecture
- Senior Solicitor Dispute Resolution & Advisory - Legal Services.

External Consultation

The application was referred to the Department of State Development, Infrastructure and Planning as a Referral Agency in accordance with the *Planning Act 2016* and the *Planning Regulation 2017* for State controlled road matters. The Department responded by letter dated 7 May 2025 stating that conditions are to be applied regarding stormwater management. Their response is included as Attachment 5.

Community Engagement

The application was publicly notified for 30 days between 14 April 2025 and 30 May 2025 in accordance with the requirements of the *Planning Act 2016*. A total of 6 submissions were received, of which 6 were determined to be *properly made* in accordance with the *Planning Act 2016*. All submissions were in support of the changes proposed.

A summary of the issues raised by submitters together with a response is provided in the 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 6.

PROPOSAL

At the Council Ordinary Meeting held on 12 November 2020, Council approved a Variation Approval, to vary the effect of the *Sunshine Coast Planning Scheme 2014*. The approval introduced a new regulating document, entitled 'Forest Glen Village Centre Plan of Development', to guide the future assessment and levels of assessment of subsequent applications for development permits lodged over the site.

The applicant seeks to make an Other Change to Existing Approval, proposing amendments to gross floor area limits and land use allocations, precinct boundaries, and pedestrian access routes from Village Centre Way to Grammar School Way through Lot 22 on SP335028.

The proposed Plan of Development and new Precinct Plan are provided as Attachment 2 and 3 to this report.

The detailed assessment report included in Attachment 1 to this report contains all the specific assessment details under the *Sunshine Coast Planning Scheme 2014* considered in Council's assessment of this application. Below is a summary of the specific assessment requirements.

Changes to gross floor areas and proposed new land uses

The requested changes to the Forest Glen Village Centre Plan of Development includes:

- Performance Outcome PO5 – increase maximum gross floor area allowance for Precinct F from 2,500m² to 4,500m².
- Performance Outcome PO5 – reduce maximum gross floor area allowance for Precinct C from 3,840m² to 2,840m².
- Amend Precinct D consistent uses to include Health Care Services and Veterinary Services.
- Amend Precinct F consistent land uses to include a range of business uses, including Food and drink outlet, Garden centre, Health care services, Office, Sales office and Veterinary services and include community activities including Educational establishment (e.g. a tutoring business, expansion of adjoining school services etc) and Childcare centre.
- Amend level of assessment for Multiple dwelling to be Code Assessable in Precinct D.
- Amend level of assessment for Health care services to be Code Assessable in Precincts D and F.
- Amend level of assessment for a Food and drink outlet, Garden centre, Office, Veterinary services, Educational establishment and Childcare centre to be Code Assessable in Precinct F.

In relation to the proposed increased gross floor area in Precinct F, this results in the Forest Glen Village Centre comprising up to 20,290m² of gross floor area overall, with 12,090m² being permitted on Lot 22 on SP335028 split across Precincts D and F. A previous version of the Preliminary Approval (Minor Change approved 07 June 2022) permitted 20,290m² of gross floor area in the Forest Glen Village Centre overall and 12,090m² on Lot 22 on SP335028. The 1,000m² reduction was only applied under the development approval (MCU19/0141.03 approved 10 January 2024) and the reason for this reduction under that Minor Change approval is unclear. As such, this gross floor area is updated to reflect the original approved gross floor area.

The applicant supplied an Economic Impact Assessment in support of the child care centre and educational establishment components. This report was peer reviewed, which concludes that there is a strong level of economic and planning need noting:

- Full occupancy and waitlist at the existing Grammar Early Learning Centre.
- Continued enrolment growth at Sunshine Coast Grammar School.
- High occupancy rates in surrounding childcare centres.
- Projected population growth sustaining long-term demand.

This peer review supports the proposed development and concludes that the applicant's Childcare & Educational Needs Assessment has reached reliable conclusions and can be relied upon by Council in the assessment of this application.

The proposal also seeks to amend Precinct D consistent uses to include Health care services and Veterinary services; and amending Precinct F consistent land uses to include a range of

business uses, including Food and drink outlet, Garden centre, Health care services, Office, Sales office and Veterinary services.

It is noted that all of the above business uses, except for Garden centre, are already permitted land uses in Precinct E (closest to residences to the east). All of these uses are fundamentally business activities, consistent with development in a Local Centre as the Preliminary Approval intends. As such, there is no additional impacts for the residences to the east, which cannot be suitably addressed by the submission of specialist reporting for future Material Change of Use development application over the site.

Consideration of changes to Precinct Areas

The proposed changes to the precincts include removal of Precinct C from Lot 22 on SP335028, increase the size of Precinct F from 3,085m² to 6,029m² and decrease the size of Precinct D from 6,952m² to 6,480m². The precinct boundaries are similar to that previously approved, with the exception of Precinct C being absorbed into Precinct D. There are no planning reasons to object to this change.

Removal of Pedestrian Access Route from Village Centre Way to Grammar School Way

The pedestrian route from Village Centre Way to Grammar School Way is proposed for removal. It currently lacks connectivity to footpaths or the school. An alternative pedestrian pathway and raised crossing along Grammar School Way are proposed, supported by an Infrastructure Agreement (refer to Attachment 4). As part of this agreement, the applicant has committed up to \$250,000 towards construction costs.

Conclusion

The proposed changes to the existing development comply with the current Planning Scheme provisions. The proposed changes do not raise any issues that cannot be addressed by new and/or modified conditions. The change application is therefore recommended for 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.

The Infrastructure Agreement has been reviewed by Legal Services Branch.

Policy

The application has been assessed against the *Sunshine Coast Planning Scheme 2014* and 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**Ordinary Meeting 12 November 2020 (OM20/118)**

That Council:

- (a) *receive and note the report titled "Development Application (including a Variation Request) to establish the Forest Glen Village Centre Plan of Development"*
- (b) *APPROVE application nos. MCU19/0141 and OPW19/0317, and grant:*
 - (i) *a Preliminary Approval (including a Variation Request) for a Material Change of Use to establish the Forest Glen Village Centre Plan of Development*
 - (ii) *a Development Permit for Material Change of Use of Premises to Establish a Shopping Centre, Shop and Health Care Services*
 - (iii) *a Development Permit for Operational Work (Earthworks) at 354 & 370 Mons Road and 15 Grammar School Way, Forest Glen subject to reasonable and relevant conditions (Appendix A) and*
- (c) *delegate authority to the Chief Executive Officer to determine all future requests for a negotiated decision notice and requested changes to the approval where the changes would not have a material impact on the outcome of the original decision.*

Related Documentation

A copy of the officer's full and detailed assessment report is included as Attachment 1 to this report. The detailed assessment report contains all the specific assessment details under the planning scheme considered in Council's assessment of this application.

A copy of the proposed Plan of Development and new Precinct Plan are provided as Attachment 2 and 3 to this report.

A copy of the Infrastructure Agreement executed by the applicant is provided as Attachment 4.

A copy of the State Government Concurrence Agency Response is provided as Attachment 5 to this report.

A Map identifying the locations of where the submissions were received from is provided in Attachment 6 to this report.

Critical Dates

The decision due date was 4 August 2025 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 approved by Council, Council officers will execute the Infrastructure Agreement in accordance with the statutory delegations and communicate the outcome of Council's resolutions to the applicant and submitters as appropriate.

RECOMMENDATION

As a result of the assessment detailed in this report, the details of the existing approval are recommended to be modified as shown below:

A. Include the following additional conditions:

Infrastructure Agreement

10A. The applicant/landowner must comply with the terms of the infrastructure agreement executed between Phaunos Pty Ltd (as novated from time to time) and the council.

B. Amend the list of Approved Plans to read as follows

Plan No.	Rev.	Plan Name	Date
		FOREST GLEN VILLAGE CENTRE PLAN OF DEVELOPMENT, as amended by Adams + Sparkes Town Planning	March 2025
STE-AR-0.0100	D	Master Plan Existing, prepared by Mode Design	21/09/20
STE-AR-0.0103	D	Master Plan Stages, prepared by Mode Design	21/09/20
12401-AC01	F	Master Plan - Land Use, prepared by Land Surveying Dynamics	25/07/25
13280-MTP1	A	Master Traffic Plan, prepared by Land Surveying Dynamics	08/12/23
STE-AR-0.0109	H	Site Plan Stage 1, prepared by Mode Design	17/06/21
STE-AR-0.0110B	C	Master Plan – Stage 1/500Floor Plan, prepared by Mode Design	08/04/22
STE-AR-0.0110A	E	Part Site Plan (Floor Plan), prepared by Mode Design	08/04/22
STE-AR-0.0110	G	Part Site Plan – Stage 1, prepared by Mode Design	08/04/22
STE-AR-0.0111	G	Site Elevations, prepared by Mode	08/04/22
RA-AR-1.1000	G	Retail A GA Plan Ground Level, prepared by Mode Design	08/04/22
RA-AR-1.1002	F	Retail A GA Plan Roof level, prepared by Mode Design	08/04/22
RA-AR-1.1100	G	Retail A GA Elevations, prepared by Mode Design	08/04/22
RA-AR-1.1180	B	Refuse Enclosure – Perspective Views, prepared by Mode Design	08/04/22
RA-AR-1.1200	F	Retail A GA Sections, prepared by Mode Design	08/04/22

RB-AR-2.1000	F	Retail B GA Plan Ground Level, prepared by Mode Design	08/04/22
RB-AR-2.1002	F	Retail B GA Plan Roof Level, prepared by Mode Design	08/04/22
RB-AR-2.1100	F	Retail B GA Elevations, prepared by Mode Design	08/04/22
RB-AR-2.1200	F	Retail B GA Sections, prepared by Mode Design	08/04/22
MC-AR-3.1000	G	Medical Centre GA Plan Ground Level, prepared by Mode Design	08/04/22
MC-AR-3.1001	G	Medical Centre GA Plan Level 01, prepared by Mode Design	08/04/22
MC-AR-3.1002	F	Retail B GA Plan Roof Level, prepared by Mode Design	08/04/22
MC-AR-3.1100	G	Medical Centre GA Elevations, prepared by Mode Design	08/04/22
MC-AR-3.1200	F	Medical Centre GA Sections, prepared by Mode Design	08/04/22
CD-100	3	Industrial Bin Storage, prepared by Project Urban (annotated by SCC in red)	23/02/23

C. Add a Referral Agencies section following the conditions to read as follows:

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 22 January 2020 (reference No. 1908-12464 SRA).
			The agency provided an additional response to MCU19/0141.05 on 7 May 2025 (reference No. 2502-44874 SRA).



DETAILED ASSESSMENT REPORT

**Other Change to the Preliminary Approval
(including a Variation Request) for a Material
Change of Use to establish the Forest Glen Village
Centre Plan of Development
MCU19/0141.05**

[Link to Development.i - MCU19/0141.05](#)

APPLICATION SUMMARY	
Division:	7
Applicant:	Forest Glen Village Centre Pty Ltd
Consultant:	Adams and Sparkes Town Planning
Owner:	Forest Glen Village Centre Pty Ltd
Application Received Date:	19 Dec 2024
Original Approval Type:	<ul style="list-style-type: none"> Preliminary Approval (including a Variation Request) for a Material Change of Use to establish the Forest Glen Village Centre Plan of Development Development Permit for Material Change of Use of Premises to Establish a Shopping Centre, Shop and Health Care Service Development Permit for Operational Work (Earthworks)
Proposed Other Change Approval Type:	Other Change to the Preliminary Approval (including a Variation Request) for a Material Change of Use to establish the Forest Glen Village Centre Plan of Development
Street Address:	22 Village Centre Way, FOREST GLEN 354 Mons Road, FOREST GLEN 7 Grammar School Way, FOREST GLEN 1 Village Centre Way, FOREST GLEN 5 Grammar School Way, FOREST GLEN
RP Description:	Lot 22 SP 335028, Lot 23 SP 335028, Lot 0 SP 335031, Lot 0 SP 335032 & Lot 81 SP 335028
Assessment Type:	Other Change to Approval (Impact Assessment)

Number of Properly Made Submissions:	A total of 6 submissions were received, (all were determined to be properly made in accordance with the <i>Planning Act 2016</i>). All 6 submissions were in support of the proposed changes.
State Referral Agencies:	<u>Concurrence</u> <ul style="list-style-type: none"> • SARA at DSDIP
Referred Internal Specialists:	<ul style="list-style-type: none"> • Development Engineer • Landscape Officer • Senior Environmental Health Officer • Senior Architect

PROPOSAL:

At the Council Ordinary Meeting held on 12 November 2020, Council approved a Variation Approval, to vary the effect of the *Sunshine Coast Planning Scheme 2014*. The approval introduced a new regulating document, entitled 'Forest Glen Village Centre Plan of Development', to guide the future assessment and levels of assessment of subsequent applications for development permits lodged over the site. This included the following components:

- a precinct plan that identifies a total of nine precincts across the development area.
- a maximum gross floor area allowances table that applies floor area limits to each of the proposed precincts on the site.
- a table that identifies the consistent, potentially consistent and inconsistent uses within each of the proposed precincts on the site.
- a supplementary table of assessment which identifies the level of assessment and relevant applicable benchmarks for all future development within the Plan of Development Area. The supplementary table of assessment identifies assessment benchmarks in the same way that the current planning scheme does for a Local Centre zone.
- a new local area code entitled 'Forest Glen Village Centre Code' that replaces the *Forest Glen / Kunda Park / Tanawha Local Plan code* that currently applies to this site. The code provides detailed requirements including acceptable outcomes, performance outcomes, overall outcomes that apply to development applications made within the Plan of Development Area.
- plans that define staging of the site and identifies the vehicle and pedestrian movement network through the site.

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The applicant seeks to make an Other Change to Existing Approval (MCU19/0141.05) seeking the following amendments to the Variation Approval:

- Precinct Plan Changes
 - Removal of Precinct C from Lot 22 on SP335028;
 - Increase the size of Precinct F from 3,085m² to 6,029m²;
 - Decrease the size of Precinct D from 6,952m² to 6,480m²;
 - Removal of the pedestrian access route from Village Centre Way to Grammar School Way through Lot 22 on SP335028;
- Changes to Forest Glen Village Centre Plan of Development Document
 - Changes to Section 2, Forest Glen Village Centre Code, Table 2.1.2 performance outcomes and acceptable outcomes:
 - Performance Outcome PO5 – increase maximum gross floor area allowance for Precinct F from 2,500m² to 4,500m²;
 - Performance Outcome PO5 – reduce maximum gross floor area allowance for Precinct C from 3,840m² to 2,840m²;
 - Add Performance Outcome PO12 - requires pedestrian pathway along the eastern frontage of Lot 22 on SP335028 (Grammar School Way) and the construction of a raised crossing along Grammar School Way;
 - Changes to Section 3, Consistent Land Uses, Table 1: Consistent uses and potentially consistent uses in the Forest Glen Village Centre:
 - Amend Precinct D consistent uses to include Health Care Services and Veterinary Services;
 - Amend Precinct F consistent land uses to include a range of business uses, including Food and drink outlet, Garden centre, Health care services, Office, Sales office and Veterinary services;
 - Amend Precinct F consistent land uses to include community activities including Educational Establishment (e.g. a tutoring business, expansion of adjoining school services etc) and Childcare Centre, which will complement the use of the adjoining Grammar School site and provide for a range of services that support the ongoing operation of the school.
 - Changes to Section 4, Table of Assessment, Table 2: Table of Assessment – Material Change of Use:
 - Amend level of assessment for Multiple dwelling to be Code Assessable in Precinct D;
 - Amend level of assessment for Health care services to be Code Assessable in Precincts D and F;
 - Amend level of assessment for a Food and drink outlet to be Code Assessable in Precinct F;
 - Amend level of assessment for a Garden centre to be Code Assessable in Precinct F;
 - Amend level of assessment for an Office to be Code Assessable in Precinct F;

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- Amend level of assessment for Veterinary services to be Code Assessable in Precinct F;
- Include Educational Establishment and Childcare Centre as Code Assessable land uses in the Forest Glen Village Centre where established in Precinct F;
- Changes to Section 4, Table of Assessment, Table 3: Material Change of Use gross floor area allowances
 - reduce maximum gross floor area allowance for Precinct C from 3,840m² to 2,840m²;
 - Increase maximum gross floor area allowance for Precinct F from 2,500m² to 4,500m².

The proposed precinct plan is shown below.



Figure 1 - Proposed Precinct Plan

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SITE DETAILS:

Site Features and Location

SITE AND LOCALITY DESCRIPTION	
Land Area:	<p>Lot 22 SP 335028 - 12,620 m²</p> <p>Lot 23 SP 335028 - 17,100 m²</p> <p>Lot 0 SP 335031 - 17,280 m²</p> <p>Lot 0 SP 335032 - 1,445 m²</p> <p>Lot 81 SP 335028 - 6,813 m²</p>
Existing Use of Land:	<p>The site currently accommodates the Forest Glen local centre shops which are located at the western edge of the site addressing Mons Road. Directly behind the shops to the east is a number of existing industrial business uses including warehouses and light industry. As part of this approval, the IGA and associated Shopping Centre has been developed on Lot 0 SP335031. The northern part of the site is undeveloped.</p>
Road Frontage:	<p>The site has frontages to Mons Road in the west and Grammar School Way in the east. Since the approval has taken effect, a new road connecting through the site linking Grammar School Way to Mons Road has been delivered.</p>
Significant Site Features:	<p>There is a significant stand of mapped mature vegetation and drainage line that runs along the southern part of the site (adjoining the now developed IGA Supermarket and Shopping Centre).</p>
Topography:	<p>Relatively flat (less than 10% slopes).</p>
Surrounding Land Uses:	<p>North- The northern boundary of the site is shared with the Sunshine Coast Grammar School.</p> <p>East - The area between Parsons Road and the subject site consists of Medium Density zoned land which will support the intended growth of the Forest Glen community. An approval for a Retirement Facility on the lot directly east of the site is currently under construction. Further to the east towards the Buderim escarpment is generally characterised by rural residential allotments.</p> <p>South - Across Mons Rd is the Forest Glen Industrial Zone adjacent to the Bruce Highway. Further south of the site is the Natures Edge Lifestyle Community which provides for over 50s residents on small home sites. Generally rural residential land along Tanawha Tourist Drive is located further to the South.</p>

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	<p>Additionally, south-east of the site at 5 Owen Creek Road is a recent Council approval MCU17/2077 which approves 90 multiple dwellings.</p> <p>West - West of the site is the Bruce Highway and a mix of Industrial uses on the western side of the highway.</p>
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The location of the subject site in relation to its surrounds is shown below:

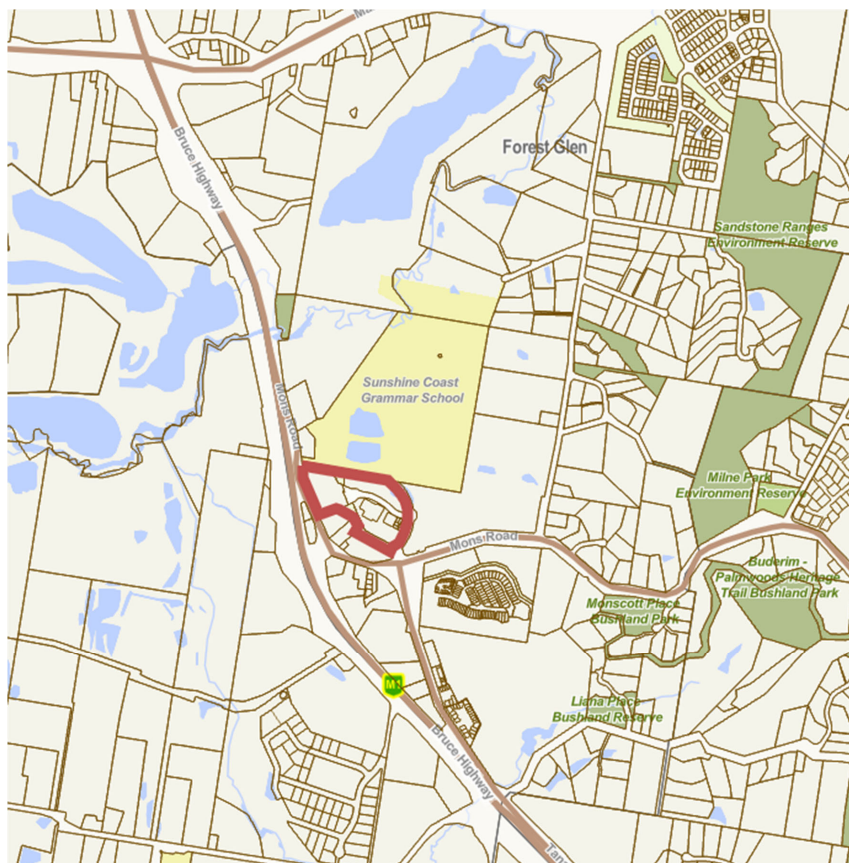


Figure 2 - Street map location plan

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Figure 3 - Zoomed in aerial of the site

Development History of Site

The original (negotiated) Material Change of Use and Variation Request development approval (MCU19/0141) was issued on 20 November 2021. The approval introduced a new regulating document, entitled 'Forest Glen Village Centre Plan of Development', to guide the future assessment and levels of assessment of subsequent applications for development permits lodged over the site. The approval includes a number of components to the Plan of Development that gives the land subject of the application development rights to align with a full service Local Activity Centre as defined in the *Sunshine Coast Planning Scheme 2014*.

The approval related to all of the area bound by the Sunshine Coast Grammar School (northern boundary), Mons Road West paralleling the Bruce Highway (western boundary), Grammar School Way (eastern boundary) and the rear of the Kunara Market Place and other commercial (southern boundary). The site included the existing row of shops fronting Mons Road West (parallel to Bruce Hwy).

The large parcel of land was broken down into precincts and land uses assigned. These included some retail, some medium density residential, boutique breweries, showrooms and range of other non-retail activities.

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A minor change to the approval (MCU19/0141.02) was approved by Council and issued on 7 June 2022. The change related to the Development Permit component of the Material Change of Use (being for a Shopping Centre, Shop and Health Care Service within Precinct A). The approved changes are summarised as follows:

- Relocation of the toilet facilities within Precinct A to a location closer to the larger tenancies and with better passive surveillance;
- A small increase in the shopping centre gross floor area within the existing footprint (1,500m² to 1,560m²);
- A consequential amendment of Condition 38;
- Consequential amendments to the architectural plans; and
- Consequential amendments to the Plan of Development.

A minor change to the approval (MCU19/0141.03) was approved by Council and issued on 7 June 2022. The change related to the Preliminary Approval (including a Variation Request) for a Material Change of use to establish the Forest Glen Village Centre Plan of Development component, with the approved changes summarised as follows:

- Amendment to the Preliminary Approval (including a Variation Request) component to facilitate a change to the common boundary between Precincts D & F, with subsequent amendments to:
 - Approved plans (*Forest Glen Village Centre Plan of Development*, Master Plan Land Use, Master Plan Traffic);
 - Performance Outcomes and Tables within the *Forest Glen Village Centre Plan of Development* to reflect shift in allowable areas due to changes in precinct size.
- Administrative changes to the *Forest Glen Village Centre Plan of Development* to reflect the proposed updated revision and reflect the updated lot and plan descriptors for the subject land.

A minor change to the approval (MCU19/0141.04) was approved by Council and issued on 9 April 2024. The change amended the Development Permit for Material Change of Use of Premises to establish a Shopping Centre, Shop and Health Care Service. The submitted application changed the approval to amend the design of the Shopping Centre component to address waste storage and servicing operations occurring on the site.

STATUTORY PROCESS:

The applicant has made an application for a change to a development approval (other than a minor change) under s78 and s82 of the *Planning Act 2016*. A request to make a change to a development approval (other than a minor change) can be made in any circumstances. The proposed changes could not be treated as a 'minor change' in accordance with the term defined in the Act, as the change would result in a substantially different development because a new land use was introduced and the removal of the walkway between Precincts D and F could have been considered to remove an integral part of the development.

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On this basis, the applicant has followed lawful process in making a request under s78 and s82 of the Act.

ASSESSMENT:

The *Planning Act 2016* requires the change application to be assessed as if the change application were the original application but was made when the change application was made.

This report details the assessment of the change application as if it were the original application.

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 South East Queensland 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:	<u>State Planning Policy</u> <ul style="list-style-type: none"> • Part E

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State Planning Policy (SPP), Part E

The assessment benchmarks of the State Planning Policy 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 (24 August 2019)
Strategic Framework Land Use Category	Urban
Local Plan Area:	Forest Glen/Kunda Park/Tanawha local plan
Zone:	Local Centre (fronting Mons Rd) Emerging Community
Consistent/Inconsistent Use:	A table of consistent and potentially consistent uses has not been provided for the Emerging community zone as development in this zone is intended to occur in accordance with a master plan. An approved plan of development may provide for a range of uses as appropriate to the site or area.
Assessment Benchmarks:	The whole of the <i>Sunshine Coast Planning Scheme 2014</i>

Strategic Framework

The Strategic Framework is an Assessment Benchmark for Impact Assessable applications and 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 sets the policy direction for the *Sunshine Coast Planning Scheme 2014* and forms the basis for ensuring appropriate development occurs within the life of the Planning Scheme.

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The application has been assessed against each of the matters above. The pertinent issues arising out of assessment against the Strategic Framework are discussed below.

The site is identified as an Urban area in the Strategic Framework, is located within the local growth management boundary and is intended to accommodate urban development.

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:-

- (i) *protecting and enhancing the natural environment and undeveloped rural and coastal landscapes that create large, uninterrupted and diverse areas of open space which weave throughout the region and define the boundaries of urban and rural residential areas;*
- (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 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

- (b) *Activity centres provide for a range of business investment and employment opportunities in a manner that is commensurate with the role and function of the activity centre as specified by the activity centre network.*
- (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.*

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- (d) *Activity centres incorporate most or all of the following elements:-*
 - (i) *a main street or other externally focussed configuration with active or semi-active street frontages that connect to surrounding communities and community spaces;*
 - (ii) *high amenity public spaces that support and encourage social interaction, casual meeting and active lifestyles;*
 - (iii) *buildings and places which respect and contribute to the character and identity of their local area;*
 - (iv) *a vibrant, mixed use character, including special entertainment precincts in identified locations which provide a focus for business uses and entertainment activities that may operate after hours and include live or amplified music which creates a vibrant atmosphere. In mixed use activity centres generally, and special entertainment precincts and buffer areas in particular, residents should expect ambient noise levels to be relatively higher; and*
 - (v) *creative industries and cultural and community activities which contribute to economic and community vitality.*
- (e) *Activity centres are a focal point for community life accommodating a range of business, retail, education, entertainment, sport and recreation, health, cultural and community facilities, parks and civic spaces, together with a significant proportion of housing that creates opportunities for affordable living and meets transit oriented development and universal access and design principles.*

Theme 4 – Infrastructure and services, Element 1 – Coordinated and sustainable infrastructure (Specific outcomes) s.3.6.2.1

- (d) *Infrastructure is designed with sufficient capacity and flexibility to accommodate future needs and maximise infrastructure delivery options.*
- (e) *Infrastructure is designed to respond to the needs, scale, character and identity of local communities including coastal urban, rural town and village, rural residential and rural communities.*
- (h) *Infrastructure is located, designed, constructed and operated to avoid as far as practicable, or where avoidance is not practicable, minimise and mitigate, adverse environmental impacts.*
- (i) *Infrastructure is located and designed to protect the landscape amenity of the Sunshine Coast and make a positive contribution to the landscape character, identity and sense of place of the locality.*

Where applicable, the above statements are considered as part of the assessment below.

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PRELIMINARY APPROVAL INVOLVING A VARIATION REQUEST

Under section 61 of the *Planning Act 2016*, a Preliminary Approval can also include a variation request, which varies the effect of a local planning instrument on premises the subject of the approval. In this instance, the variation request establishes new categories of assessment and assessment benchmarks for development and any related development and prevails over a local planning instrument to the extent of any inconsistency for the "life" of the approval, or until the development is completed. A Preliminary Approval may seek to:

- vary or add the provisions of a relevant code; or
- vary the level of assessment and assessment benchmarks for future applications.

The assessment of the part of a development application that is a variation request requires assessment of the proposed development. This is because the assessment of the proposed development is carried out against the planning instruments at the time the development application is made to determine whether the proposed future development is suitable for the site.

The following key issues are pertinent to the assessment of the application:

- Economic considerations of changes to gross floor areas and proposed new land uses;
- Consideration of changes to Precinct Areas; and
- Removal of Pedestrian Access Route from Village Centre Way to Grammar School Way through Lot 22 on SP335028.

Changes to gross floor areas and proposed new land uses

The requested changes to the Forest Glen Village Centre Plan of Development includes:

- Changes to Section 2 of the Forest Glen Village Centre Plan of Development Document Table 2.1.2 performance outcomes and acceptable outcomes
 - Performance Outcome PO5 – increase maximum gross floor area allowance for Precinct F from 2,500m² to 4,500m²;
 - Performance Outcome PO5 – reduce maximum gross floor area allowance for Precinct C from 3,840m² to 2,840m²;
- Changes to Section 3, Consistent Land Uses, Table 1: Consistent uses and potentially consistent uses in the Forest Glen Village Centre Plan of Development Document:
 - Amend Precinct D consistent uses to include Health Care Services and Veterinary Services;
 - Amend Precinct F consistent land uses to include a range of business uses, including Food and drink outlet, Garden centre, Health care services, Office, Sales office and Veterinary services;

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- Amend Precinct F consistent land uses to include community activities including Educational Establishment (e.g. a tutoring business, expansion of adjoining school services etc) and Childcare Centre.
- Changes to Section 4, Table of Assessment, Table 2: Table of Assessment – Material Change of Use of the Forest Glen Village Centre Plan of Development Document:
 - Amend level of assessment for Multiple dwelling to be Code Assessable in Precinct D;
 - Amend level of assessment for Health care services to be Code Assessable in Precincts D and F;
 - Amend level of assessment for a Food and drink outlet to be Code Assessable in Precinct F;
 - Amend level of assessment for a Garden centre to be Code Assessable in Precinct F;
 - Amend level of assessment for an Office to be Code Assessable in Precinct F;
 - Amend level of assessment for Veterinary services to be Code Assessable in Precinct F; and
 - Include Educational Establishment and Childcare Centre as Code Assessable land uses in the Forest Glen Village Centre where established in Precinct F.

Increase in Gross Floor Area

In relation to the proposed increased gross floor area in Precinct F, this results in the Forest Glen Village Centre comprising up to 20,290m² of gross floor area overall, with 12,090m² being permitted on Lot 22 on SP335028 split across Precincts D and F.

It is noted that the version MCU19/0141.02 of the Preliminary Approval (Minor Change approved 07 June 2022) permitted 20,290m² of gross floor area in the Forest Glen Village Centre overall and 12,090m² on Lot 22 on SP335028. The 1,000m² reduction was only applied under MCU19/0141.03 (approved 10 January 2024) and the reason for this reduction under that Minor Change approval is unclear. As such, this gross floor area is updated to reflect the original approved gross floor area and this change can be accepted.

Child Care Centre and Educational Establishment

The applicant supplied an Economic Impact Assessment in support of the Child Care Centre and Educational Establishment components. This report was peer reviewed, which concludes that

there is a strong level of community, economic and planning need for the Proposed Development on the Subject Site for the following reasons:

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- *The adjoining Grammar Early Learning Centre has an effective occupancy rate of 100%, with a significant waiting list and the Subject Site provides an appropriate location for it to operate a second Childcare Centre, capitalising upon its successful operating model;*
- *The adjoining Sunshine Coast Grammar School (seventh largest school on the Sunshine Coast) has recorded above average enrolment growth over the 2016 to 2023 period, is expecting a continuation of enrolment growth and has insufficient lands upon which to expand, with the Subject Site providing an appropriate location for expansion;*
- *The report indicates that Childcare Centres in Buderim – North (in which the Subject Site is located) and Buderim – South SA2s are performing very strongly (achieving an occupancy rate of about 98%), indicating that demand is well in excess of demand and supporting the claims and analyses undertaken by the Childcare and Educational Needs Assessment;*
- *Despite a declining proportion of 0-4-year-olds in the future, population growth in the Childcare Centre Catchment will ensure that demand increases in the near future before stabilising back to current levels by 2046;*
- *Projected population growth on the Sunshine Coast supports the claim that demand for the Sunshine Coast Grammar School will continue to increase; and*
- *The existing Preliminary Approval on the Subject Site effectively supports the operation of a Local Centre and the proposed uses of Childcare Centre and Education Establishment are Code Assessable uses in the Local Centre zone.*

The Peer Review supports the proposed development and concludes that the Childcare and Educational Needs Assessment has reached reliable conclusions and can be relied upon by Council in the assessment of this application. There is a strong level of community, economic and planning need for the Childcare Centre and Educational Establishment uses on the Subject Site. As such, this proposed amendment can be accepted.

Other Commercial Uses

The requested changes to the Forest Glen Village Centre Plan of Development includes:

- Amend Precinct D consistent uses to include Health Care Services and Veterinary Services; and
- Amend Precinct F consistent land uses to include a range of business uses, including Food and drink outlet, Garden centre, Health care services, Office, Sales office and Veterinary services.

It is noted that all of the above business uses, except for Garden Centre, are already permitted land uses in Precinct E (closest to residences to the east). All of these uses are fundamentally business activities, consistent with development in a Local Centre as the Preliminary Approval intends. Further, these business uses occurring in Precinct F will have similar impacts to the uses permitted. As such, there is no additional impacts for the

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residences to the east, which cannot be suitably addressed by the submission of specialist reporting for future Material Change of Use development application over the site.

It is further noted that the Child Care Centre and Educational Establishment uses will operate in a similar manner to the adjoining school to the north, and therefore some evidence of these impacts is likely already present in the locality.

Consideration of changes to Precinct Areas

The proposed changes to the precincts are summarised below:

- Removal of Precinct C from Lot 22 on SP335028;
- Increase the size of Precinct F from 3,085m² to 6,029m²;
- Decrease the size of Precinct D from 6,952m² to 6,480m²;

The precinct areas have been amended through minor change processes since the original approval, with the first approved precinct plan and the current proposed precinct plan shown below.

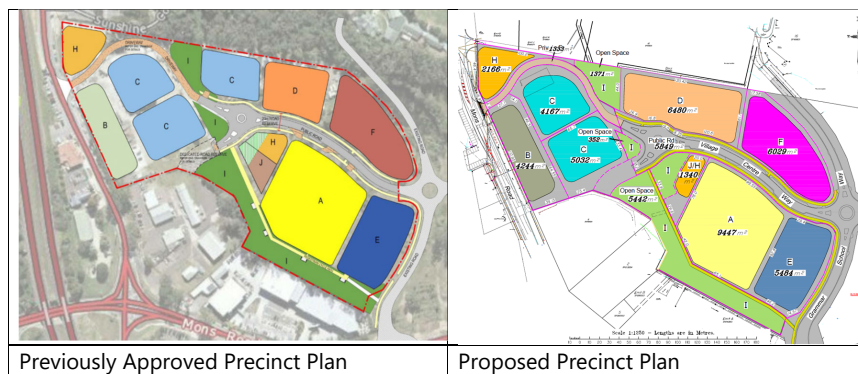


Figure 4 - Comparison between previously approved Precinct Plan and current proposed Precinct Plan

The precinct boundaries are similar to that previously approved, with the exception of Precinct being absorbed into Precinct D. There are no planning reasons to object to this change.

Removal of Pedestrian Access Route from Village Centre Way to Grammar School Way

The requested changes to the Forest Glen Village Centre Plan of Development includes removal of the pedestrian access route from Village Centre Way to Grammar School Way. The current pedestrian route does not connect to any footpath or the school.

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Council intends to progress with the construction of a raised pedestrian crossing from the western to the eastern side of Grammar School Way that can ensure future connectivity that this connection would have provided.

The applicant has committed in the form of a signed Infrastructure Agreement (in the event of approval) to the proposed alternate pedestrian access arrangement to require a pedestrian pathway running south to north along the western side of Grammar School Way, adjacent to the frontage of Lot 22, as well as the construction of the raised crossing along Grammar School Way. Should Council undertake the works as part of its Capital Works program, the applicant has agreed to make a financial contribution for the construction value of the works up to \$250,000 and cover the full costs of construction.

The revised Forest Glen Village Centre Plan of Development has been amended to include Performance Outcome PO12, to ensure the delivery of this pedestrian connection under a future Development Application over future Lot 1 and a new condition can be inserted to identify the infrastructure agreement.

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

The development is located within the Urban Footprint of the South East Queensland Regional Plan. Having regard to the South East Queensland Regional Plan, the development is consistent with the outcomes expressed and sought to be achieved by the South East Queensland Regional Plan.

State Planning Policy (SPP)

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

The proposal is consistent with the policy intent of the State Planning Policy 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 State Planning Policy.

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CONSULTATION:

Referral Agencies

The application was referred to the Department of State Development, Infrastructure and Planning as a Referral Agency in accordance with the *Planning Act 2016* and the *Planning Regulation 2017*. The Department is a concurrence agency for State controlled road matters. The Department responded by letter dated 7 May 2025 stating that conditions are to be applied regarding stormwater management. The Department advised that it has assessed the development and found the development complies with the relevant performance outcomes, subject to a condition to ensure that stormwater does not create a worsening impact on the state-controlled road.

Other External Referrals

The application did not require any other external referrals.

Public Notification

The application was publicly notified for 30 days between 14 April 2025 and 30 May 2025 in accordance with the requirements of the *Planning Act 2016*. A total of 6 submissions were received, of which 6 were determined to be *properly made* in accordance with the *Planning Act 2016*. All 6 submissions were in support of the proposed changes.

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:

ISSUES	COMMENTS
There is a significant community need for the proposed additional land uses (Child care centre and Educational establishment).	The applicant's economic impact assessment and Council's peer review of this report concurs with this position.
A Child care centre and Educational establishment are suitable for, and complementary to, the Forest Glen Village Centre, its surrounds (adjoining Grammar School) and will not in my view create any additional impacts.	The applicant's economic impact assessment and Council's peer review of this report concurs with this position.

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The proposal to include additional permitted business uses in Precincts D and F is consistent with the broader Forest Glen Village Centre and will not create additional impacts for surrounding residents.	No new impacts are anticipated with the additional uses proposed. Future material change of use applications will be required, and will be assessed against the Forest Glen Village Centre Plan of Development, Code and the <i>Sunshine Coast Planning Scheme 2014</i> .
The proposed changes are consistent with the current commercial visual and functional character of the Forest Glen Village Centre.	Future material change of use applications will be required, and will be assessed against the Forest Glen Village Centre Plan of Development, Code and the <i>Sunshine Coast Planning Scheme 2014</i> .
The removal of the nominated pedestrian access route from Village Centre Way to Grammar School Way through Lot 22 is suitable, when considering that there is already a functioning pedestrian access that connects Village Centre Way to the school, north of the roundabout.	The applicant has committed in the form of a signed Infrastructure Agreement to the proposed alternate pedestrian access arrangement to require a pedestrian pathway running south to north along the western side of Grammar School Way, adjacent to the frontage of Lot 22, as well as the construction of the raised crossing along Grammar School Way.

Infrastructure Charges

Infrastructure Policy and Charges Team has been notified of the proposed changes and advise that the changes would have no implications to the infrastructure charges that were levied at the time of the original approval. Future Material Change of Use, Building Work and Reconfiguring a Lot applications will be subject to infrastructure charges under the resolution at the time of lodgement (currently, Infrastructure Charges Resolution (No. 9) 2022 that commenced on 28 March 2022).

DECISION NOTICE AMENDMENTS:

As a result of the assessment detailed in this report, the details of the existing approval are recommended to be modified as shown below:

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Approved Plans Table

Plan No.	Rev.	Plan Name	Date
-	-	FOREST GLEN VILLAGE CENTRE PLAN OF DEVELOPMENT, prepared by RPS	30/10/23
STE-AR-0.0100	D	Master Plan Existing, prepared by Mode Design	21/09/20
STE-AR-0.0103	D	Master Plan Stages, prepared by Mode Design	21/09/20
12401-AC01	E	Master Plan - Land Use, prepared by Land Surveying Dynamics (annotated by SCC in red)	04/12/23
13280-MTP1	A	Master Traffic Plan, prepared by Land Surveying Dynamics	08/12/23
STE-AR-0.0109	H	Site Plan Stage 1, prepared by Mode Design	17/06/21
STE-AR-0.0110B	C	Master Plan – Stage 1/500Floor Plan, prepared by Mode Design	08/04/22
STE-AR-0.0110A	E	Part Site Plan (Floor Plan), prepared by Mode Design	08/04/22
STE-AR-0.0110	G	Part Site Plan – Stage 1, prepared by Mode Design	08/04/22
STE-AR-0.0111	G	Site Elevations, prepared by Mode	08/04/22
RA-AR-1.1000	G	Retail A GA Plan Ground Level, prepared by Mode Design	08/04/22
RA-AR-1.1002	F	Retail A GA Plan Roof level, prepared by Mode Design	08/04/22
RA-AR-1.1100	G	Retail A GA Elevations, prepared by Mode Design	08/04/22
RA-AR-1.1180	B	Refuse Enclosure – Perspective Views, prepared by Mode Design	08/04/22
RA-AR-1.1200	F	Retail A GA Sections, prepared by Mode Design	08/04/22
RB-AR-2.1000	F	Retail B GA Plan Ground Level, prepared by Mode Design	08/04/22
RB-AR-2.1002	F	Retail B GA Plan Roof Level, prepared by Mode Design	08/04/22
RB-AR-2.1100	F	Retail B GA Elevations, prepared by Mode Design	08/04/22
RB-AR-2.1200	F	Retail B GA Sections, prepared by Mode Design	08/04/22
MC-AR-3.1000	G	Medical Centre GA Plan Ground Level, prepared by Mode Design	08/04/22
MC-AR-3.1001	G	Medical Centre GA Plan Level 01, prepared by Mode Design	08/04/22
MC-AR-3.1002	F	Retail B GA Plan Roof Level, prepared by Mode Design	08/04/22
MC-AR-3.1100	G	Medical Centre GA Elevations, prepared by Mode Design	08/04/22

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MC-AR-3.1200	F	Medical Centre GA Sections, prepared by Mode Design	08/04/22
CD-100	3	Industrial Bin Storage, prepared by Project Urban (annotated by SCC in red)	23/02/23

Applicant's Request

The applicant has requested that the amended Plan of Development Document be recognised as the Approved Plan/Document.

Assessment of Request

Based on the assessment above, the document can be updated in the Approved Plans list.

Recommendation

It is recommended that the Approved Plans list be updated as follows:

Plan No.	Rev.	Plan Name	Date
-	-	FOREST GLEN VILLAGE CENTRE PLAN OF DEVELOPMENT, prepared by RPS	30/10/23
		FOREST GLEN VILLAGE CENTRE PLAN OF DEVELOPMENT, as amended by Adams + Sparkes Town Planning	March 2025
STE-AR-0.0100	D	Master Plan Existing, prepared by Mode Design	21/09/20
STE-AR-0.0103	D	Master Plan Stages, prepared by Mode Design	21/09/20
12401-AC01	E F	Master Plan - Land Use, prepared by Land Surveying Dynamics	04/12/23 25/07/25
13280-MTP1	A	Master Traffic Plan, prepared by Land Surveying Dynamics	08/12/23
STE-AR-0.0109	H	Site Plan Stage 1, prepared by Mode Design	17/06/21
STE-AR-0.0110B	C	Master Plan – Stage 1/500Floor Plan, prepared by Mode Design	08/04/22
STE-AR-0.0110A	E	Part Site Plan (Floor Plan), prepared by Mode Design	08/04/22
STE-AR-0.0110	G	Part Site Plan – Stage 1, prepared by Mode Design	08/04/22
STE-AR-0.0111	G	Site Elevations, prepared by Mode	08/04/22
RA-AR-1.1000	G	Retail A GA Plan Ground Level, prepared by Mode Design	08/04/22
RA-AR-1.1002	F	Retail A GA Plan Roof level, prepared by Mode Design	08/04/22

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RA-AR-1.1100	G	Retail A GA Elevations, prepared by Mode Design	08/04/22
RA-AR-1.1180	B	Refuse Enclosure – Perspective Views, prepared by Mode Design	08/04/22
RA-AR-1.1200	F	Retail A GA Sections, prepared by Mode Design	08/04/22
RB-AR-2.1000	F	Retail B GA Plan Ground Level, prepared by Mode Design	08/04/22
RB-AR-2.1002	F	Retail B GA Plan Roof Level, prepared by Mode Design	08/04/22
RB-AR-2.1100	F	Retail B GA Elevations, prepared by Mode Design	08/04/22
RB-AR-2.1200	F	Retail B GA Sections, prepared by Mode Design	08/04/22
MC-AR-3.1000	G	Medical Centre GA Plan Ground Level, prepared by Mode Design	08/04/22
MC-AR-3.1001	G	Medical Centre GA Plan Level 01, prepared by Mode Design	08/04/22
MC-AR-3.1002	F	Retail B GA Plan Roof Level, prepared by Mode Design	08/04/22
MC-AR-3.1100	G	Medical Centre GA Elevations, prepared by Mode Design	08/04/22
MC-AR-3.1200	F	Medical Centre GA Sections, prepared by Mode Design	08/04/22
CD-100	3	Industrial Bin Storage, prepared by Project Urban (annotated by SCC in red)	23/02/23

Additional Condition regarding Infrastructure Agreement

Assessment of Representation

As an Infrastructure Agreement is intended to be executed, an additional condition is required to reference said document.

Recommendation

It is recommended that an additional Condition 10A be added as follows:

Infrastructure Agreement

- 10A. The applicant/landowner must comply with the terms of the infrastructure agreement executed between Phaunos Pty Ltd (as novated from time to time) and the council.

Referral Agencies

Assessment of Representation

The original decision did not provide reference to the State Government Concurrence Agency Response. As such, this is required to be added to the Decision Notice for clarity.

Recommendation

It is recommended that a Referral Agencies section be added to the Decision Notice to read as follows:

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 22 January 2020 (reference No. 1908- 12464 SRA).
			The agency provided an additional response to MCU19/0141.05 on 7 May 2025 (reference No. 2502-44874 SRA).

CONCLUSION:

The proposed changes to the existing development comply with the current Planning Scheme provisions.

The proposed changes do not raise any issues that cannot be addressed by new and/or modified conditions. The change application is therefore recommended for approval.

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FOREST GLEN VILLAGE CENTRE PLAN OF DEVELOPMENT

AMENDED BY ADAMS + SPARKES TOWN PLANING MARCH 2025

1 Introduction

This Plan of Development has been prepared in conjunction with the development application for “Forest Glen Village Centre” seeking Preliminary Approval under s49(2) of the *Planning Act 2016* to vary the levels of assessment for selected residential, business, industrial and community activity group uses located in the Emerging Community Zone & Local Centre Zone, in accordance with a Plan of Development and complying with the maximum prescribed gross floor area (GFA). This document overrides the current and future versions of the *Sunshine Coast Planning Scheme 2014* and also any new or replacement planning scheme (collectively referred to hereafter as “the Planning Scheme”).

This Plan of Development applies to land described as Lot 0 SP335031, Lot 22 SP335028, Lot 23 SP335028 and Lot 81 SP335028, as illustrated on the ‘Master Plan Existing’ plan in this Plan of Development (“the Plan of Development Area”).

This Plan of Development is intended to be read in conjunction with the *Sunshine Coast Planning Scheme 2014*. Where the *Sunshine Coast Planning Scheme 2014* and its codes are identified by this Plan of Development as being applicable to development within the Plan of Development Area, the relevant version of the *Sunshine Coast Planning Scheme 2014* is the 24 August 2020 version.

Pursuant to section 43(3)(c) of the *Planning Act 2016*, this Plan of Development varies the levels of assessment for assessable development, the categories of assessment required for different types of assessable development and the benchmarks relevant for assessable development.

This Plan of Development includes the Forest Glen Village Centre Code to guide the assessment of future development, as well as specific Tables of Development Assessment that prescribe the level of assessment for future development applications relating to a Material Change of Use and Reconfiguring a Lot within the Plan of Development Area. This document does not vary the *Sunshine Coast Planning Scheme 2014* overlays. The level of assessment and assessment benchmarks for development as they relate to the overlays of the *Sunshine Coast Planning Scheme 2014* continue to apply.

If any clear inconsistency exists between the provisions of this Plan of Development and the Planning Scheme, the provisions of this Plan of Development prevail to the extent of the inconsistency.

This Plan of Development identifies a number of land use Precincts that comprise the Forest Glen Village Centre master planned area. The location of these land use Precincts is shown on the ‘Master Plan Land use’ within the Plan of Development.

2 Forest Glen Village Centre Code

2.1 Preliminary

This code applies to assessable development within the Forest Glen Village Centre, as identified on the Master Plan Land use map contained in this Plan of Development.

The Performance outcomes and acceptable outcomes referenced herein are assessment benchmarks for the purpose of assessing future development applications pursuant to the *Planning Act 2016*.

2.1.1 Purpose and Overall outcomes

1. The purpose of the Forest Glen Village Centre Code is to guide the progressive development of the Forest Glen Village Centre as an integrated, mixed-use precinct that serves the needs of the Forest Glen locality.
2. The purpose of the Forest Glen Village Centre Code will be achieved through the following overall outcomes:
 - (a) Development provides for a range of land use outcomes including lower-order and predominantly small format retail, commercial, health care, industrial and residential developments in an integrated manner that is considerate of existing and future adjoining uses and consistent with the desired scale and character of the Forest Glen Village Centre.
 - (b) Development exhibits a high standard of building and landscape design that makes a positive contribution to the image of the Sunshine Coast and that is commensurate with existing character of Forest Glen.
 - (c) Development incorporates predominantly low-rise building heights and structures, and is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate.
 - (d) Development incorporates a high level of amenity, environmental health and personal safety and protection and enhancement of environmental values.
 - (e) Development provides for the management of the site's character vegetation through the avoidance, preservation, enhancement and rehabilitation of the identified open space corridor.
 - (f) Development is designed and sited to sensitively respond to and minimise the impacts to the physical characteristics and constraints of land, including environmental values and flooding.
 - (g) Development incorporates appropriate arrangements for the provision of pedestrian movement, access and parking to meet the needs of the community.
 - (h) Development maintains the operational efficiency of Grammar School Way and provides an extension to the existing public road network to support the development of the site, including a continuous public road connection from Grammar School Way to Mons Road, while also facilitating future public road extensions through adjoining land.
 - (i) Development is provided with an appropriate level of infrastructure servicing to cater to the demands generated by the Forest Glen Village Centre.
 - (j) Development does not include a full-line supermarket and provides for no greater than 1 non-full-line supermarket within the Forest Glen Village Centre area.
 - (k) Development does not involve a high volume convenience restaurant and does not incorporate a drive-through facility.
 - (l) Development within the Forest Glen Village Centre area is of a type, scale and intensity that is:
 - a. consistent with a Local Activity Centre (Full Service);
 - b. does not compromise the Sunshine Coast Activity Centre Network; and
 - c. does not exceed an identifiable and demonstrated planning need for the development.

2.1.2 Performance outcomes and acceptable outcomes

Performance Outcomes		Acceptable Outcomes	
PO1	Development provides for buildings, structures and landscaping that are consistent with and reflect the character of the Forest Glen locality.	AO1.1	Development for a residential use, shop, business use or community activity provides for building design which incorporates the following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with appropriate variation provided in texture and detailing; (b) pitched, skillion or otherwise articulated roof forms; and (c) landscaping integrated into the building design.
		AO1.2	Development uses understated colour schemes and low-reflective roofing and cladding materials.
PO2	Development contributes to the establishment of an attractive and coherent streetscape character for the Forest Glen Village Centre.	AO2	Development adjacent to the new east-west public road:- (a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and character of, the Forest Glen Village Centre, and emphasise corner locations; and (b) incorporates design elements such as varied roof forms, changes in materials and variations of projected and recessed elements and facades.
PO3	Development in the Forest Glen Village Centre provides an active and pedestrian-friendly interface with the adjoining streetscape, while strengthening the existing streetscape character evident within the Forest Glen locality.	AO3.1	Development over Precincts A, B, H and E in the Forest Glen Village Centre:- (a) ensures new buildings are built predominantly to the front property boundary at street level; (b) provides building openings overlooking the street; (c) provides an interesting front façade to new buildings, exhibiting substantial design interest including wall articulation, pitched roof form, roof overhangs and prominent entrance treatments; (d) ensures that signage is integrated with the building; (e) includes the provision of landscaping and consistent paving materials on footpaths; and (f) provides for on-site car parking at the rear, or to one side, of the development.

		AO3.2	Development over Precincts B and H in the Forest Glen Village Centre and where fronting Mons Road, provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with non-load-bearing posts over footpath areas, in conjunction with mature or semi-mature shade trees planted along the site frontage adjacent to the kerbside.
PO4	<p>Development provides for:</p> <p>(a) a use listed as a consistent use in Section 3 Table 1 of this Plan of Development; and</p> <p>(b) a use listed as a potentially consistent use in Section 3 Table 1 of this Plan of Development 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.</p> <p>Note—a use not listed in Section 3 Table 1 of this Plan of Development is an inconsistent use and is not intended to occur in the Plan of Development Area.</p>	AO4	No acceptable outcome provided.
PO5	<p>Development in the Forest Glen Village Centre provides for the following maximum gross floor areas and density in each precinct:-</p> <p>(a) Precinct A – 2,500m²</p> <p>(b) Precinct B – 1,400m²</p> <p>(c) Precinct C – 2,840m²</p> <p>(d) Precinct D – 4,750m²</p> <p>(e) Precinct E – 2,400m²</p> <p>(f) Precinct F – 4,500m² OR 80 equivalent dwellings per hectare for residential development</p> <p>(g) Precinct H – 200m² if for a shop (900m² otherwise)</p> <p>(h) Precinct J – 1,000m²</p>	AO5	No acceptable outcome provided.
PO6	Development in the Forest Glen Village Centre provides for no more than one non full-line supermarket having a maximum gross floor area of 1,560m ² .	AO6	No acceptable outcome provided.
PO7	Development for a Shop, Shopping Centre and Showroom does not exceed a cumulative total of 4,600m ² gross floor area within the Plan of Development Area.	AO7	No acceptable outcome provided.
PO8	<p>Development of industrial land uses over Precincts C and D in the Forest Glen Village Centre:-</p> <p>(a) protects the amenity of existing and future residential forms of</p>	AO8	Development for new or refurbished industrial uses over Precincts C D incorporates a high standard of design with:-

	<p>development intended over Precinct F;</p> <p>(b) ensures that the design, colours and finishes of buildings and structures are commensurate with the broader Forest Glen locality; and</p> <p>(c) provides efficient and safe access.</p>		<p>(a) ancillary office and display components of development located towards the front of sites;</p> <p>(b) car parking areas located between or behind buildings;</p> <p>(c) the front facade of new buildings exhibiting greater design interest, including wall articulation, pitched roof form, roof overhangs, verandahs, prominent entrance treatments and integrated signage; and</p> <p>(d) landscaping including shade trees provided to enhance the appearance and comfort of development and contribute to the buffering of any adjoining residential uses over Precinct F.</p>
PO9	<p>A public road connection is provided through the Plan of Development Area connecting Mons Road (west) to Grammar School Way, as follows:</p> <p>(a) as part of the first development within the Plan of Development Area, a public road is constructed from Grammar School Way to the eastern boundary of Lot 7 SP246654 and including intersections and connections to adjoining lots;</p> <p>(b) as part of any redevelopment in Precinct C, the road length described in (a) is constructed together with an extension of the public road through Precinct C having an alignment and geometry that provides for a future connection to Mons Road (west); and</p> <p>(c) as part of any redevelopment in Precinct B, the road length described in (a) and (b) is constructed together with an extension of the public road through Precinct B and connecting to Mons Road (west).</p>	AO9	No acceptable outcome provided.
PO10	<p>Development for a food and drink outlet does not:-</p> <p>(a) provide for the establishment of a <i>high volume convenience restaurant</i>; or</p> <p>(b) incorporate a <i>drive-through facility</i>.</p>	AO10	No acceptable outcome provided.
PO11	<p>Lot reconfiguration facilitates and advances the purpose and overall outcomes of the Forest Glen Village Centre Code, and:</p> <p>(a) provides for lots that define precinct boundaries or provide for regular shaped lots that are demonstrably</p>	AO11	No acceptable outcome provided.

	suitable for their intended purpose and not less than 400m ² in area; (b) provides a public road connection between Grammar School Way and Mons Road; (c) provides public road reserve connections to adjoining land parcels; (d) does not result in the creation of a lot that does not have direct access to public road reserve connecting to Grammar School Way; and (e) provides for open space and drainage infrastructure to support the overall future development of the Forest Glen Village Centre.		
P012	Development in Precinct F must deliver a pedestrian pathway along the eastern frontage of Lot 22 on SP335028 (Grammar School Way). The works must include the construction of a raised crossing along Grammar School Way.	AO12	No acceptable outcome provided.

3 Consistent Land Uses

The following table serves to provide a summary of the consistent land uses identified for each precinct within the Forest Glen Village Centre, with the Table of Assessment in Section 4 of this document providing further guidance in relation to the associated level of assessment for future development applications for a Material Change of Use.

A use not listed in Table 1 is an inconsistent use and is not intended to occur in the Forest Glen Village Centre.

Table 1: Consistent uses and potentially consistent uses in the Forest Glen Village Centre

Forest Glen Village		
Precinct	Consistent Land Uses	Potentially Consistent Land Uses
A	Business activities: <ul style="list-style-type: none"> Food and drink outlet Office Sales Office Shop Shopping centre Veterinary services Residential activities: <ul style="list-style-type: none"> Multiple dwelling (where forming part of a <i>mixed use development</i>) 	Business activities: <ul style="list-style-type: none"> Car Wash Garden centre Community activities: <ul style="list-style-type: none"> Emergency services Other activities: <ul style="list-style-type: none"> Utility installation (where a local utility)
B	Business activities: <ul style="list-style-type: none"> Food and drink outlet Health care services Office Sales Office Shop Shopping Centre Veterinary services Residential activities:	Business activities: <ul style="list-style-type: none"> Garden centre Community activities: <ul style="list-style-type: none"> Emergency services Other activities: <ul style="list-style-type: none"> Utility installation (where a local utility)

Forest Glen Village		
Precinct	Consistent Land Uses	Potentially Consistent Land Uses
	<ul style="list-style-type: none"> Multiple dwelling (where forming part of a <i>mixed use development</i>) 	
C	<p>Business activities:</p> <ul style="list-style-type: none"> Car Wash Food and drink outlet Garden centre Sales Office Veterinary services <p>Community activities:</p> <ul style="list-style-type: none"> Emergency services <p>Industrial activities:</p> <ul style="list-style-type: none"> Low impact industry Service industry Warehouse <p>Sport and recreation activities:</p> <ul style="list-style-type: none"> Indoor sport and recreation <p>Other activities:</p> <ul style="list-style-type: none"> Utility installation (where a local utility) 	<p>Business activities:</p> <ul style="list-style-type: none"> Bar where associated with a micro-brewery Office <p>Industrial activities:</p> <ul style="list-style-type: none"> Medium impact industry if for a micro-brewery High impact industry if for a micro-brewery
D	<p>Business activities:</p> <ul style="list-style-type: none"> Food and drink outlet Garden centre Health care services Market Office Sales Office Veterinary services <p>Community activities:</p> <ul style="list-style-type: none"> Emergency services <p>Industrial activities:</p> <ul style="list-style-type: none"> Low impact industry Service industry Warehouse <p>Residential activities:</p> <ul style="list-style-type: none"> Multiple dwelling (where forming part of a <i>mixed use development</i>) <p>Other activities:</p> <ul style="list-style-type: none"> Utility installation (where a local utility) 	<p>Business activities:</p> <ul style="list-style-type: none"> Bar where associated with a micro-brewery Car wash <p>Industrial activities:</p> <ul style="list-style-type: none"> Medium impact industry if for a micro-brewery High impact industry if for a micro-brewery
E	<p>Business activities:</p> <ul style="list-style-type: none"> Food and drink outlet Health care services Office Sales office Veterinary services <p>Community activities:</p> <ul style="list-style-type: none"> Emergency services Hospital <p>Residential activities:</p> <ul style="list-style-type: none"> Multiple dwelling (where forming part of a <i>mixed use development</i>) <p>Other activities:</p>	<p>Business activities:</p> <ul style="list-style-type: none"> Garden centre

Forest Glen Village		
Precinct	Consistent Land Uses	Potentially Consistent Land Uses
	<ul style="list-style-type: none"> Utility installation (where a local utility) 	
F	<p>Business activities:</p> <ul style="list-style-type: none"> Food and drink outlet Garden centre Health care services Office Sales office Veterinary services <p>Community activities:</p> <ul style="list-style-type: none"> Educational Establishment Childcare Centre <p>Residential activities:</p> <ul style="list-style-type: none"> Residential care facility Retirement facility Multiple dwelling Short-term accommodation <p>Other activities:</p> <ul style="list-style-type: none"> Utility installation (where a local utility) 	<p>Community activities:</p> <ul style="list-style-type: none"> Emergency services Hospital
H	<p>Business activities:</p> <ul style="list-style-type: none"> Car Wash Food and drink outlet Garden centre Market Office Sales office Shop Showroom Veterinary services <p>Community activities:</p> <ul style="list-style-type: none"> Emergency services <p>Residential activities:</p> <ul style="list-style-type: none"> Multiple dwelling (where forming part of a <i>mixed use development</i>) <p>Other activities:</p> <ul style="list-style-type: none"> Utility installation (where a local utility) 	None
I	<p>Sport and recreation activities:</p> <ul style="list-style-type: none"> Park <p>Other activities:</p> <ul style="list-style-type: none"> Utility installation (where a local utility) 	None
J	<p>Business activities:</p> <ul style="list-style-type: none"> Food and drink outlet Office Market Garden centre Sales Office Veterinary services <p>Industrial activities:</p> <ul style="list-style-type: none"> Service industry <p>Community activities:</p> <ul style="list-style-type: none"> Emergency services 	None

Forest Glen Village		
Precinct	Consistent Land Uses	Potentially Consistent Land Uses
	Sport and recreation activities: <ul style="list-style-type: none"> Indoor sport and recreation Other activities: <ul style="list-style-type: none"> Utility installation (where a local utility) 	

4 Forest Glen Village Table of Assessment

This Table of Assessment for development in Forest Glen Village involving a Material Change of Use overrides the levels of assessment prescribed by Part 5.5 (Categories of development and categories of assessment – material change of use) of the Planning Scheme.

Table 2: Table of Assessment – Material Change of Use

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Residential care	Code assessment if located in Precinct F	<ul style="list-style-type: none"> The Forest Glen Village Centre Plan of Development Residential care facility and retirement facility code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)
Retirement facility	Code assessment if located in Precinct F	<ul style="list-style-type: none"> The Forest Glen Village Centre Plan of Development Residential care facility and retirement facility code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)
Multiple dwelling	Code assessment if located in Precinct F OR (a) located in Precinct A, B, D, E or H; and (a) where forming part of a mixed use development; and	<ul style="list-style-type: none"> The Forest Glen Village Centre Plan of Development Multi-unit residential uses code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)
Short-term accommodation	Code assessment if located in Precinct F	<ul style="list-style-type: none"> The Forest Glen Village Centre Plan of Development Multi-unit residential uses code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)
Business activities		
Health care services	Accepted Development if in an existing building in Precinct B and E.	<ul style="list-style-type: none"> The Forest Glen Village Centre Plan of Development
	Code assessment if:- (a) located in Precinct B, D, E and F; and (b) where not exceeding the maximum GFA allowance nominated for each	<ul style="list-style-type: none"> The Forest Glen Village Centre Plan of Development Business uses and centre design code Prescribed other development codes

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	precinct in Table 3 of this Plan of Development	
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)
Bar	Code assessment if:- <ul style="list-style-type: none"> (a) associated with a micro-brewery located in Precinct C or D; and (b) where not exceeding the maximum GFA allowance nominated for each Precinct in Table 3 of this Plan of Development. 	<ul style="list-style-type: none"> • The Forest Glen Village Centre Plan of Development • Business uses and centre design code • Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)
Car wash	Code assessment if:- <ul style="list-style-type: none"> (a) located in Precinct A, C, D or H; and (b) where not exceeding the maximum GFA allowance nominated for each Precinct in Table 3 of this Plan of Development. 	<ul style="list-style-type: none"> • The Forest Glen Village Centre Plan of Development • Business uses and centre design codes • Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)
Food & drink outlet	Accepted development if:- <ul style="list-style-type: none"> (a) in an existing building; and (b) not involving a high volume convenience restaurant nor incorporating a drive-through facility. 	<ul style="list-style-type: none"> • Forest Glen Village Centre Code • Transport and parking code
	Code assessment if:- <ul style="list-style-type: none"> (a) located in Precincts A, B, C, D, E, F, H or J; and (b) not involving a high volume convenience restaurant nor incorporating a drive-through facility; and (c) where not exceeding the maximum GFA allowance nominated for each Precinct in Table 3 of this Plan of Development. 	<ul style="list-style-type: none"> • The Forest Glen Village Centre Plan of Development • Business uses and centre design code • Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)
Garden centre	Accepted development if:- <ul style="list-style-type: none"> (a) in an existing building; (b) not exceeding a gross leasable floor area of 300m²; and (c) where located in Precinct A, B, C, D, E, F, H or J. 	<ul style="list-style-type: none"> • The Forest Glen Village Centre Plan of Development • Transport and parking code
	Code assessment if :- <ul style="list-style-type: none"> (a) not in an existing building; (b) not exceeding a <i>gross leasable floor area</i> of 300m²; (c) where located in Precinct A, B, C, D, E, F, H or J; and 	<ul style="list-style-type: none"> • The Forest Glen Village Centre Plan of Development • Forest Glen Village Centre Code

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(d) where not exceeding the maximum GFA allowance nominated for each Precinct in Table 3 of this Plan of Development.	
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)
Office	Accepted Development if in an existing building.	<ul style="list-style-type: none"> • The Forest Glen Village Centre Plan of Development • Transport and parking code
	Code assessment if:- (a) not within an existing building; (b) located in Precincts A, B, C, D, E, F, H or J; and (c) where not exceeding the maximum GFA allowance nominated for each Precinct in Table 3 of this Plan of Development.	<ul style="list-style-type: none"> • The Forest Glen Village Centre Plan of Development • Business uses and centre design code • Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)
Sales office	Accepted development if:- (a) located in Precincts A, B, C, D, E, F, H or J; and (b) operating for no longer than 4 years.	<ul style="list-style-type: none"> • Forest Glen Village Centre Plan of Development • Sales office code
	Code assessment if (a) located in Precincts A, B, C, D, E, F, H or J; and (b) operating for longer than 4 years.	<ul style="list-style-type: none"> • Forest Glen Village Centre Plan of Development • Applicable local plan code • Sales office code • Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)
Shopping Centre	Code assessment if:- (a) located in Precinct A or B; and (b) having a gross floor area not exceeding 2,500m ² in Precinct A or 1,400m ² in Precinct B.	<ul style="list-style-type: none"> • Forest Glen Village Centre Plan of Development • Business uses and centre design code • Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)
Shop	Accepted development if:- (a) in an existing building in Precincts A or B and having a gross leasable floor area not exceeding 300m ² ; or (b) in an existing building in Precinct H and not causing the cumulative total of gross leasable floor area for the precinct to exceed 200m ² .	<ul style="list-style-type: none"> • The Forest Glen Village Centre Plan of Development • Transport and parking code

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment if:- (a) not otherwise specified above; and (b) where located in Precincts A or B, having a gross leasable floor area not exceeding 300m ² and not exceeding the maximum GFA allowance nominated for the precinct in Table 3 of this Plan of Development; and (c) where located in Precinct H, not causing the cumulative total of gross leasable floor area for the precinct to exceed 200m ² ; and (d) where for a supermarket located in Precinct A, having a gross leasable floor area not exceeding 1,500m ² .	<ul style="list-style-type: none"> The Forest Glen Village Centre Plan of Development Business uses and centre design code Transport and parking code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> Sunshine Coast Planning Scheme 2014 (24 August 2020)
Showroom	Code assessment if:- (a) located in Precinct H; and (b) where not exceeding the maximum GFA allowance nominated in Table 3 of this Plan of Development.	<ul style="list-style-type: none"> The Forest Glen Village Centre Plan of Development Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> Sunshine Coast Planning Scheme 2014 (24 August 2020)
Market	Accepted development if:- (a) conducted by a not-for-profit organisation; and (b) located on Council owned or controlled land; and (c) where carried out for no more than 3 consecutive days in Precinct D, H or J.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not otherwise specified and where located in Precinct D, H or J.	<ul style="list-style-type: none"> The Forest Glen Village Centre Plan of Development Market code Safety and security code Transport and parking code Waste management code
	Impact assessment where not otherwise specified.	<ul style="list-style-type: none"> Sunshine Coast Planning Scheme 2014 (24 August 2020)
Veterinary services	Accepted Development if in an existing building.	<ul style="list-style-type: none"> The Forest Glen Village Centre Plan of Development Transport and parking code
	Code assessment if:- (a) not within an existing building; (b) located in Precincts A, B, C, D, E, F, H or J; and (c) where not exceeding the maximum GFA allowance nominated for each Precinct in Table 3 of this Plan of Development.	<ul style="list-style-type: none"> The Forest Glen Village Centre Plan of Development Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> Sunshine Coast Planning Scheme 2014 (24 August 2020)
Community activities		

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Childcare centre	Code assessment if:- (a) located in Precinct F; and (b) where not exceeding the maximum GFA allowance nominated for Precinct F in Table 3 of this Plan of Development.	<ul style="list-style-type: none"> The Forest Glen Village Centre Plan of Development Child care centre code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)
Educational establishment	Code assessment if:- (a) located in Precinct F; and (b) where not exceeding the maximum GFA allowance nominated for Precinct F in Table 3 of this Plan of Development.	<ul style="list-style-type: none"> The Forest Glen Village Centre Plan of Development Community activities code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)
Emergency services	Code assessment if:- (a) located in Precincts A, B, C, D, E, F, H or J; and (b) where not exceeding the maximum GFA allowance nominated for each Precinct in Table 3 of this Plan of Development.	<ul style="list-style-type: none"> The Forest Glen Village Centre Plan of Development Emerging community zone code Applicable local plan code Community activities code Prescribed other development codes
	Impact assessment where not otherwise specified.	<ul style="list-style-type: none"> <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)
Hospital	Code assessment if:- (a) located in Precinct F or E; and (b) where not exceeding the maximum GFA allowance nominated for each Precinct in Table 3 of this Plan of Development.	<ul style="list-style-type: none"> The Forest Glen Village Centre Plan of Development Community activities code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)
Industrial activities		
High impact industry	Code assessment if:- (a) for a micro-brewery located in Precinct C or D; and (b) where not exceeding the maximum GFA allowance nominated for each Precinct in Table 3 of this Plan of Development.	<ul style="list-style-type: none"> The Forest Glen Village Centre Plan of Development Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)
Low impact industry	Accepted Development if in an existing building in Precincts C or D.	<ul style="list-style-type: none"> The Forest Glen Village Centre Plan of Development Transport and parking code
	Code assessment if:- (a) not otherwise specified; (b) located in Precincts C or D; and (c) where not exceeding the maximum GFA allowance nominated for each Precinct in Table 3 of this Plan of Development.	<ul style="list-style-type: none"> The Forest Glen Village Centre Plan of Development Industry use code Prescribed other development codes Transport and parking code
	Impact assessment if not otherwise specified	<ul style="list-style-type: none"> <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)
Medium impact industry	Code assessment if:- (a) for a micro-brewery located in Precincts C or D; and	<ul style="list-style-type: none"> The Forest Glen Village Centre Plan of Development Business uses and centre design code

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(b) where not exceeding the maximum GFA allowance nominated for each Precinct in Table 3 of this Plan of Development.	<ul style="list-style-type: none"> Prescribed other development codes Transport and parking code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)
Service industry	Accepted Development if in an existing building in Precinct C, D or J.	<ul style="list-style-type: none"> The Forest Glen Village Centre Plan of Development Transport and parking code
	Code assessment if:- (a) not otherwise specified; (b) located in Precinct C, D or J; and where not exceeding the maximum GFA allowance nominated for each Precinct in Table 3 of this Plan of Development.	<ul style="list-style-type: none"> The Forest Glen Village Centre Plan of Development Industry use code Prescribed other development codes Transport and parking code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)
Warehouse	Accepted Development if in an existing building in Precinct C or D.	<ul style="list-style-type: none"> The Forest Glen Village Centre Plan of Development Transport and parking code
	Code assessment if:- (a) not otherwise specified; (b) located in Precinct C or D; and (c) where not exceeding the maximum GFA allowance nominated for each Precinct in Table 3 of this Plan of Development.	<ul style="list-style-type: none"> The Forest Glen Village Centre Plan of Development Business uses and centre design code Transport and parking code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)
Sport and recreation activities		
Indoor sport & recreation	Accepted Development if:- (a) in an existing building; and (b) not involving an activity that requires a liquor licence or gaming licence	<ul style="list-style-type: none"> The Forest Glen Village Centre Plan of Development Transport and parking code
	Code assessment if:- (a) not otherwise specified; (b) located in Precincts C or J; and (c) where not exceeding the maximum GFA allowance nominated for each Precinct in Table 3 of this Plan of Development.	<ul style="list-style-type: none"> The Forest Glen Village Centre Plan of Development Business uses and centre design code Sport and recreation use code Transport and parking code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)
Other activities		
Utility installation	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)

Table 3: Material Change of Use GFA allowances

Land Use Precinct	Maximum Cumulative Yield
A	2,500m ² GFA
B	1,400m ² GFA
C	2,840m ² GFA
D	4,750m ² GFA
E	2,400m ² GFA
F	4,500m ² GFA OR 80 equivalent dwellings per hectare for residential development
H	200m ² GFA if for a shop 900m ² otherwise
I	Not applicable
J	1,000m ² GFA

Table 4: Table of Assessment – Reconfiguring a Lot

RECONFIGURING A LOT		
Precinct	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
All precincts	Code assessment if creating one or more additional lots having a minimum lot size of 400m ² .	<ul style="list-style-type: none"> Reconfiguring a lot code The Forest Glen Village Centre Plan of Development Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)

5 Applicability of Overlays

To avoid any confusion, with reference to section 43(3)(c) of the *Planning Act 2016*, this Plan of Development does not seek to vary the applicability of the relevant overlays contained in the *Sunshine Coast Planning Scheme 2014* as they apply to land currently described as Lot 0 SP335031, Lot 22 SP335028, Lot 23 SP335028 and Lot 81 SP335028.

The provisions of the overlay codes, overlay levels of assessment and associated overlay mapping of the *Sunshine Coast Planning Scheme 2014* continue to apply to the assessment of future development within the Plan of Development Area.

6 Plans

Master Plan Existing

Master Plan Land use

Master Plan Stages

Master Plan Traffic





Phaunos Pty Ltd

Sunshine Coast Regional Council

Infrastructure Agreement

Raised Pedestrian Crossing on Grammar
School Way, Forest Glen

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Date

Parties

Phaunos Pty Ltd (ACN 647 334 987) (Developer and Landowner)

Sunshine Coast Regional Council (Council)

Background

- A The Developer intends to carry out the Development on the Land.
 - B The Development will require the provision of Infrastructure Contributions for Road infrastructure.
 - C The Developer is the Owner of the Land.
 - D The Developer and the Council have agreed to execute this document to record their agreement about the Infrastructure Contributions
-

Agreed terms

1 Commencement

1.1 Commencement

This document commences on the date when the last party executes this document, which is to be recorded by that party in **Item 1**, and at the top of this page, at the time of execution.

2 Infrastructure agreement

2.1 Purpose of this document

The purpose of this document is to establish the parties' rights and obligations in relation to the Infrastructure Contributions identified in the ICS.

2.2 Application of Planning Act

This document is an infrastructure agreement under the Planning Act and, in particular, under sections 67 and 158 of the Planning Act.

2.3 Agreement to bind successors in title

- (a) The Developer Obligations will not be affected by a change in the ownership of the whole or any part of the Land, other than in accordance with **clause 6.1**.
- (b) It is the intention of the parties that the Developer Obligations will attach to the Land and be binding on the Owner and the Owner's successors in title, in accordance with section 155 of the Planning Act.

2.4 No fetter

Nothing in this document fetters the rights, powers, authorities, functions or discretions of Council, any other Approval Authority or any other government agency under the provisions of any Law.

2.5 Relationship with other documents

Nothing in this document precludes Council, any other Approval Authority, or any other government agency, from requiring Infrastructure Contributions under a condition of, or levying infrastructure charges in relation to, a development approval in relation to the Development.

2.6 Adverse change to planning instrument

The Developer Obligations do not depend on development entitlements that may be affected by a change to a planning instrument.

2.7 No conversion, offsets or refunds

- (a) The Developer is not entitled to any offset against, or refund of, infrastructure charges levied for the Development in relation to the Infrastructure Contributions in the ICS.
- (b) If the Developer receives any offset or refund contrary to **clause 2.7(a)**, the Developer must, within 20 Business Days of receiving the offset or refund, pay to Council the amount of the offset or refund.
- (c) The Developer and the Landowner must not make a Claim or take any other action under this document, the Planning Act or any other document or law for the following:
 - (i) an offset (or similar) against a Financial Contribution required by Council for the Infrastructure Contributions in the ICS;
 - (ii) a refund (or similar) for the Infrastructure Contributions in the ICS;
 - (iii) an application to convert any Infrastructure Contribution in the ICS or similar infrastructure the subject of a condition of the Development Approval from non-trunk infrastructure to trunk infrastructure;
 - (iv) any other offset against, or refund of, infrastructure charges levied for the Development, whether in relation to the Infrastructure Contributions in the ICS or otherwise.
- (d) The Developer and the Landowner acknowledge and agree that Council can plead this document as a bar in the event the Developer or the Landowner makes a Claim or takes an action for a matter stated in this **clause 2.7**.
- (e) This **clause 2.7** does not merge on termination of this document and continues in effect until Council gives the other parties a Notice waiving the benefit of this **clause 2.7**.

2.8 No appeal rights

The Developer must not make any Claim in relation to a condition of a development approval requiring compliance with this document.

3 Parties' obligations

3.1 Developer's obligations

The Developer must:

- (a) provide the Infrastructure Contributions in accordance with the ICS; and
- (b) otherwise comply with the terms of this document.

3.2 Landowner's obligations

- (a) The Landowner must comply with the Developer Obligations (including all obligations in **clause 3.1**).
- (b) The obligations of the Landowner under this document continue and remain in force and effect, even if the Landowner ceases to be the Owner of the Land, unless and until **clause 6.1** is satisfied.
- (c) For the avoidance of doubt, if there are multiple Landowners, a reference in this document to the Landowner is a reference to each Landowner jointly and severally.

3.3 Council's obligations

Council must:

- (a) accept any Infrastructure Contribution provided to it in accordance with this document; and
- (b) otherwise comply with the terms of this document.

3.4 Confirmation of responsibility for Works Contribution

- (a) Prior to the Developer commencing any design of the Works Contribution in item 1.1.1 of the ICS, the Developer must give a Notice to Council:
 - (i) stating that it is given under this **clause 3.4(a)**; and
 - (ii) requesting that Council give a Notice under **clause 3.4(b)**.
- (b) Within 5 business days of receiving a Notice under **clause 3.4(a)**, the Council must give a Notice to the Developer stating either:
 - (i) if the Council requires the Developer to provide the Works Contribution in item 1.1.1 of the ICS—that the Council requests a meeting with the Developer to discuss the design of the Works Contribution in item 1.1.1 of the ICS, and nominating potential meeting times within 10 Business Days of the date of the Council's Notice; or
 - (ii) if the Council does not require the Developer to provide the Works Contribution in item 1.1.1 of the ICS—that the Developer is not required to provide the Works Contribution in item 1.1.1 of the ICS, but is required to provide the Financial Contribution in item 1.1.2 of the ICS.
- (c) If the Council gives a Notice under **clause 3.4(b)(i)**:
 - (i) the parties must meet within 10 Business Days of the date of the Council's Notice (or a longer time agreed between the parties) to

discuss the design of the Works Contribution in item 1.1.1 of the ICS;

- (ii) the Developer is required to provide the Works Contribution in item 1.1.1 of the ICS; and
- (iii) the Developer is not required to provide the Financial Contribution in item 1.1.2 of the ICS; and
- (d) If the Council gives a Notice under **clause 3.4(b)(ii)**:
 - (i) the Developer is not required to provide the Works Contribution in item 1.1.1 of the ICS;
 - (ii) the Developer is required to provide the Financial Contribution in item 1.1.2 of the ICS; and
 - (iii) to avoid any doubt, the parties are not required to meet to discuss the design of the Works Contribution in item 1.1.1 of the ICS.

4 Infrastructure Contributions to comply

4.1 Purpose or use of an Infrastructure Contribution

The Developer covenants and agrees that to the extent an Infrastructure Contribution attributable to the Developer is stated or implied as having a particular purpose or use, Council:

- (a) has not made a representation or warranty that an Infrastructure Contribution is to be used for a particular purpose or use;
- (b) has no obligation to use an Infrastructure Contribution for a particular purpose or use;
- (c) does not warrant or represent that any specified or unspecified work is to be provided; and
- (d) has no obligation to monitor or follow-up the use of an Infrastructure Contribution.

4.2 Infrastructure Contributions to comply generally

An Infrastructure Contribution must be provided in accordance with the ICS.

4.3 Land Contributions to comply

A Land Contribution must be provided in a state fit for the purpose the Land Contribution is being given and to the satisfaction of the Council.

4.4 Requirement to obtain Approvals

The Developer must, in providing any Infrastructure Contribution:

- (a) apply for and obtain from an Approval Authority any and all necessary Approvals to provide the Infrastructure Contribution; and
- (b) subject to section 157 of the Planning Act, to the extent that it applies, comply with, and provide the Infrastructure Contribution in accordance with, any and all relevant Approvals.

5 On maintenance, bonding procedures, and off maintenance

5.1 Application of this clause

This clause applies in relation to any Works Contribution provided by the Developer under this document.

5.2 Usual requirements apply

- (a) The Developer must comply with all usual requirements that Council would ordinarily impose in relation to the maintenance (including on maintenance, bonding procedures and requirements, and off maintenance) of the Works Contribution, in accordance with Council's policies and practices as in force from time to time, as if the Works Contribution had been required under a condition of a development approval, rather than under this document.
- (b) For the avoidance of doubt, the requirements that the Developer is required to comply with under **clause 5.2(a)** include any requirements relating to the provision of a maintenance bond.

5.3 Notice of documents, etc

- (a) At least 20 Business Days prior to the date that the Developer provides a Works Contribution, the Developer must give a Notice to Council requesting confirmation of the requirements that will apply to the Works Contribution under **clause 5.2**.
- (b) Within 10 Business Days of receiving any Notice under **clause 5.3(a)**, Council must provide a Notice to the Developer that attaches, contains links or references to, or otherwise identifies the requirements that will apply to the Works Contribution under **clause 5.2**.

6 Proposed transfers of land

6.1 Restriction on the right to sell the Land

Subject to **clause 6.4**, the Landowner must not sell or transfer the whole or any part of the Land unless the Landowner has first obtained:

- (a) written consent from the proposed transferee that this agreement will continue to attach to the relevant part of the Land; and
- (b) written consent from Council, which the Council may require be in the form of a deed of novation, to the proposed transferee becoming subject to the Landowner's obligations under **clause 3.2**.

6.2 No unreasonable refusal of consent

Council must not unreasonably refuse to provide consent, or enter into a deed of novation, sought under **clause 6.1**.

6.3 Landowner to remain liable

In the event of the whole or any part of the Land being sold or transferred other than in accordance with **clause 6.1**, the Landowner (immediately prior to the sale or transfer) must perform and fulfil each of its obligations under this

document that have not been performed and fulfilled immediately or at such other time as Council stipulates in a Notice, even if the time otherwise appointed for the performance and fulfilment of that obligation has not yet then arrived.

6.4 Not to apply to Developed Lots

This **clause 6** does not apply to the sale or transfer of Developed Lots.

7 Default

7.1 Giving of Default Notice

If a party considers that another party has defaulted in respect of an obligation under this document, that party (i.e. the non-defaulting party) may give a Default Notice to the party considered to be in default:

- (a) specifying the default in reasonable detail; and
- (b) requesting the defaulting party to rectify the default within a reasonable period specified in the Default Notice.

7.2 Failure to comply with Default Notice

If a party receives a Default Notice and fails to comply with the Default Notice, the party that gave the Default Notice may (without limiting any of its rights) recover from the defaulting party as a liquidated debt the money it expends in giving the Default Notice.

7.3 Effect of Default Notice

- (a) If a Dispute Notice is given in relation to a default the subject of a Default Notice, there is no obligation to comply with the Default Notice until the dispute is resolved under **clause 8** or finally decided by a Court.
- (b) The giving of a Default Notice does not stay the effect of this document.
- (c) A default by one party does not prevent the other party from continuing to exercise any rights, or comply with any obligations, under this document.
- (d) A default in relation to a joint obligation of the parties does not prevent any party from continuing to exercise any rights or comply with any obligations under this document.

8 Disputes

8.1 Application of clause

This **clause 8.1** applies to any dispute between the parties to this document (including in relation to prior conduct of the parties or the interpretation of this document) but does not:

- (a) apply to a Claim to recover a debt; or
- (b) prevent a party from applying to a court for urgent injunctive or declaratory relief because of an emergency that endangers:

- (i) a person's life or health;
- (ii) a building's structural safety; or
- (iii) the operation or safety of infrastructure.

8.2 Dispute Notices

If a dispute arises between the parties to this document, a party may give a Dispute Notice to the other party:

- (a) identifying the dispute and the facts relied on in relation to the dispute; and
- (b) stating either that:
 - (i) the parties are required to meet within 5 Business Days after the date the Dispute Notice is given; or
 - (ii) a written response to the Dispute Notice is required from the other party within 10 Business Days after the date the Dispute Notice is given.

8.3 Disputes about Default Notices

If a dispute relates to the issuing of a Default Notice, the resolution of the dispute must determine:

- (a) whether the Default Notice must be complied with; and
- (b) if the Default Notice must be complied with, the timeframe in which the Default Notice must be complied with; and

8.4 Initial meeting or correspondence

- (a) If a Dispute Notice is given under **clause 8.2(b)(i)**, the parties must meet, within 5 Business Days after the date the Dispute Notice is given, at Maroochydore, Queensland at least once to discuss the dispute including the possible resolution of the dispute.
- (b) If a Dispute Notice is given under **clause 8.2(b)(ii)**, the recipient party must respond in writing to the Dispute Notice within 10 Business Days after the date the Dispute Notice is given.

8.5 Mediation

- (a) If a meeting or written response under **clause 8.4** fails to resolve the dispute, the parties may agree to refer the dispute to mediation.
- (b) If the parties agree to refer the dispute to mediation, then the parties must either:
 - (i) appoint a mediator by agreement; or
 - (ii) if the parties are unable, within 5 Business Days of agreeing to refer the dispute to mediation, agree on a mediator to be appointed, request the President of the Queensland Law Society to make the appointment.

8.6 Determination

- (a) If any dispute notified under **clause 8.2** is not resolved within the following periods, the parties may agree, within 5 Business Days after

that time period ends, to refer the dispute to an independent, appropriately qualified referee for determination:

- (i) if the dispute was not referred to mediation – within 15 Business Days after the date the Dispute Notice was given; or
 - (ii) if the dispute was referred to mediation – within 30 Business Days after the date the Dispute Notice was given.
- (b) If the parties agree to refer the dispute to a referee determination, then the parties must either:
- (i) appoint a referee by agreement; or
 - (ii) if the parties are unable, within 5 Business Days of agreeing to refer the dispute to a referee determination, agree on a referee to be appointed, request the President of the Queensland Law Society to make the appointment.
- (c) In determining the dispute, the referee must:
- (i) determine the process for resolution of the dispute, including whether a conference must be held and whether written submissions must be provided;
 - (ii) act fairly and impartially, and conduct the process in accordance with the requirements of procedural fairness;
 - (iii) act as an expert, not an arbitrator;
 - (iv) act expeditiously to attempt to achieve a resolution for the parties in the most cost effective manner; and
 - (v) make the determination according to law and to reflect the intent of this document.
- (d) The determination of a referee must:
- (i) be in writing;
 - (ii) be given to both parties; and
 - (iii) contain a full statement of the reasons for the determination.
- (e) If a referee has not provided a determination within 50 Business Days of the date the Dispute Notice was given, a party may do either or both of the following:
- (i) apply to a court for resolution of the dispute; or
 - (ii) notify the other party that it will not be bound by the referee's determination.
- (f) If a party does not, within 20 Business Days after a referee's determination is given, apply to a court to overturn or vary the determination, the determination will be final and binding on the parties.

8.7 Court proceedings for unresolved dispute

A party must not apply to a court for the resolution of a dispute unless the dispute is not resolved within:

- (a) if the dispute is not referred to mediation – 15 Business Days after the date the Dispute Notice is given;
- (b) if the dispute is referred to mediation, and is not referred to determination – 30 Business Days after the date the Dispute Notice is given; or
- (c) if the dispute is referred to determination – in accordance with **clause 8.6(e)**.

8.8 Costs of dispute

- (a) The parties must share equally all costs of any mediator or referee appointed in relation to a dispute.
- (b) However, each party must pay its own costs in connection with resolving the dispute.

9 Notices

9.1 Giving Notices

- (a) A Notice relating to this document:
 - (i) may be given by an Authorised Person of, or the solicitors for, the relevant party;
 - (ii) must be in writing; and
 - (iii) must, subject to **clause 9.1(b)**, be:
 - (A) left at the address of the addressee in Australia stated in **Schedule 1**;
 - (B) sent by prepaid ordinary post to the address of the addressee in Australia stated in **Schedule 1**;
 - (C) sent by facsimile to the facsimile number of the addressee in Australia stated in **Schedule 1**; or
 - (D) sent by email to the email address of the addressee stated in **Schedule 1**.
- (b) A party may change their address, facsimile number or email address for the giving of Notices at any time by giving Notice to the other parties.

9.2 Receiving Notices

- (a) Unless a later time is specified in it, a Notice takes effect from the earlier of the time that it is actually received, or that it is taken to be received.
- (b) A Notice delivered by hand is taken to be received:
 - (i) if delivered by 5.00pm on a Business Day – on that Business Day; or
 - (ii) otherwise – on the next Business Day.
- (c) A Notice delivered by post is taken to be received on the day when, in the ordinary course of post, it would have been delivered.
- (d) A Notice sent by facsimile is taken to be received:

- (i) if the transmission report produced by the machine from which the facsimile was sent indicates that the facsimile was sent in its entirety to the recipient's facsimile number by 5.00pm on a Business Day – on that Business Day; or
- (ii) otherwise – on the next Business Day.
- (e) A Notice sent by email is taken to be received:
 - (i) if the email is sent by 5.00pm on a Business Day, and the sender does not receive a computer-generated report indicating that the email was not successfully sent – on that Business Day; or
 - (ii) otherwise – on the next Business Day.

9.3 Other matters

- (a) This **clause 9** is in addition to the methods of service of notices set out in the *Property Law Act 1974* (Qld).
- (b) A party who receives a Notice is not obliged to enquire as to the authority of a person who purports to sign the Notice on behalf of a party.

10 GST

10.1 Construction

In this **clause 10**:

- (a) unless there is a contrary indication, words and expressions which are not defined in this document but which have a defined meaning in the GST Law have the same meaning as in the GST Law;
- (b) **GST Law** has the same meaning given to that expression in the *A New Tax System (Goods and Services Tax) Act 1999* (Cth) or, if that Act does not exist for any reason, means any Act imposing or relating to the imposition or administration of a goods and services tax in Australia and any regulation made under that Act; and
- (c) references to GST payable and input tax credit entitlements include:
 - (i) notional GST payable by, and notional input tax credit entitlements of the Commonwealth, a State or a Territory (including a government, government body, authority, agency or instrumentality of the Commonwealth, a State or a Territory); and
 - (ii) GST payable by, and the input tax credit entitlements of, the representative member of a GST group of which the entity is a member.

10.2 Consideration GST exclusive

Unless otherwise expressly stated, all consideration, whether monetary or non-monetary, payable or to be provided under or in connection with this document is exclusive of GST (**GST-exclusive consideration**).

10.3 Payment of GST

If GST is payable on any supply made by:

- (a) a party; or

- (b) an entity that is taken under the GST Law to make the supply by reason of the capacity in which a party acts,

(Supplier) under or in connection with this document, the recipient of the supply, or the party providing the consideration for the supply, must pay to the Supplier an amount equal to the GST payable on the supply.

10.4 Timing of GST payment

The amount referred to in **clause 10.3** must be paid in addition to and at the same time and in the same manner (without any set-off or deduction) that the GST-exclusive consideration for the supply is payable or to be provided.

10.5 Tax invoice

The Supplier must deliver a tax invoice or an adjustment note to the recipient of a taxable supply before the Supplier is entitled to payment of an amount under **clause 10.3**.

10.6 Adjustment event

If an adjustment event arises in respect of a supply made by a Supplier under or in connection with this document, any amount that is payable under **clause 10.3** will be calculated or recalculated to reflect the adjustment event and a payment will be made by the recipient to the Supplier or by the Supplier to the recipient as the case requires.

10.7 Reimbursements

- (a) Where a party is required under or in connection with this document to pay for, reimburse or contribute to any expense, loss, liability or outgoing suffered or incurred by another party or indemnify another party in relation to such an expense, loss, liability or outgoing (**Reimbursable Expense**), the amount required to be paid, reimbursed or contributed by the first party will be reduced by the amount of any input tax credits to which the other party is entitled in respect of the Reimbursable Expense.
- (b) This **clause 10.7** does not limit the application of **clause 10.3**, if appropriate, to the Reimbursable Expense as reduced in accordance with **clause 10.7(a)**.

10.8 No merger

This **clause 10** does not merge on the completion, rescission or other termination of this document or on the transfer of any property supplied under this document.

11 General

11.1 Payment of costs

The Developer must pay Council's reasonable costs arising out of any of the following, within 20 Business Days of receiving an invoice for those costs from Council:

- (a) the negotiation, preparation and execution of this document;
- (b) any document required under this document; and

- (c) the negotiation, preparation and execution of any document that varies, novates or assigns (or similar) this document.

11.2 Automatic increase provision

- (a) This **clause 11.2** applies to any Financial Contribution payable, under this document.
- (b) Any amounts to which this **clause 11.2** applies are to be indexed annually, and calculated as soon as possible after the PPI for March in the relevant year is published. The indexed amount is to take effect as at 1 July in each calendar year following the calculation, on and from 1 July 2026. Each indexed amount is to be calculated as follows:

$$IA = A \times (100\% + AR)$$

- (c) For the purposes of the formula in **clause 11.2(b)**:
- (i) **IA** = the indexed amount;
- (ii) **A** = the amount to be indexed;
- (iii) **AR** = the annual rate of the 3 year rolling average of the PPI (calculated from: the March which occurred three (3) years prior to the March which occurs in the current financial year) (expressed as a percentage to four (4) decimal places), calculated as follows:

$$AR = (1 + X)^{1/n} - 1$$

- (d) For the purposes of the formula in **clause 11.2(c)(iii)**:
- (i) **n** = 3 years; and
- (ii) **X** = [(the index number published by the PPI for the March which occurs in the current financial year) minus (the index number published by the PPI Index for the March which occurred three (3) years prior to the March which occurs in the current financial year (the **Earlier Index Number**))] divided by the Earlier Index Number.

By way of worked example, if AR is to be calculated on 1 July 2020 and:

- (a) *the index number published by the PPI for March 2020 is 105.3; and*
- (b) *the Earlier Index Number (being the index number published by the Road and Bridge Construction Index for March 2017) is 100.4*

then:

$$X = [(105.3 - 100.4)/100.4] = 0.0488$$

$$AR = (1 + 0.0488)^{1/3} - 1$$

$$AR = 1.6011\%$$

- (e) Despite **clauses 11.2(b) to 11.2(e)**, if the IA is less than A (i.e. the amount to be indexed), the relevant amount will not change.

- (f) Council must give the parties Notice of indexed amounts calculated under **clauses 11.2(b) to 11.2(e)** within 5 Business Days after carrying out the calculation.
- (g) The Developer must give the Council a replacement or a further Financial Contribution, as applicable, so that the Council has received a total Financial Contribution, as applicable, equal to the indexed amount no later than 20 Business Days after receipt of a Notice under **clause 11.2(f)**.
- (h) A party cannot give a Dispute Notice in respect of this **clause 11.2**, other than about a calculation error.

11.3 Duty

All duty and registration fees payable on this document, or on any instruments of transfer, agreements or other documents referred to in or contemplated by this document, must be paid by the Developer.

11.4 Indemnity

- (a) The Developer indemnifies Council against any liability, loss, damage or claim made against Council arising from the Developer's provision of an Infrastructure Contribution or non-compliance with the Developer's obligations under this document, but excluding any liability, loss, damage of or claim made against Council arising from Council's actions, omissions or negligence.
- (a) Each indemnity in this document is a continuing obligation, separate and independent from the other obligations of the parties, and survives termination, completion or expiration of this document.
- (b) It is not necessary for a party to incur expense or to make any payment before enforcing a right of indemnity conferred by this document.
- (c) A party must pay on demand any amount it must pay under an indemnity in this document.

11.5 Amendment of this document

- (a) The parties may at any time agree to vary the terms of this document except this clause.
- (b) No modification, variation or amendment of this document is of any force or effect unless it:
 - (i) is in the form of a deed executed by the parties; and
 - (ii) complies with the requirements of the Planning Act.

11.6 Waiver and exercise of rights

A single or partial exercise or waiver by a party of a right relating to this document does not prevent any other exercise of that right or the exercise of any other right.

11.7 Rights cumulative

Except as expressly stated otherwise in this document, the rights of a party under this document are cumulative and are in addition to any other rights of that party.

11.8 Consents

Except as expressly stated otherwise in this document, a party may conditionally or unconditionally give or withhold any consent to be given under this document and is not obliged to give its reasons for doing so.

11.9 Further steps

Each party must promptly do whatever any other party reasonably requires of it to give effect to this document and to perform its obligations under it.

11.10 Governing law and jurisdiction

- (a) This document is governed by and is to be construed in accordance with the laws applicable in Queensland.
- (b) Each party irrevocably and unconditionally submits to the non-exclusive jurisdiction of the courts exercising jurisdiction in Queensland and any courts which have jurisdiction to hear appeals from any of those courts and waives any right to object to any proceedings being brought in those courts.

11.11 Assignment

- (a) A party must not assign or deal with any right under this document without the prior written consent of the other parties.
- (b) Any purported dealing in breach of this clause is of no effect.

11.12 Liability

An obligation of two or more persons binds them separately and together.

11.13 Entire understanding

- (a) This document contains the entire understanding between the parties as to the subject matter of this document.
- (b) All previous negotiations, understandings, representations, warranties, memoranda or commitments concerning the subject matter of this document are merged in and superseded by this document and are of no effect. No party is liable to any other party in respect of those matters.
- (c) No oral explanation or information provided by any party to another:
 - (i) affects the meaning or interpretation of this document; or
 - (ii) constitutes any collateral agreement, warranty or understanding between any of the parties.

11.14 Relationship of parties

This document is not intended to create a partnership, joint venture or agency relationship between the parties.

11.15 Force Majeure

- (a) If a party is unable, by reason of any event of Force Majeure, to carry out its obligations under this document (other than obligation to pay any monetary amount), that party must give a Notice to the other parties advising of the event of Force Majeure under as soon as reasonably practicable after the event of Force Majeure.

- (b) A Notice under **clause 11.15(a)** must:
 - (i) specify the obligations that the party is unable to perform;
 - (ii) fully describe the event of Force Majeure;
 - (iii) include an estimate of the time during which the event of Force Majeure will continue; and
 - (iv) specify the measures proposed to be adopted to remedy or abate the event of Force Majeure.
- (c) If a party gives a Notice advising of an event of Force Majeure, that party's obligations that cannot be performed will be suspended during the period for which the event of Force Majeure or its effect extends, provided the party has taken all reasonable steps to remove the Force Majeure or ameliorate its effects.
- (d) If an obligation is suspended by reason of Force Majeure under this **clause 11.15**, any obligations that are contingent on that obligation are also suspended during the period for which the event of Force Majeure or its effects extends, provided the party has taken all reasonable steps to remove the Force Majeure or ameliorate its effects.

11.16 Effect of execution

This document is not binding on any party unless it has been duly executed by each person named as a party to this document.

11.17 Deed

This document is a deed. Factors which might suggest otherwise are to be disregarded.

12 Definitions and construction

12.1 Definitions

In this document these terms have the following meanings:

Term	Definition
Approval	A consent, permit, licence, certificate, authorisation, notice or approval under a law, or that is required under or in relation to this document.
Approval Authority	An entity or body with relevant power or authority to issue an Approval.
Authorised Person	The following: <ul style="list-style-type: none"> (a) for the Developer – any person Notified in writing as an authorised person by the Developer; (b) for Council – Council's chief executive officer and any lawful delegate thereof.
Business Day	The meaning given to "business day" in the <i>Acts Interpretation Act 1954</i> (Qld), for Council's local government area.
Claim	An allegation, debt, cause of action, liability claim, proceeding, appeal, suit or demand of any nature at law or otherwise, whether present or future, fixed or unascertained, actual or contingent. This includes any legal proceeding in the Planning and Environment Court or Supreme Court of Queensland.
Commencement Date	The date the last party executes this document, which is to be recorded in Item 1 .
Council	The entity described in Item 3 .
Default Notice	A Notice given by one party to another under clause 7.1 .

Developed Lot	<p>A Lot that is:</p> <ul style="list-style-type: none"> (a) created from the Land by the registration of a Plan of Subdivision approved by Council under section 50 of the <i>Land Title Act 1994</i> (Qld); (b) in its intended ultimate form for use in accordance with the Development Approval; (c) not intended to be the subject of a further development application for a material change of use of premises (other than for a "Dwelling house" as defined in the Planning Scheme) or for reconfiguring a lot; and (d) not intended to remain in the ownership of the Developer, or the Landowner as at the Commencement Date.
Developer	The person described in Item 2 .
Developer Obligations	The obligations of the Developer under this document.
Development	The development of the Land generally in accordance with the Development Approval.
Development Approval	Any Approval of the development application lodged on 19 December 2024 for an Other Change to the preliminary approval, and assigned reference number MCU19/0141.05.
Dispute Notice	A Notice given by one party to the other under clause 8.2 .
Financial Contribution	The payment of a monetary amount for infrastructure.
Force Majeure	<p>Any of the following:</p> <ul style="list-style-type: none"> (a) damage by fire, explosion, earthquake, lightning, storm, war, flood, civil commotion or act of God; (b) legal proceedings (actual or threatened); (c) bad weather; (d) industrial disputes; or (e) a combination of these or any other cause, matter or thing beyond the control of the affected party.

ICS	The infrastructure contribution schedule in Schedule 3 .
Infrastructure Contribution	A contribution for infrastructure, including: <ul style="list-style-type: none"> (a) a Financial Contribution; (b) a Land Contribution; and (c) a Works Contribution.
Item	An item in Schedule 1 .
Land	The land described in Item 4 .
Land Contribution	The provision of land (including any interest in, or licence over, land) for infrastructure.
Landowner	The Owner of the Land as at the Commencement Date and any successors in title for the Land or any part of the Land.
Law	Any statute, regulation or subordinate legislation of the Commonwealth, the State of Queensland, or any local or other government in force in the State of Queensland, irrespective of where enacted.
Lot	The meaning given in the <i>Land Title Act 1994</i> (Qld).
Notice	Any certificate, demand or notice to be given by a party under this document.
Owner	The meaning given in the Planning Act, for an owner of land.
Plan	A map or plan in Schedule 2 .
Planning Act	The <i>Planning Act 2016</i> (Qld).
Planning Scheme	Sunshine Coast Planning Scheme 2014
Plan of Subdivision	The meaning given in the <i>Land Title Act 1994</i> (Qld).
PPI	The producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge Construction Index for Queensland published by the Australian Bureau of Statistics or if that index is no longer published then an index which in the Council's reasonable opinion is a similar index.
Works Contribution	The undertaking of works for infrastructure, including any materials or services required for that infrastructure.

12.2 Construction

Unless expressed to the contrary, in this document:

- (a) words in the singular include the plural and vice versa;
- (b) any gender includes the other genders;

- (c) if a word or phrase is defined, its other grammatical forms have corresponding meanings;
- (d) "includes" means includes without limitation;
- (e) no rule of construction will apply to the disadvantage of a party because that party drafted, put forward or would benefit from any term;
- (f) a reference to:
 - (i) a person includes a partnership, joint venture, unincorporated association, corporation, entity and a government agency;
 - (ii) a person includes the person's legal personal representatives, successors, assigns and persons substituted by novation;
 - (iii) any legislation includes subordinate legislation under it and includes that legislation and subordinate legislation as modified or replaced;
 - (iv) an obligation includes a warranty or representation and a reference to a failure to comply with an obligation includes a breach of warranty or representation;
 - (v) a right includes a benefit, remedy, discretion or power;
 - (vi) time is to local time in the Council's local government area;
 - (vii) "\$" or "dollars" is a reference to Australian currency;
 - (viii) this or any other document includes the document as novated, varied or replaced and despite any change in the identity of the parties;
 - (ix) writing includes:
 - (A) any mode of representing or reproducing words in tangible and permanently visible form, including fax transmission; and
 - (B) words created or stored in any electronic medium and retrievable in perceivable form.
 - (x) this document includes all schedules and annexures to it;
 - (xi) a clause, schedule or annexure is a reference to a clause, schedule or annexure, as the case may be, of this document; and
 - (xii) in the ICS, an "item" is to an item in the ICS;
- (g) a term that is used, but not defined in, this document will, unless the context otherwise requires, have the meaning given to it by (in the following descending order):
 - (i) the Planning Act; or
 - (ii) its ordinary meaning;
- (h) if the date on or by which any act must be done under this document is not a Business Day, the act must be done on or by the next Business Day; and
- (i) headings do not affect the interpretation of this document.

Schedule 1

Agreement Details

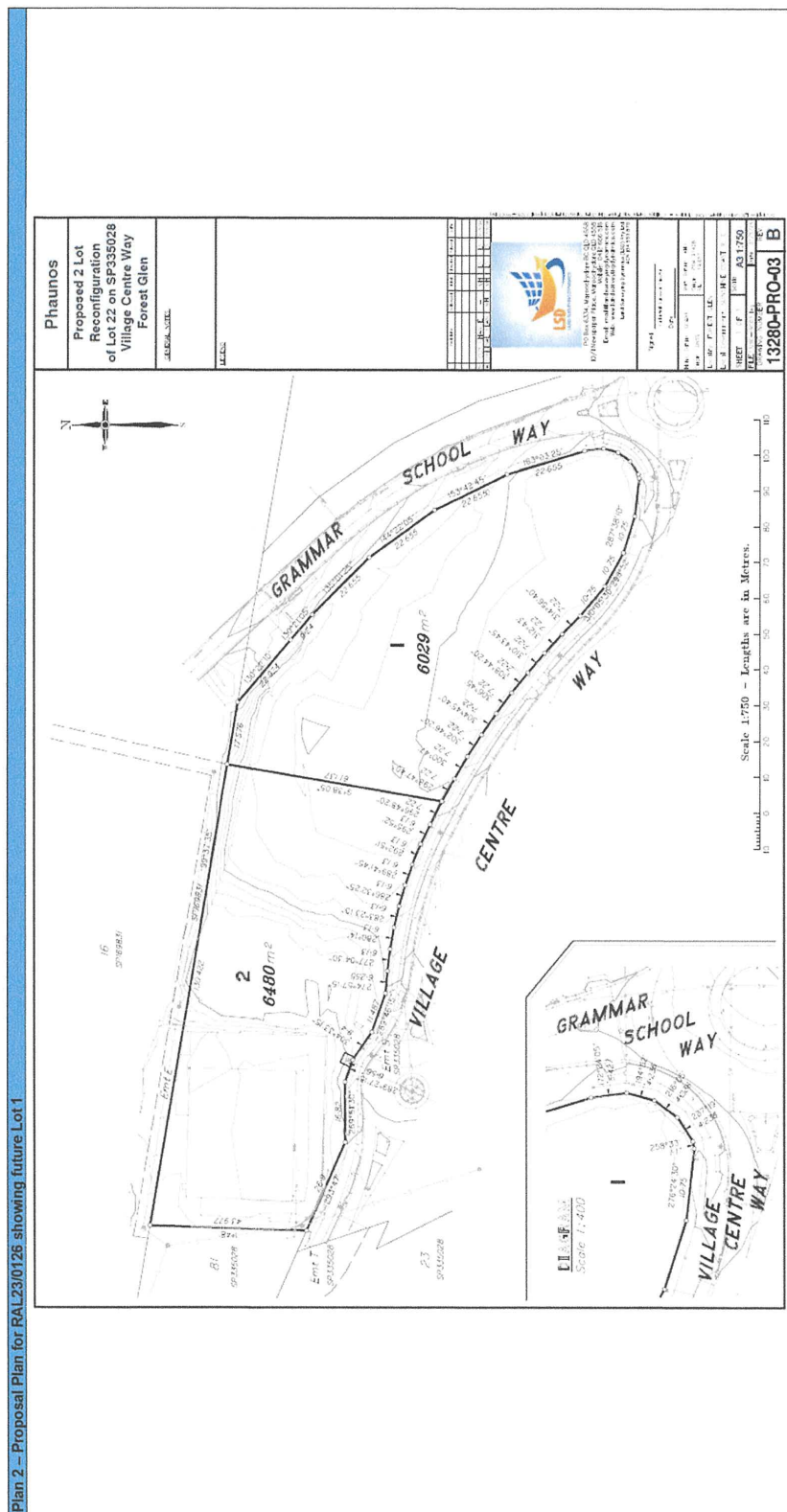
Item	Description	Details
1	Commencement Date	
	Date	<i>[to be inserted above by the last party to execute this document]</i>
2	Developer	
	Name	Phaunos Pty Ltd
	Address	22 Village Centre Way, Forest Glen, QLD 4556
	Postal address	22 Village Centre Way, Forest Glen, QLD 4556
	Phone	0477 880 566
	Fax	
	Email	nelson@sancus.property
3	Council	
	Name	Sunshine Coast Regional Council
	Address	54 First Avenue, Maroochydore Qld 4558
	Postal address	Locked Bag 72 Sunshine Coast Mail Centre Qld 4560
	Phone	07 5475 7272
	Email	mail@sunshinecoast.qld.gov.au
4	Land	
	Address	22 Village Centre Way, Forest Glen
	Lot and plan description	Lot 22 SP335028

Schedule 2

Plans

No.	Description
1	Active Transport Infrastructure
2	Proposal Plan for RAL23/0126 showing future Lot 1





Schedule 3
Infrastructure Contribution Schedule (ICS)

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Description of Infrastructure Contribution	Column 4 Timing of provision of Infrastructure Contribution	Column 5 Provider of Infrastructure Contribution	Column 6 Recipient of Infrastructure Contribution
1	Active Transport Infrastructure	Footpath and raised pedestrian crossing			
1.1.1	Works Contribution for Active Transport Infrastructure	<p>If this Works Contribution is required (see clauses 3.4(c) and 3.4(d)) – provision of a Works Contribution:</p> <p>(a) at no cost to the Council;</p> <p>(b) comprising the following non-trunk infrastructure:</p> <p>(i) extensions to the existing footpaths (including any required pram ramps) in the locations shown on Plan 1; and</p> <p>(ii) a raised pedestrian crossing (including associated lighting) on Grammar School Way near the entrance to the Sunshine Coast Grammar School as indicated on Plan 1;</p> <p>(c) in accordance with:</p> <p>(i) the following requirements:</p> <p>(A) the footpaths to be provided on the western side of Grammar School Way are to be a minimum width of 3.0 metres, unless, having regard to verge constraints (eg power poles) or similar a lesser width is approved by a development permit mentioned in paragraph (ii); and</p> <p>(B) all raised pedestrian crossings and refuge islands are to accord with all relevant designs standard, including (but not limited to): the Council's "Planning scheme policy for the transport and parking code", any relevant guidelines of the Queensland Department of Transport and Main Roads' guidelines; and <i>AS/NZS 1158 - Lighting for roads and public spaces</i>; and</p> <p>(ii) a development permit for operational work given by the Council.</p>	<p>If this Works Contribution is required (see clauses 3.4(c) and 3.4(d)) – prior to the Developer commencing any design of this Works Contribution, the parties must have met in accordance with clause 3.4(c).</p> <p>If this Works Contribution is required (see clauses 3.4(c) and 3.4(d)) – the Works Contribution must be provided (unless otherwise agreed in writing between the parties) prior to the earlier of the following:</p> <p>(a) commencement of any use in the area shown as future lot 1 on Plan 2; or</p> <p>(b) prior to Approval of a Plan of Subdivision for any further subdivision of the area shown as future lot 1 on Plan 2.</p>	Developer	Council
1.1.2	Financial Contribution for Active Transport Infrastructure	<p>If this Financial Contribution is required (see clauses 3.4(c) and 3.4(d)) – provision of a Financial Contribution:</p> <p>(a) at no cost to the Council; and</p> <p>(b) in an amount that is the lesser of:</p> <p>(i) the Council's actual cost of constructing works equivalent to the Works Contribution in item 1.1.1; or</p> <p>(ii) \$250,000 (incl GST).</p>	<p>If this Financial Contribution is required (see clauses 3.4(c) and 3.4(d)) – the Financial Contribution must be provided (unless otherwise agreed in writing between the parties) prior to the earlier of the following:</p> <p>(a) commencement of any use in the area shown as future lot 1 on Plan 2; or</p>	Developer	Council

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Description of Infrastructure Contribution	Column 4 Timing of provision of Infrastructure Contribution	Column 5 Provider of Infrastructure Contribution	Column 6 Recipient of Infrastructure Contribution
			(b)	prior to Approval of a Plan of Subdivision for any further subdivision of the area shown as future lot 1 on Plan 2.	

Schedule 4

Owner's consents

No.	Name
1	Consent from Phaunos Pty Ltd as landowner (and title search)

Owner Consent

We, Phaunos Pty Ltd ACN 647 334 987, of 22 Village Centre Way, Forest Glen QLD:

- (a) the registered owner of land located at 22 Village Centre Way, Forest Glen in the State of Queensland which has a real properly description of Lot 22 on SP335028 (the **Land**);
- (b) consent to the Developer Obligations contained in the infrastructure agreement between Phaunos Pty Ltd ACN 647 334 987 and Sunshine Coast Regional Council ABN 37 876 973 913 titled "Raised Pedestrian Crossing on Grammar School Way, Forest Glen" attaching to the Land.

This consent is given in satisfaction of section 155(1) of the Planning Act.

Dated this 17th day of July 2025.

Executed by Phaunos Pty Ltd)
ACN 647 334 987)


.....
Director

Nelson Riddle
.....
Name of Director


.....
Director

Coen Riddle
.....
Name of Director

INTERNAL CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Search Date: 14/07/2025 10:22 Title Reference: 51308667
Date Created: 20/02/2023

Previous Title: 51210024
51212778

REGISTERED OWNER

Dealing No: 722748166 14/09/2023

PHAUNOS PTY LTD A.C.N. 647 334 987

ESTATE AND LAND

Estate in Fee Simple

LOT 22 SURVEY PLAN 335028
Local Government: SUNSHINE COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11942088 (POR 276)
Deed of Grant No. 12067188 (POR 276)
2. EASEMENT IN GROSS No 722274490 06/02/2023 at 16:05
burdening the land
SUNSHINE COAST REGIONAL COUNCIL
over
EASEMENT S ON SP335028
Lodged at 16:05 on 06/02/2023 Recorded at 11:46 on 20/02/2023
3. EASEMENT No 722274491 06/02/2023 at 16:05
benefitting the land over
EASEMENT T ON SP335028
Lodged at 16:05 on 06/02/2023 Recorded at 11:46 on 20/02/2023
4. MORTGAGE No 723805713 15/01/2025 at 14:09
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 604 044 937
Lodged at 14:09 on 15/01/2025 Recorded at 14:33 on 15/01/2025

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]

Page 1/1

Execution

Executed as a deed

Executed by Phaunos Pty Ltd (ACN
647 334 987))
)

Director

Name of Director (print)

ANTHONY RIDDLE

Director

Name of Director (print)

NELSON RIDDLE

Executed for and on behalf of the)
Sunshine Coast Regional Council in)
the presence of:)

Authorised officer

Name of authorised officer (print)

Witness

Name of witness (print)

RA6-N



Our reference: 2502-44874 SRA
Your reference: MCU19/0141.05
Applicant reference: 241009

7 May 2025

The Chief Executive Officer
Sunshine Coast Regional Council
Locked Bag 72
Sunshine Coast Mail Centre Qld 4560
mail@sunshinecoast.qld.gov.au

Attention: Mr Marc Cornell

Dear Mr Cornell

SARA referral agency response- Forest Glen Village Centre

(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 Referral Agency (SARA) on 27 March 2025.

Response

Outcome:	Referral agency response – with conditions
Date of response:	7 May 2025
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:	Other Change to the Preliminary Approval (including a Variation Request) for a Material Change of Use to establish the Forest Glen Village Centre Plan of Development
SARA role:	Referral agency
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – Material change of use of premises near a State transport corridor
SARA reference:	2502-44874 SRA
Assessment manager:	Sunshine Coast Council

2210-31715 SRA

Street address: 22 Village Centre Way, Forest Glen; 354 Mons Road Forest Glen; and 5 & 15 Grammar School Way, Forest Glen

Real property description: Lot 22 SP335028, Lot 23 SP335028, Lot 81 SP335028, Lot 0 SP335031 & Lot 0 on SP335032

Applicant name: Phaunos Pty Ltd
C/- ADAMS + SPARKES Town Planning

Applicant contact details: PO Box 1000
BUDDINA QLD 4575
admin@astpd.com.au

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 Jodie Wilson, Senior Planning Officer, on 5352 9778 or via email SEQNorthSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Paul Gleeson
A/Manager

cc Phaunos Pty Ltd C/- ADAMS + SPARKES Town Planning, admin@astpd.com.au

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 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
Preliminary Approval – Material Change of Use		
10.9.4.2.4.1 - Material change of use of premises near a State transport corridor —The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of 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):		
1.	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: <ul style="list-style-type: none"> (i) create any new discharge points for stormwater runoff onto the state-controlled road (ii) concentrate or increase the velocity of flows to the state-controlled road (iii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road (iv) surcharge any existing culvert or drain on the state-controlled road (v) reduce the quality of stormwater discharge onto the state-controlled road (vi) impede or interfere with any overland flow or hydraulic conveyance from the state-controlled road (vii) reduce the floodplain immunity of the state-controlled road. 	At all times
Development Permit – Material Change of Use		
10.9.4.2.4.1 - Material change of use of premises near a State transport corridor —The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of 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):		
2.	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: <ul style="list-style-type: none"> (i) create any new discharge points for stormwater runoff onto the state-controlled road (ii) concentrate or increase the velocity of flows to the state-controlled road (iii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road (iv) surcharge any existing culvert or drain on the state-controlled road (v) reduce the quality of stormwater discharge onto the state-controlled road (vi) impede or interfere with any overland flow or hydraulic conveyance from the state-controlled road (vii) reduce the floodplain immunity of the state-controlled road. 	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>Advertising Devices</p> <p>Advertising devices have the potential to cause unsafe distraction, glare or other nuisance to drivers, which affects safety on the state-controlled road. Any proposed advertising devices are to be in accordance with the Department of Transport and Main Roads' <i>Roadside Advertising Manual 2022, Edition 4</i>. Any advertising device at this location:</p> <ul style="list-style-type: none"> • Must not exceed a maximum luminance of 350cd/m2 • Must be placed within the subject site, clear of the state-controlled road reserve (without overhang). • Must not contain a variable message component. <p>Further information on the Department of Transport and Main Roads' <i>Roadside Advertising Manual 2022</i> can be found at the following link: www.tmr.qld.gov.au/business-industry/technical-standards-publications/roadside-advertising-manual</p>

Attachment 3—Reasons for referral agency response

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

The reasons for SARA's decision are:

- The proposed development is for an Other change to the Preliminary Approval (including a variation request) for a Material change of use to establish the Forest Glen Village Centre Plan of Development, at 22 Village Centre Way, Forest Glen; 354 Mons Road Forest Glen; and 5 & 15 Grammar School Way, Forest Glen, properly described as Lot 10 on SP195871 & Lot 11 on SP335472
- The Preliminary Approval (Council ref: MCU19/0141, SARA ref: ref. 1908-12464 SRA) was granted under Section 49(2) of the Planning Act 2016 on 06 April 2021 (Negotiated Decision Notice date).
- The original approval (MCU19/0141 & OPW19/0317) included:
 - o Development Permit Material Change of Use of Premises to
 - o Establish a Shopping Centre, Shop and Health Care Service
 - o Development Permit Operational Work (Earthworks)
 - o Preliminary Approval Material change of use that includes a variation request under s61 of the Planning Act to vary the Planning Scheme
- This 'Other Change' application seeks to make changes to the Precinct Plan under the approved Plan of Development, as well as alter the planning provisions for Precincts D and F.
- Section 82(2) of the *Planning Act 2016* stipulates that:
For administering the change application, and assessing and deciding the change application in the context of the development approval, the relevant provisions apply—
 - (a) as if—
 - (i) the responsible entity were the assessment manager; and
 - (ii) ***the change application were the original development application, with the changes included, but was made when the change application was made; and***
 - (b) with necessary changes.
- The subject site is currently mapped under the State Development Assessment Mapping System (DAMS) as being within 25m of the Bruce Highway (which is a state-controlled road)
- The application requires assessment by SARA against the State Development Assessment Provisions (SDAP), version 3.2, State code 1 - Development in a state-controlled road environment (State code 1)
- SARA has assessed the development against State code 1 and found the development complies with the relevant performance outcomes, subject to a condition to ensure that stormwater does not create a worsening impact on the state-controlled road

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.2), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system [delete if not used]
- section 58 of the *Human Rights Act 2019*

2210-31715 SRA

Attachment 4—Representations about a referral agency response provisions

(page left intentionally blank)

2210-31715 SRA

Attachment 5—Documents referenced in conditions

(page left intentionally blank)

MCU19/0141.05 - 22 Village Centre Way FOREST GLEN	FOR	AGAINST	TOTAL
Total number of submissions*	6	0	6
Properly made submissions	6	0	6
Not properly made submissions	0	0	0

*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

Disclaimer:
While every care is taken to ensure the accuracy of this product, neither the Sunshine Coast Council nor the State of Queensland makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the product being inaccurate or incomplete in any way or for any reason.

Date: 24/06/2025 A3 Created by: NKZ GDA2020

8.3 JULY 2025 FINANCIAL PERFORMANCE REPORT**File No:** Council Meetings**Author:** Coordinator Financial Services
Finance and Commercial Partnerships**Attachments:** Att 1 - July 2025 Financial Performance Report..... 147 [↓](#) 
Att 2 - July 2025 Capital Grant Funded Project Report 159 [↓](#) **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 performance against budget as at 31 July 2025, in terms of the operating result and delivery of the capital program.

Operating Performance**Table 1: Operating Budget as at 31 July 2025**

	Original Budget \$'000	Current Budget \$'000
Total Operating Revenue	711,026	711,026
Total Operating Expenses	710,315	710,315
Operating Result	711	711

	Year to Date Budget July 2025 \$'000	Year to Date Actuals July 2025 \$'000
Total Operating Revenue	256,234	257,000
Total Operating Expenses	52,915	49,533
Operating Result	203,319	207,466
Total Cash Balance	193,186	201,243

Details of the monthly financial report are contained in **Attachment 1**.

OFFICER RECOMMENDATION

That Council receive and note the report titled “July 2025 Financial Performance Report”.

FINANCE AND RESOURCING

This report sets out the details of Council’s financial performance and investments for the month ending 31 July 2025 and meets Council’s legislative reporting requirements.

CORPORATE PLAN

Corporate Plan Goal:	<i>Organisational excellence</i>
Strategic Pathway:	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
- 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 2025-26 Investment Policy, and

Sunshine Coast Council's 2025-26 Debt Policy.

Risk

The 2025-26 budget has been developed to ensure long term financial sustainability for the Sunshine Coast region. A key element to long term financial sustainability is achieving the targeted operating result.

The following key elements of the 2025-26 budget are based on management estimates and assumptions:

- Rates and charges revenue includes population and property growth forecasts
- Interest revenue and Finance costs includes interest rate forecasts
- Depreciation includes asset valuation, useful life and asset condition estimates and,
- Recurrent capital expenditure includes capitalisation estimates.

Management has used its best endeavours and judgment to determine suitable estimates and assumptions based on the available data, with reference to independent sources and relevant historic information where possible. There is a risk that the actual results may vary from the estimates. Material variances will be monitored and reported to Council through the Monthly Financial Performance Report and periodic budget reviews.

Council's operating result includes savings initiatives of \$13.0 million, with \$7.5 million attributed to the Employee Vacancy Rate. Failure to achieve the budgeted operating result will negatively impact Council's financial sustainability both in the short term and long term.

Continued monitoring of the delivery of the capital works program within budgeted scope and cost.

Previous Council Resolution**Special Meeting 7 July 2025 (SM25/4) in part***1. STATEMENT OF ESTIMATED FINANCIAL POSITION*

That Council receive and note the statement of estimated financial operations and financial position of the Council in respect to the 2024-25 financial year as set out in Attachment 1 pursuant to section 205 of the Local Government Regulation 2012.

10. ADOPTION OF BUDGET

That Council adopt Appendix A as tabled, pursuant to sections 169 and 170 of the *Local Government Regulation 2012*, as Council's budget for 2025-26 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 significant business activity statement

- vii. the long-term financial forecast, as detailed in items 10(i) to 10(iv) above
- viii. the Revenue Policy (adopted by Council resolution on 21 May 2025)
- 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 for the period 1 July 2025 to 30 June 2026
- xi. Council's 2025-26 Capital Works Program, endorsing the indicative four-year program for the period 2027 to 2030, and noting the five-year program for the period 2031 to 2035
- xii. the rates and charges to be levied for the 2025-26 financial year and other matters as detailed above in clauses 2 to 9; and
- xiii. the 2025-26 Minor Capital Works Program.

Related Documentation

2025-26 Adopted Budget

Critical Dates

There are no critical dates for this report.

Implementation

There are no implementation details to include in this report.

2025-25 BUDGET

Financial Performance Report

July 2025



Statement of Income and Expenses



As at the 31 July Council had an operating result of \$207.5 million, which is \$4.1 million (2.0%) above current year to date budget.

The reported year end forecast remains aligned with the adopted budget in the early stages of the financial year.

Statement of Income & Expenses							July 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	348,378	348,378	172,476	171,744	(733)	(0.4%)	348,378
Cleansing Charges	121,541	121,541	58,640	58,640	0	0.0%	121,541
Levies	23,634	23,634	11,733	11,781	48	0.4%	23,634
Fees and Charges	90,134	90,134	8,185	8,570	385	4.7%	90,134
Interest Received from Investments	11,500	11,500	808	698	(111)	(13.7%)	11,500
Operating Grants and Subsidies	23,230	23,230	652	646	(6)	(0.9%)	23,230
Operating Contributions	327	327	1	-	(1)	(100.0%)	327
Unitywater Participation	52,500	52,500	1,281	1,281	-	-	52,500
Other Revenue	32,904	32,904	2,169	3,458	1,289	59.4%	32,904
Internal Sales/Recoveries	6,879	6,879	288	183	(105)	(36.4%)	6,879
Total Operating Revenue	711,026	711,026	256,234	257,000	766	0.3%	711,026
Operating Expenses							
Employee Costs	203,701	203,701	12,575	13,305	730	5.8%	203,701
Materials and Services	282,480	282,480	20,593	17,054	(3,539)	(17.2%)	282,480
Finance Costs	12,766	12,766	1,135	1,165	30	2.6%	12,766
Company Contributions	4,190	4,190	2,279	2,112	(167)	(7.3%)	4,190
Depreciation Expense	170,053	170,053	14,171	14,171	-	-	170,053
Other Expenses	32,125	32,125	2,114	1,679	(435)	(20.6%)	32,125
Recurrent Capital Expenses	5,000	5,000	47	47	-	-	5,000
Total Operating Expenses	710,316	710,316	52,915	49,533	(3,381)	(6.4%)	710,316
Operating Result	711	711	203,319	207,466	4,147	2.0%	711
Capital Revenue							
Capital Grants and Subsidies	47,809	47,809	5,331	5,331	-	-	47,809
Capital Contributions - Cash	28,500	28,500	2,111	2,111	-	-	28,500
Capital Contributions - Fixed Assets	87,380	87,380	-	-	-	-	87,380
Total Capital Revenue	163,689	163,689	7,442	7,442	-	-	163,689
Non-recurrent Expenses							
Profit/Loss on disposal, revaluation & impairment	-	-	-	-	-	-	-
Movements in landfill and quarry provisions	3,056	3,056	255	255	-	-	3,056
Recurrent Capital Expenses - Prior Year	-	-	-	-	-	-	-
Assets Transferred to Third Parties	-	-	-	-	-	-	-
Total Non-recurrent Expenses	3,056	3,056	255	255	-	-	3,056
Net Result	161,344	161,344	210,507	214,654	4,147	2.0%	161,344

Operating Result - Revenue

\$257 million in operating revenue has been received which is \$766,000 (0.3%) higher than year to date budget

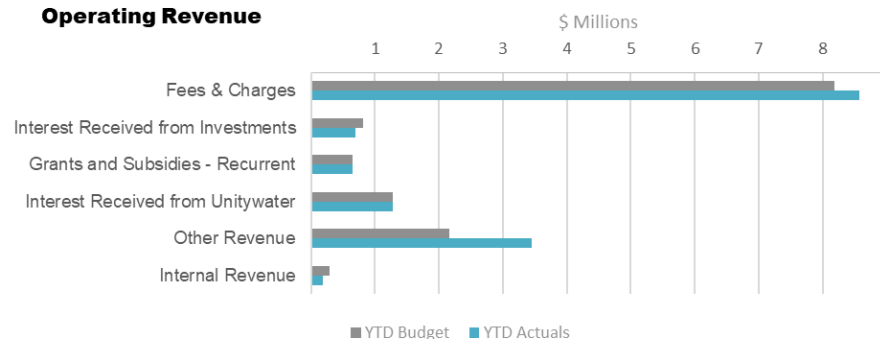
- Net Rates \$685,000 below budget
- Fees and Charges above budget \$385,000
 - Holiday Parks \$361,000
 - Development Services \$306,000
 - Infringements \$87,000

Below budget

- Health Licences/Permits (\$329,000) (timing)
- Refuse Tip Fees (\$144,000)
- Interest Received from Investments \$111,000 lower than budget
- Other Revenue \$1.3 million higher than budget
 - Resilient Rivers SEQ Funding \$775,000
 - Revegetation Offset Revenue \$313,000

Operating Summary				July 2025		
	Annual		YTD			
	Original Budget	Current Budget	Current Budget	Actuals	Variance	Variance
	\$000s	\$000s	\$000s	\$000s	\$000s	%
Operating Revenue	711,026	711,026	256,234	257,000	766	0.3%
Operating Expenses	705,316	705,316	52,867	49,486	(3,381)	(6.4%)
Recurrent Capital Expenses	5,000	5,000	47	47	-	-
Operating Result	711	711	203,319	207,466	4,147	2.0%
Capital Revenue	163,689	163,689	7,442	7,442	-	-
Non-recurrent Expenses	3,056	3,056	255	255	-	-
Net Result	161,344	161,344	210,507	214,654	4,147	2.0%

Operating Revenue



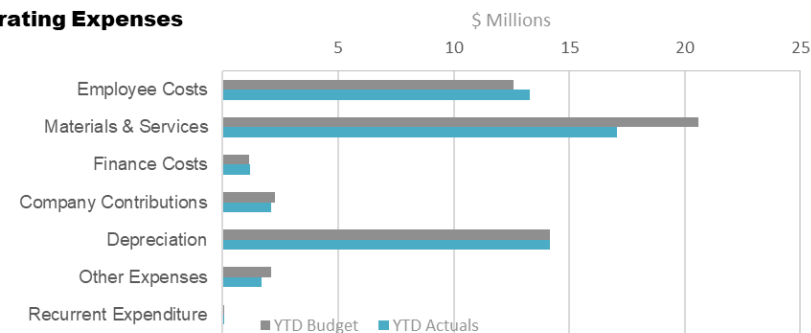
Operating Result - Expenses

\$49.5 million in operating expenses has been incurred which is \$3.4 million (6.4%) lower than year to date budget

- Materials and Services below budget \$3.5 million
 - Waste \$558,000
 - Environmental Operations \$540,000
 - Transport Network Operations \$409,000
 - Parks and Gardens \$397,000
 - Property Management \$370,000
 - Sport and Community Venues \$315,000
 - Digital and Information Services \$217,000
 - Customer Response \$206,000
 - Transport Network Management \$194,000
 - Projects \$157,000
 - Levy Programs \$149,000

Operating Summary				July 2025		
	Annual		YTD			
	Original Budget	Current Budget	Current Budget	Actuals	Variance	Variance
	\$000s	\$000s	\$000s	\$000s	\$000s	%
Operating Revenue	711,026	711,026	256,234	257,000	766	0.3%
Operating Expenses	705,316	705,316	52,867	49,486	(3,381)	(6.4%)
Recurrent Capital Expenses	5,000	5,000	47	47	-	-
Operating Result	711	711	203,319	207,466	4,147	2.0%
Capital Revenue	163,689	163,689	7,442	7,442	-	-
Non-recurrent Expenses	3,056	3,056	255	255	-	-
Net Result	161,344	161,344	210,507	214,654	4,147	2.0%

Operating Expenses



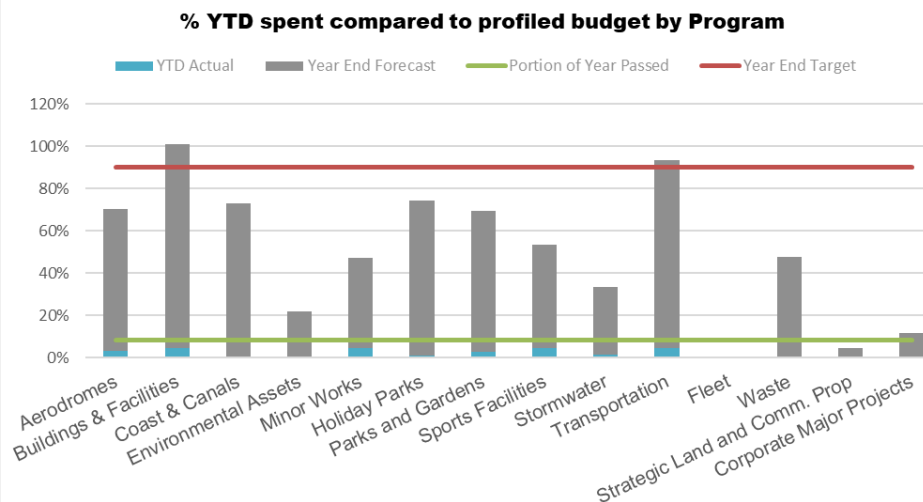
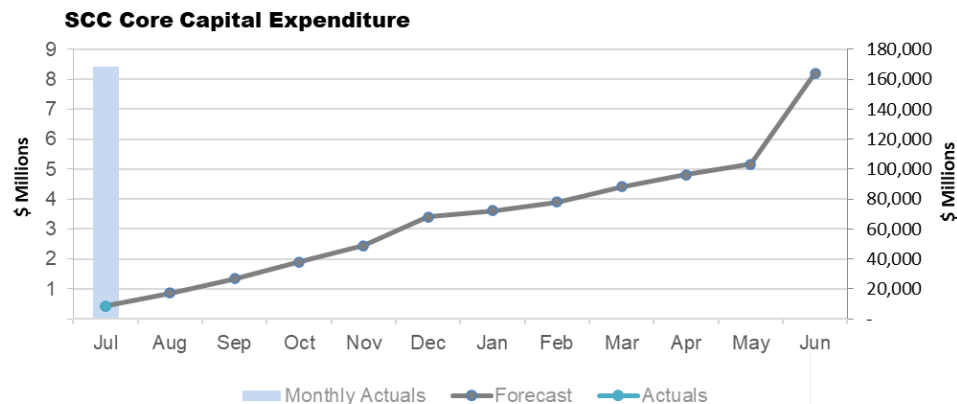
Capital Expenditure

\$11.5 million of Council's total capital works budget has been expensed which is \$3.9 million (25.3%) lower than year to date budget.

The Core Capital Program has expensed \$8.4 million, \$829,000 (9.0%) lower than year to date budget.

Capital Expenditure						July 2025
	Annual		YTD			Annual
	Original Budget \$000s	Current Budget \$000s	Budget \$000s	Actuals \$000s	Variance %	% of Full Year Budget Spent
Aerodromes	2,274	2,274	75	78	4.0%	3.4%
Buildings and Facilities	21,267	21,267	685	976	42.6%	4.6%
Coast and Canals	9,824	9,824	313	25	(92.1%)	0.3%
Environmental Assets	6,574	6,574	23	28	20.3%	0.4%
Minor Works	5,915	5,915	232	284	22.0%	4.8%
Holiday Parks	4,126	4,126	380	47	(87.7%)	1.1%
Parks and Gardens	11,240	11,240	1,420	332	(76.6%)	3.0%
Sports Facilities	20,661	20,661	1,139	925	(18.8%)	4.5%
Quarries	-	-	-	-	-	-
Stormwater	17,352	17,352	252	269	7.1%	1.6%
Transportation	117,646	117,646	4,717	5,442	15.4%	4.6%
Total SCC Core Capital Program	216,877	216,877	9,235	8,406	(9.0%)	3.9%
Disaster Recovery Funding Arrangements	3,888	3,888	1,706	2,100	23.1%	54.0%
Fleet	3,000	3,000	-	-	-	-
Waste	26,071	26,071	1,772	776	(56.2%)	3.0%
Corporate Major Projects	9,085	9,085	2,732	175	(93.6%)	1.9%
Strategic Land and Commercial Properties	3,417	3,417	-	77	-	2.3%
Total Other Capital Program	45,461	45,461	6,209	3,129	(49.6%)	6.9%
TOTAL Capital Program	262,338	262,338	15,444	11,535	(25.3%)	4.4%

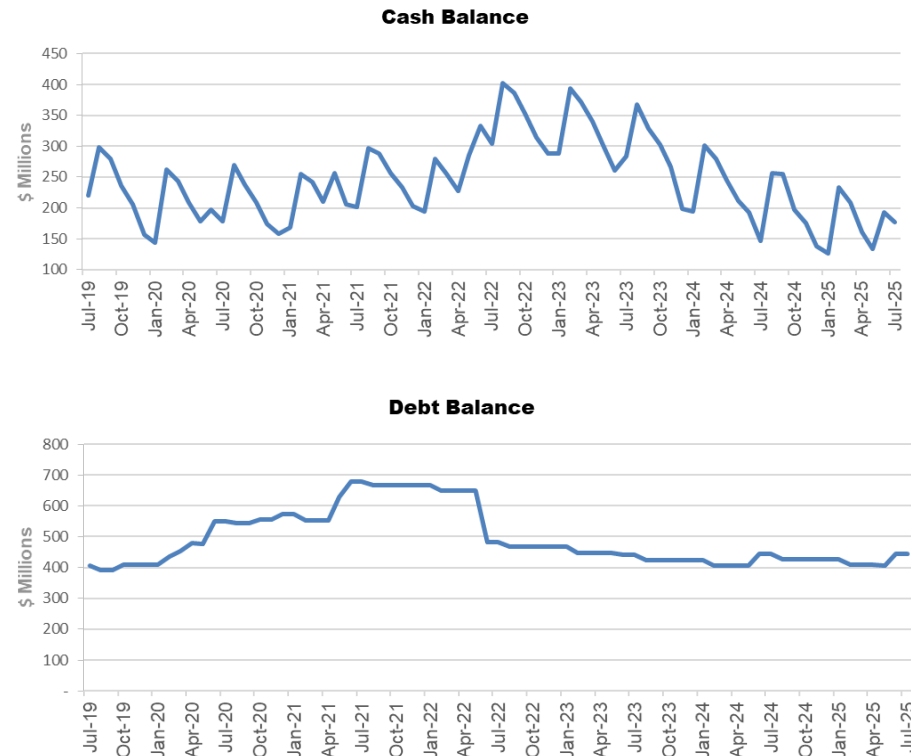
Capital Expenditure



Cash Flows and Balance Sheet

- Cash balance at 31 July was \$176.0 million excluding Trust
- Debt balance at 31 July was \$442 million

Cash and Balance Sheet		July 2025	
	Current Budget \$000s	YTD Budget \$000s	YTD Actuals \$000s
CASH FLOWS			
Opening Cash	205,440	205,440	216,764
Net Cash Inflow/(Outflows) from:			
Operating Activities	131,098	(5,206)	(918)
Investing Activities	(88,632)	(7,048)	(3,280)
Financing Activities	23,517	0	0
Net Increase/(decrease) in Cash Held	65,982	(12,254)	(4,197)
Cash at year end	271,422	193,186	212,567
BALANCE SHEET			
Current Assets	351,233		
Non Current Assets	9,368,968		
Total Assets	9,720,201		
Current Liabilities	241,224		
Non Current Liabilities	508,077		
Total Liabilities	749,301		
Net Community Assets/Total Community Equity	8,970,900		



Debt

Council's current debt balance is \$442 million.

Sunshine Coast Council's debt program is governed by the 2025-26 Debt Policy, which was adopted with the Original Budget adoption on 7 July 2025.

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 borrowings for the 2025-26 financial year total \$51.6 million.

Council operates a central treasury model and as such does not generally provide debt funding for specific projects or assets but rather uses debt funding to finance Council's balance sheet, with the exception being for strategic projects.

Debt - 2025-26				
	Opening Balance \$000	Debt Redemption \$000	New Borrowings \$000	Closing Balance \$000
Sunshine Coast Council Core	346,649	22,177	51,571	376,043
Maroochydore City Centre	95,504	5,877	-	89,626
Total	442,153	28,054	51,571	465,670



Investment Performance

At 31 July Council has \$176.0 million cash (excluding Trust funds), with an average interest rate of 4.6%, being 0.29% above benchmark. This is compared to the same period last year with \$162 million cash (excluding Trust funds) with an average interest rate of 5.1%, being 0.73% 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 - July 2025				
Liquidity as at:		31/07/2025		
		\$'000's		
At-call accounts				
QTC + CBA (excl. trust)		175,979	80.28%	
Maturities within 7 days		-	0.00%	
Total at-call		175,979	87.45%	
Investment Policy Target			10.00%	

Term deposits maturing:		\$'000's		Count
within 30 days		-		-
30-59 days		-		-
60-89 days		-		-
90-179 days		20,000		1
180-364 days		10,000		1
1 year - 3 years		-		-
Total		30,000		2

INVESTMENT SUMMARY (including Trust) as at:							Investment Policy	
	31/07/2025		30/04/2025		31/07/2024		Individual Limit	Group Limits
A1+ (QTC)	136,698	69%	96,886	50.8%	82,782	44.2%	100%	100%
A1+ (Other)	64,544	31%	93,916	49.2%	94,394	50.4%	100%	100%
A1	-	0%	-	0.0%	-	0.0%	60%	100%
A2	-	0%	-	0.0%	10,000	5.3%	60%	90%
A3	-	0%	-	0.0%	-	0.0%	10%	30%
Total Funds	201,243		190,802		187,176			
FUND SUMMARY								
General Funds	175,979		166,457		161,951			
Trust Funds	25,264		24,345		25,225			
Total Funds	201,243		190,802		187,176			

Risks

The 2025-26 budget has been developed to ensure long term financial sustainability for the Sunshine Coast region. A key element to long term financial sustainability is achieving the targeted operating result.

The following key elements of the 2025-26 budget are based on management estimates and assumptions:

- Rates and charges revenue includes population and property growth forecasts
- Interest revenue and Finance costs includes interest rate forecasts
- Depreciation includes asset valuation, useful life and asset condition estimates and,
- Recurrent capital expenditure includes capitalisation estimates.

Management has used its best endeavours and judgment to determine suitable estimates and assumptions based on the available data, with reference to independent sources and relevant historic information where possible. There is a risk that the actual results may vary from the estimates. Material variances will be monitored and reported to Council through the Monthly Financial Performance Report and periodic budget reviews.

Council's operating result includes savings initiatives of \$13.0 million, with \$7.5 million attributed to the Employee Vacancy Rate. Failure to achieve the budgeted operating result will negatively impact Council's financial sustainability both in the short term and long term.

Continued monitoring of the delivery of the capital works program within budgeted scope and cost.

Thanks for your time



sunshinecoast.qld.gov.au

Ordinary Meeting Agenda
Item 8.3 July 2025 Financial Performance Report
Attachment 2 July 2025 Capital Grant Funded Project Report

21 AUGUST 2025

2023-24 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						(\$18,966)	\$82
1	Roads to Recovery Program					(\$5,846)	
Local Road and Community Infrastructure Grant Funding - Round 4						(\$200)	\$0
2	K2901 - Solar System Replacement	Whole of Council				(\$200)	\$0
Urban Rivers and Catchments Program						(\$920)	\$0
3	K6643 - Quota Park Fishway Construction	Division 10	Nambour	October 2024		(\$920)	\$0
Growing Regions Fund						(\$7,000)	\$14
4	H1670 - Growing Regions Round 2 - First Avenue Streetscape	Division 04	Maroochydore	June 2025	July 2026	(\$3,000)	\$10
5	K1280 - Honey Farm Rd Clubhouse Construction	Division 03	Meridan Plains	January 2026		(\$4,000)	\$4
Disaster Ready Fund - Round 1						(\$5,000)	\$68
6	K7936 - Mooloolaba Foreshore Stage 2 - Seawall	Division 05	Mooloolaba	July 2025	March 2027	(\$5,000)	\$68
State Government						(\$20,804)	\$9,073
7	Disaster Recovery Funding Arrangements					(\$3,888)	\$8,413
Blackspot Funding						(\$3,547)	\$14
8	K4894 - Blackspot - Beerburum Street and Cooroy Street Intersection	Division 02	Dicky Beach	February 2026	June 2026	(\$1,050)	\$8
9	K6054 - BlackSpot Sixth Ave Maroochydore - side street Zebra Crossing x 8	Division 04	Maroochydore			(\$1,223)	\$1
0	K8652 - Blackspot - Dulong Road Dulong	Division 10	Dulong		March 2026	(\$595)	\$0
1	K8653 - Blackspot - Vise Road Buderim	Division 07	Forest Glen			(\$170)	\$0
2	H4105 - Blackspot - Bellvista Boulevard - Raised Zebra Crossing on Southern Leg	Division 01	Caloundra West	January 2026		(\$510)	\$5
Minor Infrastructure and Inclusive Facilities Fund						(\$168)	\$303
3	K7687 - MSSWP3 - Meta Street and Douglas Street - Raised Crossing	Division 04	Mooloolaba	June 2025		(\$18)	\$208
4	K7596 - Maleny Skate Park Upgrade Phase 2	Division 05	Maleny	June 2025	October 2025	(\$150)	\$96
Queensland Transport Cycle Network Program						(\$2,804)	\$9
5	H8416 - Emu Mountain Road Pathway Construction	Division 09	Coolum Beach			(\$690)	\$3
6	H4585 - LGIP Mooloolaba Esplanade Active Transport Link	Division 04	Mooloolaba			(\$100)	\$0
7	H4861 - LGIP Stringybark Road Active Transport Link	Division 07	Buderim			(\$140)	\$3
8	H5950 - LGIP Burke Street Pathway	Division 02	Golden Beach			(\$75)	\$0
9	H5955 - LGIP Karawatha Dr Cycle Lanes	Division 06	Mountain Creek	January 2027	June 2027	(\$1,500)	\$2
0	H6800 - LGIP River Esplanade Active Transport Link	Division 04	Mooloolaba			(\$100)	\$0
1	H5972 - LGIP Caloundra to Currimundi Stage 2 - Bowman Road Active Transport	Division 02	Caloundra			(\$75)	\$0
2	K3826 - Jensen Park Golden Beach Coastal Pathway	Division 02	Golden Beach	November 2025	January 2026	(\$124)	\$1
Walking Network Plans						(\$36)	\$0
3	K3037 - Walking Network Plans	Whole of Council				(\$36)	\$0
South East Queensland Community Stimulus Program						(\$4,553)	\$94
4	K2914 - SEQCSP Beerwah Cemetery entrance feature and carparking	Division 01	Beerwah			(\$310)	\$3
5	K6414 - SEQCSP Khancoban Drive Park - District Park Development	Division 06	Buderim			(\$238)	\$2
6	K7394 - SEQCSP Albany Lakes Park - Public Amenity	Division 06	Sippy Downs			(\$350)	\$4
7	H5133 - SEQCSP South Coolum Road Coolum New Pathway	Division 08	Coolum Beach			(\$480)	\$38
8	K7568 - SEQCSP Sundew Street MUDJIMBA - East Section kerb and channel	Division 08	Mudjimba	August 2025	October 2025	(\$400)	\$3
9	K1771 - SEQCSP Petrie Creek Road Shoulder Widening from Paynters Creek Road	Division 07	Rosemount	September 2025	October 2025	(\$2,175)	\$46
0	K8605 - SEQCSP Namba Ped Crossing	Division 10	Nambour			(\$300)	\$0
1	K7207 - SEQCSP Coolum beach DDA compliant beach access ramp	Division 09	Coolum Beach			(\$300)	(\$1)
Transport Infrastructure Development Scheme						(\$1,225)	\$15
2	B0792 - WOR School Precinct Improvement Planning	Whole of Council				(\$200)	\$0
3	K2723 - Camp Flat Road Upgrade Stage 4	Division 09	Bli Bli			(\$1,025)	\$15
SEQ Liveability Fund						(\$4,333)	\$224
4	H7509 - Alex Bluff Foreshore Coastal Pathway Imp	Division 04	Alexandra Headlands			(\$2,000)	\$2
5	K2838 - Mooloolaba Foreshore Stage 2 - Central Meeting Place	Division 04	Mooloolaba	December 2026	March 2027	(\$2,333)	\$222
Local Government Grants and Subsidies Program						(\$250)	\$0
6	H8778 - Caloundra Centre - Regional Gallery					(\$250)	\$0
Project Complete							

8.4 QUEENSLAND AUDIT OFFICE: SECOND INTERIM MANAGEMENT REPORT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2025

File No: Council Meetings

Author: Coordinator Financial Accounting
Finance and Commercial Partnerships

Attachments: Att 1 - Queensland Audit Office 2025 2nd Interim Report 167 [!\[\]\(b6afcce21afefd988cd4585e5cc3aac0_img.jpg\)](#) 

PURPOSE

This report provides for the information of Councillors the results of the second interim audit for 2024-25 by the Queensland Audit Office, which was conducted in June this year.

Section 213(3) of the *Local Government Regulation 2012* requires that the report be presented at the next Ordinary Meeting of Council.

EXECUTIVE SUMMARY

Council has a statutory obligation to prepare general purpose financial statements on an annual basis, culminating in audit certification in October, before publication in Council's annual report.

The Queensland Audit Office performs audits on Council's annual financial statements to ensure the statements give a true and fair view of Council's financial position, financial performance and cash flows for the relevant year, and that the financial statements comply with the *Local Government Act 2009*, the *Local Government Regulation 2012* and the Australian Accounting Standards.

The annual audit process for the 2024-25 financial year consists of 4 parts as follows:

- Planning Audit (January 2025)
 - Confirmation of deliverables and timelines for the audit process
- First Interim Audit (March 2025)
 - Includes assessment of the control environment to determine whether it supports an audit strategy that can rely on Council's controls relevant to the financial statements
- **Second Interim Audit (June 2025)**
 - Further testing of Council's control environment
- Final Audit of financial statements (September 2025)

Following the final audit, Queensland Audit Office provide their Closing Report, Audit Report and Final Management Report in October 2025, which includes their audit opinion as well as a summary and status of any issues identified during the audit.

Council has consistently received an unmodified audit opinion meaning the annual financial statements, in all material aspects, give a true and fair view of Council's financial position,

financial performance and cash flows for the relevant year, and that they comply with the applicable legislation and Australian Accounting Standards.

The results of all Queensland local government audits are included in the Auditor General's annual report to Parliament on the results of local government audits.

Second Interim Audit

The Queensland Audit Office performed a second interim audit of Council's systems and processes during June 2025. The design and implementation of Council's internal controls relevant to the financial statements were assessed to determine whether they are operating effectively. The auditors assessed the key controls they intend to rely on in auditing Council's financial statements.

Based on the results of testing completed to date and the resolution of prior year issues, the Queensland Audit Office have determined Council's internal control environment supports an audit strategy where they can rely upon Council's controls.

Six (6) new deficiencies and one (1) Other Matter relating to information technology controls were identified during this audit. In addition, one (1) current year deficiency is now resolved to Queensland Audit Office satisfaction.

A summary of all outstanding issues and their status is below.

Item	Status
Significant deficiencies	1 prior year in progress
Deficiencies	1 current year resolved 1 current year resolved pending audit clearance 5 current year in progress 2 prior year resolved pending audit clearance 6 prior year in progress
Financial reporting matters	1 (medium) prior year resolved pending audit clearance
Other matters	1 current year in progress
Milestones	On track
Audit fees	On track

OFFICER RECOMMENDATION

That Council receive and note the report titled "Queensland Audit Office: Second Interim Management Report for the Financial Year ended 30 June 2025".

FINANCE AND RESOURCING

Queensland Audit Office proposed audit fee for 2024-25 is \$357,500 and sufficient budget is available.

CORPORATE PLAN

Corporate Plan Goal:	<i>Organisational excellence</i>
Strategic Pathway:	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 E Hungerford and Councillor J Broderick have received advice of this report through the Audit Committee process.

Internal Consultation

The following branches were involved in the Second Interim Audit.

- Finance
- Governance and Executive Services
- Audit, Assurance & Risk Advisory Services
- Asset Management
- Digital and Information Services
- People and Culture
- Internal Audit
- Waste and Resource Management
- Strategic Planning
- Business and Innovation
- Sport and Community Venues
- Customer Response

External Consultation

Queensland Audit Office

Community Engagement

There is no community engagement required for this report.

PROPOSAL

This report details the outcome of the Second Interim Audit for the 2024-25 financial year.

The Second Interim Audit involves assessment of the design and implementation of Council's internal controls that the Queensland Audit Office intend to rely on in auditing Council's financial statements.

Seven (7) new issues have been identified during the audit relating to information technology controls.

The Queensland Audit Office categorise internal control issues as either

- Significant Deficiencies - requiring immediate management action to resolve
- Deficiencies - expecting management action will be taken in a timely manner
- Other Matters - action taken at management's discretion.

Financial Reporting matters are categorised as either:

- High - requiring immediate management action to resolve
- Medium - expecting management action will be taken in a timely manner
- Low - action taken at management's discretion.

In total, Council has one deficiency that is now resolved for the current year along with 1 outstanding significant deficiency, 14 outstanding deficiencies, 1 outstanding moderate financial reporting issue and 1 outstanding other matter.

A summary of all outstanding issues and their status is below.

Rating legend

S = significant deficiency

D = deficiency / M = moderate financial reporting issue

O = other matter

Ref	Rating	Issue	Status	Action Date
25IR2-1	D	Users with passwords set to never expire	Resolved pending audit clearance	31 July 2025
25IR2-2	D	Inappropriate domain level administrator access	Work in progress	31 July 2025
25IR2-3	D	Lack of manual and automated disabling of inactive users	Work in progress	31 August 2025
25IR2-4	D	Lack of regular user access reviews performed	Work in progress	31 July 2025
25IR2-5	D	Lack of segregation of duties over developers and migrators of setting changes	Work in progress	31 July 2025
25IR2-6	D	Access changes performed not aligned with ticket requests	Work in progress	31 July 2025
25IR2-7	O	Policy, procedure and process guideline documentation are missing controls and pending review	Work in progress	31 July 2025
25IR-1	D	Payroll officers' system access allows them to manually update employee pay rates and hours worked, without initiating an approval workflow in the system	Resolved	
24CR-1	D	Comprehensive Property Plant & Equipment revaluations and techniques adopted to estimate fair value	a) Work in progress b) Resolved pending audit clearance	a) Adjusted to 30 June 2028 b) 30 June 2025

Ref	Rating	Issue	Status	Action Date
24CR-2	D	Adoption of unit rates provided by engaged external expert	Resolved pending audit clearance	30 June 2025
24IR-1	D	Unknown reason for parking revenue reconciliation discrepancies between parking meter management system and TechOne general ledger	Work in progress	31 July 2025
24IR-3	D	Controls and processes to mitigate risks arising from incomplete/inaccurate data in Corporate Asset Management Systems	Work in progress	Revised to 30 June 2026
23CR-1	S	Comprehensive valuation process	Work in progress	31 August 2025
23CR-2	D	Delays in recognising contributed assets	Work in progress	Revised to 30 September 2026
23CR-3	D	Assets not previously recognised	Work in progress	Revised to 30 September 2026
23CR-4	D	Delays in classifying project costs to operating expense	Resolved pending audit clearance	Revised to 31 July 2025
22IR-8	D	Other infrastructure asset class - comprehensive	Work in progress	31 August 2025
22FR-1	M	Formal review of remaining useful lives for assets is required	Resolved pending audit clearance	31 August 2025

Legal

Section 213(3) of the *Local Government Regulation 2012* requires the Queensland Audit Office 2nd Interim Report 2025 to be presented at the next Ordinary Meeting of Council.

Policy

There are no internal policy documents relating to this report.

Risk

Queensland Audit Office have identified items presenting the greatest risk of material misstatement to the financial statements with valuation of infrastructure assets topping the list. This is due to the adoption of certain key assumptions and application of significant judgement required in developing the fair value of infrastructure assets in the absence of directly observable market transactions of comparable assets.

There is also estimation uncertainty when estimating the expected utility and service potential embodied in long-lived infrastructure and assigning these assets useful lives.

Previous Council Resolution

Ordinary Meeting 21 May 2025 (OM25/43)

That Council receive and note the report titled "Queensland Audit Office: Second Interim Management Report for the Financial Year Ended 30 June 2025".

Related Documentation

There is no related documentation to this report.

Critical Dates

As per s212(4) of the *Local Government Regulation 2012*, audit of the financial statements is to be completed by 31 October each year.

Implementation

Finance Branch will coordinate the implementation of the activities and actions relating to this report. Any identified audit issues requiring resolution will be recorded in Council's Corporate Reporting system and monitored by the Audit Committee.



2025 2ND INTERIM REPORT

Sunshine Coast Regional Council

23 July 2025

2025 Interim report

SENSITIVE

Councillor R Natoli
Mayor
Sunshine Coast Regional Council
Locked Bag 72
SUNSHINE COAST MAIL CENTRE QLD 4560

Dear Councillor Natoli

2025 Interim report

We present our 2nd interim report for Sunshine Coast Regional Council for the financial year ending 30 June 2025. This report details the results of our 2nd interim work performed. Under section 213 of the Local Government Regulation 2012, you must present a copy of this report at your council's next ordinary meeting.

Results of our interim audit

In this phase, we assessed the design and implementation of your internal controls relevant to the financial report, and whether they are operating effectively. We assessed the key controls we intend to rely on in auditing your financial statements. Our audit does not assess all controls that management has implemented across the organisation. We have included a summary of deficiencies identified.

Significant deficiencies:

- One unresolved significant deficiency from prior years

Deficiencies:

- Six raised in current year relating to information technology controls.
- One deficiency that is now resolved for the current year.
- Eight unresolved deficiencies from prior years.
- **Financial reporting matters:** One unresolved from prior year.

Other Matters

- One raised in current year relating to information technology controls.

Based on the results of our testing completed to date and the resolution of prior year issues, we have determined your internal control environment does support an audit strategy where we can rely upon your entity's controls.

Milestones – On track

Refer to section 3 [Key financial audit milestones](#) for further details.

Audit fees – On track

[2025 Interim report](#)

I'd like to thank your team for the positive engagement over our interim testing. If you have any questions or would like to discuss the audit report, please contact me on 3149 6211 or Mansheel Kumar on 3149 6085.

Yours sincerely



David Adams
Engagement Leader

Enc.

cc. Mr J Baker, Chief Executive Officer
Mr M Petrie, Chair of the Audit Committee

2025 Interim report

SENSITIVE

1. Status of issues

Internal control issues

The following table identifies the number of deficiencies in internal controls and other matters we have identified. Details of the deficiencies we identified during our interim audit are outlined further in this section. Refer to [section 3 Matters previously reported](#) for the status of previously raised issues.

Year and status	Significant deficiencies	Deficiencies	Other matters*
Current year issues – Unresolved	-	6	1
Prior year issues – unresolved	1	8	
Total issues	1	14	1

Note: *Queensland Audit Office only tracks resolution of other matters where management has committed to implementing action.

The following section details control deficiencies and other matters identified as at 30 June 2025. It includes a response from management.

Our ratings are as follows. For more information and detail on our rating definitions, please see the webpage here: www.qao.qld.gov.au/information-internal-controls or scan the QR code.

Internal control issues

S

D

O

Significant deficiency Deficiency Other matter



D

Deficiency

25IR2-1 Users with passwords set to never expire

Observation

We found three (3) accounts (including one (1) administrator) in Active Directory with passwords set to never expire. Security standards state that users must reset their password regularly unless there is a formally approved exception.

One (1) account was an emergency service account used for managing Microsoft Azure subscriptions, which required passwords set to never expire and was secured by the council's password manager. We acknowledge council's confirmation that the account has not been used in their local infrastructure.

2025 Interim report

The remaining two (2) accounts belonged to employees. We acknowledge council's confirmation of the misalignment with security policies and that it has requested the setting to be disabled. We confirmed that these two (2) employees did not have high risk privileges with material impact in TechnologyOne CiA, SAP Employee Central, and Employee Central Payroll.

Implication

Where password settings are set to never expire, the risk of unauthorised access increases, as compromised credentials can remain valid indefinitely allowing attackers prolonged opportunities to exploit compromised accounts.

QAO recommendation

We recommend that council

- monitor the setting for passwords set to never expire on a regular basis
- confirm the password settings for the two (2) accounts have been corrected to align with security standards.

Management response

Password settings (to never expire) will align with security recommendations and further monitoring will be performed regularly. Regularly AD audits for disallowed settings have been proposed and regular reporting mechanisms are to be actioned. As per email sent 10 June 2025 by Team Leader ICT Infrastructure, the impacted accounts' expiry has been rectified.

Responsible officer: Chief Information Officer

Status: Resolved pending audit clearance

Action date: 31 July 2025



Deficiency

25IR2-2 Inappropriate domain level administrator access

Observation

We found one (1) privileged account in Active Directory that was inappropriate and should be disabled. Council policy suggests that administrator accounts should be limited to a restricted set of users which require privileged access.

We confirmed that the one (1) privileged account was a service account used for network security management and reporting. The account did not have high risk privileges with material impact in TechnologyOne CiA, SAP Employee Central, and Employee Central Payroll. Additionally, council confirmed that actions have been initiated to remove the account.

2025 Interim report

SENSITIVE

Implication

Privileged accounts that remain active despite not being in use increases the risk of unauthorised access, as these unused accounts can remain active without monitoring allowing attackers opportunities to exploit compromised accounts.

QAO recommendation

We recommend that privileged user access reviews over Active Directory administrators be performed on a regular basis to ensure appropriateness of access.

Management response

The account is in the process of being removed. A quarterly report will be run and reviewed at the Cyber Technical Authority to ensure consistent oversight and prompt action on any discrepancies or policy deviations.

Responsible officer: Chief Information Officer

Status: Work in progress

Action date: 31 July 2025



Deficiency

25IR2-3 Lack of manual and automated disabling of inactive users

Observation

We found that there was a lack of process (both manual and automated) to disable accounts that have been inactive in the system (e.g., 30 days, 90 days, etc.). Better practice suggests that accounts should be monitored for inactivity to detect unauthorised access to systems due users not having their access appropriately removed.

Council confirmed that accounts in Active Directory are disabled after 30 days of their termination date then removed after 90 days. We acknowledge that all users in Active Directory have not been inactive over 90 days.

Implication

The lack of manual or automated processes to disable inactive accounts within a specified duration increases the risk of unauthorised access, as these unused accounts can remain active without monitoring allowing attackers opportunities to exploit compromised accounts.

QAO recommendation

We recommend that an automated disabling setting or manual review of inactive user accounts be implemented as a detective control.

2025 Interim report

Management response

The IT Infrastructure Delivery team have developed a script to automatically disable privileged after 45 days of inactivity to align with Essential 2 level requirement. Noting, this only applies to local AD accounts and cloud accounts are currently not in scope.

Responsible officer: Chief Information Officer

Status: Work in progress

Action date: 31 August 2025



Deficiency

25IR2-4 Lack of regular user access reviews performed

Observation

We found that there is no process to regularly review user access in TechnologyOne CiA, whereas user access reviews are performed infrequently (annually) for SAP Employee Central. Better practice suggests that accounts should be regularly reviewed to detect unauthorised access to systems due to errors in managing user access.

We acknowledge that:

- for TechnologyOne CiA, we confirmed that audit logging and monitoring is in place as a compensating control. Monthly reviews are completed on privileged user activity in TechnologyOne CiA, which was found as effective for the audit period
- for SAP Employee Central, we confirmed that new user provisioning and modification processes are in place as a compensating control. User provisioning and modifications tested during the period were appropriately tracked and approved.

Implication

The absence of regular reviews of user access increases the risk of unauthorised access, excessive privileges, and non-compliance with security policies.

QAO recommendation

We recommend that user access reviews over TechnologyOne CiA and SAP Employee Central users be performed on a regular basis to ensure appropriateness of access. If not feasible, council should consider performing frequent privileged user access reviews instead.

Management response

- Numerous monthly and annual reviews are undertaken. A procedure is in development to ensure reviews are undertaken more frequently.

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- b) To ensure consistent overview of changes to user access, the SAP Employee Central Access Review has now been increased to a Monthly SAP Employee Central Privileged User access Review.

Responsible officer: Chief Financial Officer (for TechnologyOne CiA) and Head of People and Culture (for SAP Employee Central)

Status: Work in progress

Action date: 31 July 2025



Deficiency

25IR2-5 Lack of segregation of duties over developers and migrators of setting changes

Observation

SAP Employee Central and SAP Employee Central Payroll setting changes are completed by a managed service provider with approvals required by council before change migration. We found that one (1) user from the managed service provider had access to both develop and migrate setting changes. Council policy suggests employees, contractors and third parties need to ensure that duties are segregated to reduce the risk of accidental or deliberate misuse of privileges and access to systems.

For SAP Employee Central and SAP Employee Central Payroll, we confirmed that the one (1) user did not make any setting changes within the financial year. Further, we confirmed that appropriate setting change management is in place as a compensating control. Setting changes tested by audit during the period have appropriate tracking and approvals from council before deployment to production by the managed service provider.

Implication

Ineffective operation of segregation of duties may increase the risk of unauthorised system setting changes and integrity of the system software environment.

QAO recommendation

We recommend council

- works with its managed service provider to investigate the one (1) user's job position and access requirements to remove unrequired developer or migrator access
- Incorporate developer and migrator users as part of regular user access reviews to identify any segregation of duties violations.

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Management response

Deloitte's acknowledge SCC's requirements for segregation of duties in which they noted that they are aware of. Deloitte's have also confirmed the removal of the transport capability role of an identified user (DTT_AZORBA) profile. Additionally, Deloitte has reviewed all AMS support profiles to ensure that no other profiles hold both ECP permission roles of Developer & Transporter. This will ensure moving forward that segregation of duties is maintained between Developing and Transporting to SCC Productive Environment.

Responsible officer: Head of People and Culture

Status: Work in progress

Action date: 31 July 2025



Deficiency

25IR2-6 Access changes performed not aligned with ticket requests

Observation

We found three (3) user accounts in Active Directory and TechnologyOne CiA whose access changes were requested through tickets and forms; however, these tickets and forms were not addressed in alignment with their request before closure. Council policy suggests that access changes such as termination and provisioning must be performed in alignment to their request.

We confirmed that two (2) user accounts in Active Directory had requests to be terminated during the audit period yet both accounts were active. Council has confirmed that the termination tickets for these requests were closed without proper access revocation. For one (1) of the user accounts there was no attempt to log in after termination, council has confirmed that a new termination ticket was created for this account. For the remaining one (1) account, the employee attempted to log in fourteen (14) days after termination, the success of the login is unable to be confirmed due to system limitation. However, we confirmed that the employee did not have high risk privileges with material impact in TechnologyOne CiA, SAP Employee Central, and Employee Central Payroll. Additionally, council has confirmed that a new termination ticket was created for this account.

We confirmed that one (1) user account in TechnologyOne CiA had a request form to modify their access profile yet the profile they received was not aligned to what was requested. Council has confirmed that for this user the access granted was appropriate, instead it was the access request on the form that was incorrect for what the user should have obtained per their job responsibilities. We further confirmed that the user's access profile granted did not have high risk privileges with material impact in TechnologyOne CiA.

Implication

Access changes that are made to accounts that are misaligned with specifications from request tickets and forms increases the risk of unauthorised access, as it may provide users with inappropriate privileges that could lead to misuse of sensitive systems and data.

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QAO recommendation

- a) We recommend that for the two (2) Active Directory accounts, that they are terminated appropriately. Additionally, council should independently review termination actions for accuracy and completion moving forward and implement fortnightly monitoring to confirm terminated users are disabled in a timely manner.

Additionally, council should ensure that moving forward there is clear documentation if changes are made to access privileges requested in TechnologyOne CiA access request forms.

Management response

- a) Confirmation provided that identified errors have been rectified.

To prevent recurrence the IT Service Desk are planning to implement an additional daily check to:

- validate that terminations from the previous day were actioned by checking the closure email that is sent to the Service Desk inbox from ServiceHub.
- validate that the name on the closure email matches the User name (code) on the termination ticket.

IT Customer Experience will begin a program of comparing processes with HR process to make sure they align and to ensure that there are not weak points that could potentially lead to issues such as these errors. This includes creation of process workflows for cross-team processes to facilitate common understanding and quicker diagnosis of issues.

- b) Notation on user record will be made if a user access request is overridden by the System Administrator.

Responsible officer: Chief Information Officer

Status: Work in progress

Action date: 31 July 2025



Other Matter

25IR-2-7 Policy, procedure, and process guideline documentation are missing controls and pending review.

Observation

We found eight (8) policies, procedures, and process guidelines outlining requirements for user access management and change management controls across all in-scope applications had not been reviewed and updated in the past 12 months. Requirements to regularly review these documents were also not defined.

Better practice suggests that policies, procedures, and process guidelines should be reviewed and updated at minimum one (1) or two (2) times a year.

The following four (4) controls were found as not having any control requirements documented.

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- Password Management (Parameters)
- User Access Reviews
- Inactive User Expiration
- Batch / Scheduled Job Monitoring

Implication

The lack of formal documentation of control requirements may result in inconsistent and unclear control practices. Additionally, the inadequate frequency of review and approval may result in misalignment with existing practices.

QAO recommendation

We recommend that policy, procedures, and process guideline documentation should be updated to include a formal requirement to track, review, and approve documents on an appropriate frequency as identified by council. Additionally, council should update policies, procedures, and process guidelines to outline control requirements for password settings, user access reviews, inactive user expiration, and batch / scheduled job monitoring.

Management response

A dedicated IT Policy Framework Working Group has been instituted for quarterly review for all document control processes. IT will aid business partners to support the currency and accuracy of companion business stakeholder documents that are related to IT controls.

Responsible officer: Chief Information Officer

Status: Work in progress

Action date: 31 July 2025

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2. Matters previously reported

The following table summarises the status of deficiencies, financial reporting issues, and other matters previously reported to you.

Ref.	Rating	Issue	QAO Recommendation	Status
25IR-1	D	<p>Payroll officers' system access allows them to manually update employee pay rates and hours worked, without initiating an approval workflow in the system</p> <p>Payroll officers have SAP system access privileges that allow for updates to employee pay rates and hours worked without initiating a workflow for approval. While validation reports (that list changes made) are approved before each pay run, the reports do not specifically highlight what masterfile records have been changed (e.g. pay rate or hours worked). Officer's responsible for checking and approving the validation report are not able to identify what changes were made to the masterfile records. The design of the control is deficient in that changes to employee masterfile records (such as a pay rate) can be made incorrectly or inappropriately and would not be detected as being in error despite validation reports being reviewed.</p>	<p>It is recommended that the management reassess the design of controls including:</p> <ul style="list-style-type: none"> whether all payroll officers require access privileges to change employee pay rates or hours worked establishing a workflow so that key employee masterfile changes are checked and approved by an independent payroll officer whether existing HR delegations approving key masterfile record changes is consistent with SAP access privileges for payroll officers. 	<p>Resolved</p> <p>Payroll officers can no longer manually update employee pay rate and hours worked within the system. Senior Payroll Officers can still manually update employee pay rates and hours worked, without initiating an approval workflow in the system. A compensating control however exists. A report is run each payrun of all changes made by Senior Payroll Officers which is reviewed by the team leader of Payroll.</p> <p>Responsible Officer: Head of People and Culture</p>
24CR-1	D	<p>Comprehensive PP&E revaluations and techniques adopted to estimate fair value</p> <p>We noted that Council has adopted a range of measurement techniques to revalue Property, Plant & Equipment (PP&E) that were planned to be comprehensively revalued as at 30 June 2024.</p> <p>Our understanding is that varying techniques are required to align asset data in the Corporate Asset Management System (CONFIRM) and the FAR before proceeding to apply a comprehensive revaluation technique in the FAR. Complexities, data completeness and accuracy, resource allocation and time constraints impeded Council from achieving its original objective.</p> <p>While a material proportion of assets in the FAR were comprehensively revalued there remains assets in each</p>	<p>We recommend that management:</p> <ul style="list-style-type: none"> a) accelerate its program to align its asset data and information between CONFIRM and FAR systems and increase the number of assets that are valued using more precise valuation techniques b) review the programming of comprehensive revaluations by asset class, so that in any given financial year, only one major class is subject to comprehensive revaluation techniques. 	<p>a) Work in progress</p> <p>b) Resolved pending audit clearance</p> <p>Management update:</p> <p>a) Council will focus on asset data reconciliation for the asset class being comprehensively revalued each year, for which in 2025 is Buildings.</p> <p>Asset Management Branch is currently developing a plan with the desire to have Operational and Finance registers aligned over a 3-year period as part of the Asset Information Review, in conjunction with Asset Accounting, pending resource availability noting that the Asset</p>

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Ref.	Rating	Issue	QAO Recommendation	Status
		class where indexation has been applied because of an absence of sufficient appropriate data to validate the completeness and accuracy of the attributes of these.		<p>Management Program will also target this issue.</p> <p>b) Draft forward plan for annual comprehensive asset revaluation is:</p> <ul style="list-style-type: none"> • 2026 – Land • 2027 – Stormwater • 2028 – Transportation • 2029 – Other infrastructure <p>Responsible officer: Chief Financial Officer</p> <p>Original Action Date: 30 June 2025</p> <p>a) Revised Action date: 30 June 2028b) 30 June 2025</p>
24CR-2	D	<p>Adoption of unit rates provided by engaged external expert</p> <p>An external expert and registered valuer were engaged to provide fair value estimates for swimming pools, parks and sports field, shelters and other assets in the other infrastructure asset class. Management was unable to thoroughly analyse and assess all the fair value estimates provided by the valuer and as a result, has elected not to adopt the fair value estimates and instead indexed 31% of assets within the asset class.</p> <p>There has also been delays extended into October in obtaining finalised valuation reports from the valuer and scheduling discussions about the outcomes of the valuation results.</p>	<p>We recommend that management:</p> <ul style="list-style-type: none"> • engage valuers earlier in the financial year as this provides management with greater confidence that valuers can complete their engagement on time and mitigate risks if unexpected delays are encountered by either party • consider reviewing the programming of comprehensive revaluation by asset class, so that in any given financial year, only one class is subject to comprehensive revaluation techniques. 	<p>a) Resolved pending audit clearance</p> <p>b) Resolved pending audit clearance</p> <p>Management update:</p> <p>a) The valuer for Buildings was engaged in 2024</p> <p>b) The forward comprehensive asset revaluation plan consists of one asset class per year.</p> <p>Responsible Officer: Chief Financial Officer</p> <p>Audit Update:</p> <p>We will assess this at final once we receive the position papers for asset valuations and prior year errors.</p>
24IR-1	D	<p>Unknown reason for parking revenue reconciliation discrepancies between parking meter management system and TechOne general ledger</p>	<p>We recommend that management identify the underlying reasons for discrepancies in parking meter revenue between the two systems to ensure that only parking revenue</p>	<p>Work in progress</p> <p>Management update: As at 30 April 2025 the variance between parking revenue in the TechOne system and the parking meter system has reduced from \$16,000</p>

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Ref.	Rating	Issue	QAO Recommendation	Status
		Our review of the reconciliations between parking revenue (per the TechOne general ledger) and the parking meter management system identified unreconciled amounts.	collected and earned is recorded in the general ledger.	in 2024 to \$1,267. Council is working closely with service providers to ensure they are implementing changes to ensure tracking between the systems is significantly improved. Finalisation of improvements is on track for 31 July 2025. Management Responsible Officer: Manager Transport Network Management Action date: 31 July 2025
24IR-3	D	<p>Controls and processes to mitigate risks arising from incomplete/inaccurate data in Corporate Asset Management Systems</p> <p>Observed absences or errors in key data fields in CONFIRM which resultantly impacts on the estimation of Current Replacement Cost of items of PP&E measured under the Cost Approach.</p> <p>Recommendation made that controls and processes be implemented to improve data quality in this system.</p>	<p>For asset attribute data already captured within CONFIRM, Council seek to adopt measures to mitigate risk and formalise processes for identifying and correcting current inaccuracies or absences in key fields within CONFIRM.</p> <p>This includes determining which fields and measures within the system are paramount and mandatory from an asset management and asset accounting perspective then developing a framework to ensure that these fields are reviewed for completeness and accuracy and amended where necessary.</p> <p>The framework should also include considerations for substitution where key data is unknown and ensuring substitution, if necessitated represents reasonable estimates in the absence of observable/measurable inputs.</p> <p>For the creation and entry of new asset data in CONFIRM, controls and processes to prevent or detect the occurrence of erroneous data entry should be implemented.</p>	<p>Work in progress</p> <p>Management update:</p> <p>Progress on this issue has stalled due to other deliverables and resourcing constraints.</p> <p>The scope of the Asset Management Program is currently under review to support progressive incremental improvement to asset recognition processes, data, and systems.</p> <p>Responsible Officer: Asset Information Manager</p> <p>Original action date: 30 June 2025 Revised action date: 30 June 2026</p>

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Ref.	Rating	Issue	QAO Recommendation	Status
23CR-1	S	<p>Comprehensive Valuation process</p> <p>Planned Comprehensive revaluation of Stormwater and Other Infrastructure classes of Property, Plant & Equipment was not achieved in FY 2023.</p> <p>The duration between comprehensive revaluations for Stormwater and Other Infrastructure assets classes is now 5 and 8 years respectively.</p> <p>By not periodically completing comprehensive valuations in accordance with Council's stated asset accounting policies (every 3 to 5 years or when material movement has been identified in a class) there is a risk that the carrying values of assets may be materially misstated and not conform with the principles of AASB 116 <i>Property, Plant & Equipment</i>.</p>	<p>We recommend that management:</p> <ul style="list-style-type: none"> continue with its plan to finalise all relevant aspects of its evaluation process for stormwater and other infrastructure assets apply more effective project management disciplines (including governance and communication attributes) to the comprehensive revaluation process to ensure outcomes are achieved, including within agreed timeframes and to a quality standard (e.g. revaluation results are peer reviewed, approved and reported to executive management and the audit committee) consider using other sources including internal audit or other LG networks to benchmark unit rate processes and results. 	<p>Work in progress</p> <p>Management update:</p> <p>Stormwater comprehensive revaluation completed in 2023-24.</p> <p>The Other Infrastructure asset class comprehensive revaluation was mostly completed in 2023-24 with a portion (31%) of the asset class progressing this year.</p> <p>Council continues to review its approach and management of the comprehensive revaluation process.</p> <p>Responsible officer: Chief Financial Officer</p> <p>Action date: 31 August 2025</p>
23CR-2	D	<p>Delays in recognising contributed assets</p> <p>Delays in the timely recognition of contributed assets has been a recurring issue for Council. Such delays increase the risk that revenue, assets, and depreciation expense will be materially misstated in the financial report and or result in the reporting of material prior period errors and retrospective restatements.</p>	<p>We recommend that management:</p> <ul style="list-style-type: none"> revisit its current reconciliation process between the development application numbering and the on-maintenance letters and aim to develop processes and measures to better ensure that the on-maintenance letters are reconciled to the appropriate development applications ensure the timely recording of contributed assets information into council's systems to ensure revenue, assets and depreciation expense are not materially misstated in the financial report consider year-end adjusting entries to avoid prior period error. 	<p>Work in progress</p> <p>Management update:</p> <p>Minimal progress has been made to date due to resource constraints.</p> <p>An Asset Management Program has now commenced to review business processes and systems.</p> <p>The scope of this Program is currently under review to support progressive incremental improvements to asset recognition processes, including contributed assets.</p> <p>The status of any prior period adjustments due to contributed assets for 2024-25 will be known by 31 August 2025.</p>

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Ref.	Rating	Issue	QAO Recommendation	Status
				Responsible officer: Chief Financial Officer Original action date: 30 June 2025 Revised action date: 30 September 2026
23CR-3	D	<p>Assets not previously recognised</p> <p>Management have identified prior period errors relating to asset records which have not been previously recognised in the primary financial system as well as erroneous records which have required removal from the financial asset register.</p> <p>These errors are primarily attributable to an absence of key system information on these assets preceding the transition to the Confirm asset management system and spatial data capture inconsistencies.</p>	<p>We recommend that management:</p> <ul style="list-style-type: none"> continue with its existing improvement plans to progress the quality of its asset information in the system ensure that capitalisation process for assets is performed regularly throughout the financial year ensure that cost effective stocktakes are performed to verify the completeness and existence of assets. 	<p>Work in progress</p> <p>Minimal progress has been made to date due to resource constraints.</p> <p>An Asset Management Program has now commenced to review business processes and systems.</p> <p>The scope of this Program is currently under review to support progressive incremental improvements to asset recognition processes, including timing of recognition.</p> <p>The status of any prior period adjustments due to assets not previously recognised for 2024–25 will be known by 31 August 2025.</p> <p>Responsible Officer: Chief Financial Officer</p> <p>Original action date: 30 June 2025 Revised action date: 30 September 2026</p>
23CR-4	D	<p>Delays in classifying project costs to operating expense</p> <p>Council performs its capitalisation analysis processes monthly to determine whether the classification of capital costs to a project is appropriate and or whether costs failing to satisfy recognition criteria should be classified as operating expenditure.</p> <p>There are issues with the timeliness of these processes and as a result the recognition of reclassified expenses in their correct reporting period.</p>	<p>We recommend that management consider revising its approach (including developing a cost-effective internal control) to analyse WIP projects to identify operational expense components of each project in a more regular manner.</p>	<p>Resolved pending audit clearance</p> <p>Management update:</p> <p>As recommended, a cost-effective internal control has been implemented.</p> <p>When this issue was first raised in 2023, Council conducted a review of all Capital Work in Progress (WIP) including historic data, to identify any obvious operating costs based on transaction data. In addition, a monthly review of current WIP was implemented and this is ongoing.</p>


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Ref.	Rating	Issue	QAO Recommendation	Status
				<p>The scope of the Asset Management Program is currently under review to support progressive incremental improvement to asset recognition processes, including this issue. As recommended, a cost-effective internal control has been implemented.</p> <p>Responsible officer: Chief Financial Officer</p> <p>Original action date: 30 June 2025</p> <p>Revised action date: Revised to 31 July 2025 to cover year-end processing</p> <p>Audit Update:</p> <p>We will assess this at final once we receive the position papers for asset valuations and prior year errors.</p>
22IR-8	D	<p>Other infrastructure asset class – comprehensive</p> <p>The comprehensive revaluation of the 'Other Infrastructure' class of Property, Plant & Equipment was not performed at the 5 years interval in accord with Council's asset accounting policies.</p>	<p>We recommend that management complete the comprehensive revaluation of the remaining 43% of other infrastructure that was unable to be finalised during FY24.</p>	<p>Work in progress</p> <p>Management update:</p> <p>Of the 43% of Other Infrastructure assets remaining from 2024, 12% did not require revaluation, leaving 31% (\$180 million) that were indexed.</p> <p>The review of remaining Other Infrastructure assets is on track for 31 August 2025 and this review aims to achieve updated valuations for \$67 million of the \$180 million assets that were indexed in 2024.</p>

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Ref.	Rating	Issue	QAO Recommendation	Status
				<p>The remaining asset types require significant work on data quality/alignment between the 2 asset registers. This work is planned to be carried out over a 3-year period as part of the Asset Information Review (Issue 24CR-1) noting that the Asset Management Program will also target this issue.</p> <p>Responsible officer: Chief Financial Officer</p> <p>Action date: 31 August 2025</p>
22FR-1		<p>Formal review of remaining useful lives for assets is required</p> <p>It was observed that there was no formal review of assets' remaining useful lives and no formal assessment of assets for indicators of impairment.</p>	<p>We recommend that management implement a practical process to ensure the useful life of property, plant and equipment and intangible assets are reviewed annually.</p>	<p>Resolved pending audit clearance</p> <p>Management update:</p> <p>Formal annual useful life review has been implemented. Asset Accounting utilise the annual useful life review carried out by Asset Management Branch.</p> <p>Responsible officer: Chief Financial Officer</p> <p>Action date: 31 August 2025</p> <p>Audit Update:</p> <p>We will assess this at final once we receive the position papers for asset valuations and prior year errors.</p>

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3. Key financial audit milestones

The following table details the current status of milestones for key financial reporting and audit deliverables as at 30 June 2025.

We enjoyed working on-site with your team during our planning visit and we have agreed to work on-site/at Sunshine Coast Regional council with your finance team for the second interim visit. Working together in-person helps us ensure an efficient and timely audit process.

Planning	Agreed date	Completed date	
Planning visit	13 January–24 January 2025	24 January 2025	●
External audit plan issued to client	6 February 2025	7 February 2025	●
Interim			
Interim testing visit	10 March–21 March 2025	28 March 2025	●
Interim report outlining preliminary audit findings issued to client	25 April 2025	17 April 2025	●
2 nd Interim testing visit	2 June–13 June 2025	2 June–13 June 2025	●
Position papers on known accounting issues due to audit	30 May 2025	Note 1	●
Feedback on position papers to client	13 June 2025	Note 1	●
Proforma financial statements due to audit	30 May 2025	19 May 2025	●
Feedback on proforma financial statements to client	13 June 2025	13 June 2025	●
Final			
Year-end visit	8–26 September 2025		●
Asset valuations due to audit	1 September 2025		●
Asset valuations reviewed by audit	26 September 2025		●
Working draft financial statements to audit	1 September 2025		●
Complete draft financial statements to audit	8 September 2025		●
Feedback on draft financial statements to client	12 September 2025		●
QAO closing report summarising our audit findings	26 September 2025		●

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Audit committee clearance	13 October 2025	●
Financial statements signed by management	15 October 2025	●
Audit report including our audit opinion issued to Sunshine Coast Regional council	16 October 2025	●
Final management report outlining the final audit findings issued to client	16 October 2025	●

Note: **Audit visit** | [SCRC] deadline | QAO **deadline** ● Completed | ● On track | ● Behind schedule

If there are any issues/concerns in meeting these time frames, please discuss this with the engagement manager Mansheel Kumar.

Note 1 – Multiple position papers are required to be prepared and reviewed. The table below summarises those expected by QAO, with further details provided below

Position Paper Title	Date Due	Date Received	Feedback provided
Visit Sunshine Coast Assessment	30 May 2025	6 February 2025	30 June 2025
Prior Period Adjustment – Transfer of Project Costs to Operating	1 September 2025	27 June 2025	To be provided as part of final audit visit
PP&E Valuation Position Papers – Including Useful life Assessment	1 September 2025	Not yet due	Not yet due
Prior Period Adjustment – Capitalisation of contributed assets.	1 September 2025	Not yet due	Not yet due



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8.5 DISPOSAL (EASEMENT) COUNCIL FREEHOLD LAND WITHIN MERIDAN PLAINS AND COOLUM BEACH

File No: F2025/48484

Author: Senior Property Officer
Finance and Commercial Partnerships

Attachments: Att 1 - Easement Survey Plan (Meridan Plains) 195 [↓](#) 
Att 2 - Easement Survey Plan (Coolum Beach) 199 [↓](#) 
Att 3 - Aerial Map of Localities..... 201 [↓](#) 

PURPOSE

This report seeks a resolution from Council to grant an exception under Section 236 of the *Local Government Regulation 2012* to dispose of an interest in land to Unitywater (via easement) without the need to undertake a tender or auction process as they are a government agency. The easements are for 'sewerage' purposes over various portions of Council-owned freehold land at:

- Lot 2, 4 and 5 on RP97720 Meridan Plains - Duplication of a Sewer Main and Sewer Pump Station Upgrade, and
- Lot 17 on RP198758 Coolum Beach - Sewer Pump Station Upgrade.

EXECUTIVE SUMMARY

There is a requirement for the registration of sewerage easements, in favour of Unitywater, for two projects within Council Land. The below information is related to each location's easement requirements.

Lot 2, 4 and 5 on RP97720 Meridan Plains - Duplication of a Sewer Main and Sewer Pump Station Upgrade

A private developer is required to upgrade the sewage capacity for the Harmony development which is a duplication of an existing main and upgrade to the pumping station. The new pipe will run parallel to an existing main and easement within Council Land at Lot 2, 4 and 5 on RP97720 and it is proposed that the total width of the easement is to increase to 10.0m, requiring new easements to be approved to a width of 4.0m.

Lot 17 on RP198758, Coolum Beach - Sewer Pump Station Upgrade

Unitywater currently owns a sewage pump station within Council land at 265-279 Yandina Coolum Road, legally described as Lot 17 on RP198758 Coolum Beach which has been identified in Unitywater's 2020 Coolum Sewage Network Master Plan as having a capacity deficiency from 2021 onwards and is not meeting its Desired Service Standard (DSS).

An upgrade to the sewerage pump station is necessary which will require a larger easement area. Unitywater is proposing to surrender the existing easement and the registration of a new easement over the existing facility to encapsulate the location and increased size of the new assets.

General - Easement

Local Government Regulation 2012 stipulates that Council may, by resolution, dispose of an interest in land (easement), other than by tender or auction, if an exception applies. Section 236(1)(b)(i) provides for an exception if the disposal is to a government agency and in this instance, Unitywater is considered a government agency. Section 236(2) provides that a local government must decide by resolution that an exception may apply. This report seeks an exception for the purpose of granting a sewerage easement in favour of Unitywater over Council owned land.

OFFICER RECOMMENDATION

That Council:

- (a) **receive and note the report titled “Disposal (Easement) Council Freehold Land within Meridan Plains and Coolum Beach”**
- (b) **resolve, to dispose of an interest in land by way of easement (for sewerage infrastructure) over Lot 2, 4 and 5 on RP97720 and Lot 17 on RP198758 and**
- (c) **resolve, pursuant to section 236(2) of the *Local Government Regulation 2012*, that an exception to dispose of an interest in the land other than by tender or auction applies, as Unitywater is a government agency.**

FINANCE AND RESOURCING

Unitywater and the private developers will be responsible for all costs associated with facilitating the easement which include compensation, preparation of the easement documentation, survey plans, the preparation of compensation assessments and Titles Queensland registration fees to register the dealings. Unitywater will also be fully responsible for maintaining its infrastructure once installed.

The compensation for providing an easement over Council’s land will be equal to or above that of the market value of the interest in land and will be undertaken by an independent registered valuer pursuant to Section 236(3) and 236(5) of the *Local Government Regulation 2012*. In the event an exemption to the disposal is granted, officers will commission an independent compensation assessment for the diminished value of the encumbered land.

There are no direct or ongoing costs to Council in relation to the proposal.

CORPORATE PLAN

Corporate Plan Goal: *Organisational excellence*

Strategic Pathway: We serve our community by providing this great service

Operational Activity: S32 - Council Land, Property and Leasing - Provision of strategic property, leasing, property and facility management for Council's land and buildings.

CONSULTATION**Councillor Consultation**

- Councillor T Burns - Division 3 Divisional Councillor
- Councillor M Suarez - Division 9 Divisional Councillor
- Councillor J Broderick - Organisational Excellence Portfolio Councillor
- Councillor E Hungerford - Organisational Excellence Portfolio Councillor

Internal Consultation

- Manager Leasing and Land Management, Property Management
- Senior Property Officer, Property Management
- Senior Property Officer, Strategic Property
- Project Officer, Environmental Operations
- Senior Policy and Research Officer, Environment and Sustainability Policy
- Senior Open Space & Recreation Planner, Project Delivery
- Parks Technical Officer, Parks and Gardens
- Strategic Planner, Strategic Planning
- Planning and Assessment Officer, Development Services
- Urban Program Delivery Manager, Project Delivery
- Transport Infrastructure Assets Manager, Transport Network Management

External Consultation

Council's Property Management Branch has liaised with Unitywater's Project Manager and Property Officer in relation to the requirement for sewerage easements as part of the Aura Sewer Rising Main project.

Community Engagement

Due to the administrative nature of this report, no community engagement has been undertaken or is required.

PROPOSAL

There is a requirement for the registration of a sewerage easements, in favour of Unitywater, for multiple projects within Council Land. The proposed easement requirements are outlined in the section below.

110 Rainforest Dr and 201 Meridan Way Meridan Plains - Duplication of Sewer Main and Sewer Pump Station Upgrade

A private developer is undertaking the development of the Harmony Development outlined within the Palmview Infrastructure Agreement held with Council. The private developer is

required to ensure that suitable public infrastructure is provided to support the increased development in the area.

Council owns Lots 2, 4 and 5 on RP97720 more commonly referred to as 110 Rainforest Drive and 201 Meridan Way, Meridan Plains in freehold. The land is zoned Rural under Council's current Planning Scheme and the land is held for development of a future Sports and Recreation Trails area.

To facilitate development in the area, the private developer is required to upgrade the sewage capacity to accommodate the new residential precincts. The infrastructure to be installed is a duplication of an existing sewer main and upgrade of the existing sewer pumping station.

The existing sewer main and sewer pumping station are owned and maintained by Unitywater. Easements between Council and Unitywater are currently in place to protect the existing sewer main infrastructure.

The new duplicated sewer main will run parallel to an existing sewer main and easement within the Council freehold Land at Lot 2, 4 and 5 on RP97720. To facilitate the duplication, the current easement will require widening from 6 meters to 10 meters. An upgrade to the existing sewer pumping station installed in circa 2017 will also be required, however the sewer pump station is not located within Council's land.

The infrastructure will be owned by UnityWater once completed and UnityWater will be responsible for all costs associated with the ongoing management and maintenance of the developed infrastructure.

The proposed new easements have a total easement area of 17,038m² (across three easements). The locations of the easements are shown in **Attachment 1 - Easement Survey Plan (Meridan Plains)**.

Granting an easement in this instance has been broadly supported by Council officers as the most suitable option for the private development to meet its condition of planning approval.

Lot 17 on RP198758, Coolum Beach - Sewer Pump Station Upgrade and Expansion

Unitywater currently operates and owns a sewage pump station within Lot 17 on RP198758 more commonly referred to as 265-279 Yandina Coolum Road, Coolum Beach.

Council owns the above land in freehold under a nomination of trust with the land being zoned for public open space under Council's current Planning Scheme. The existing sewer pump station within this land is currently managed under an existing easement between Council and Unitywater.

Unitywater have advised Council that they will be undertaking an upgrade to the existing sewer pump station to increase its efficiency and capacity at this location. The upgrade has been identified in Unitywater's 2020 Coolum Sewage Network Master Plan as having a Peak Wet Weather Flow (PWWF) pump capacity deficiency from 2021 onwards therefore not meeting its Desired Service Standard (DSS). This capacity deficiency is a result of additional growth predominately coming from upstream catchments. The deficiency was confirmed through various checks and an upgrade to the capacity of the sewer pump station is required.

As part of the upgrade, a larger easement area will be required to ensure that any installed infrastructure falls within the easement area. Unitywater has requested Council surrender

existing easement and replace the existing easement with the registration of a new easement over the increased land area to encapsulate the newly installed assets.

The infrastructure will be owned by UnityWater once completed and UnityWater will be responsible for all costs associated with the ongoing management and maintenance of the developed infrastructure.

The proposed new easement will be 1093m² in area and with the location being shown in **Attachment 2 - Easement Survey Plan (Coolum Beach)**.

Granting an easement in this instance is considered appropriate given the sewer pumping station will ensure the provision of sewer to the Collum Sewer Network is effectively managed.

All Easements

To facilitate the registration of the sewerage easements over Council's land, Council is required to grant an exception under Section 236(2) of the *Local Government Regulation 2012*. The Regulation stipulates that Council may, by resolution, dispose of an interest in land (including by way of easement), other than by tender or auction, if an exception applies. An exception is permitted as it relates to this application as the land is being disposed to a government agency as outlined in Section 236(1)(b)(i) of the Regulation.

The applicant will be required to pay compensation to Council for encumbering Council's land with an easement. If an exception is granted, officers will commission an independent compensation assessment to determine the diminished value of the encumbered land. This will ensure the disposal complies with Sections 236(3) and (5) of the Regulation as:-

- Compensation will be assessed by a registered valuer who is not an employee of the local government) registered under the *Valuers Registration Act 1992* and
- Compensation will be set at or above the market valuation as determined by the registered valuer.

Legal

There are no legal implications relevant to this report. Standard Terms of Easement have been reviewed and validated by Council's Legal Services team.

Policy

This report has been prepared in accordance with Council's Procurement Policy relating to the disposal of Council assets.

Risk

The risk associated with this matter is that Council would not have a registered record of infrastructure within the various Lots. Further to this, Unitywater would not have legal rights to access the infrastructure under the protection of the *South East Queensland Water (Restructuring) Act 2007*.

Previous Council Resolution

There are no previous Council resolutions relevant to this report.

Related Documentation

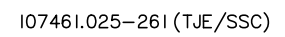
Council's Standard Terms Document dealing number 714904857 for easements in favour of Unitywater on Council owned land will be registered in accordance with the easement documentation.

Critical Dates

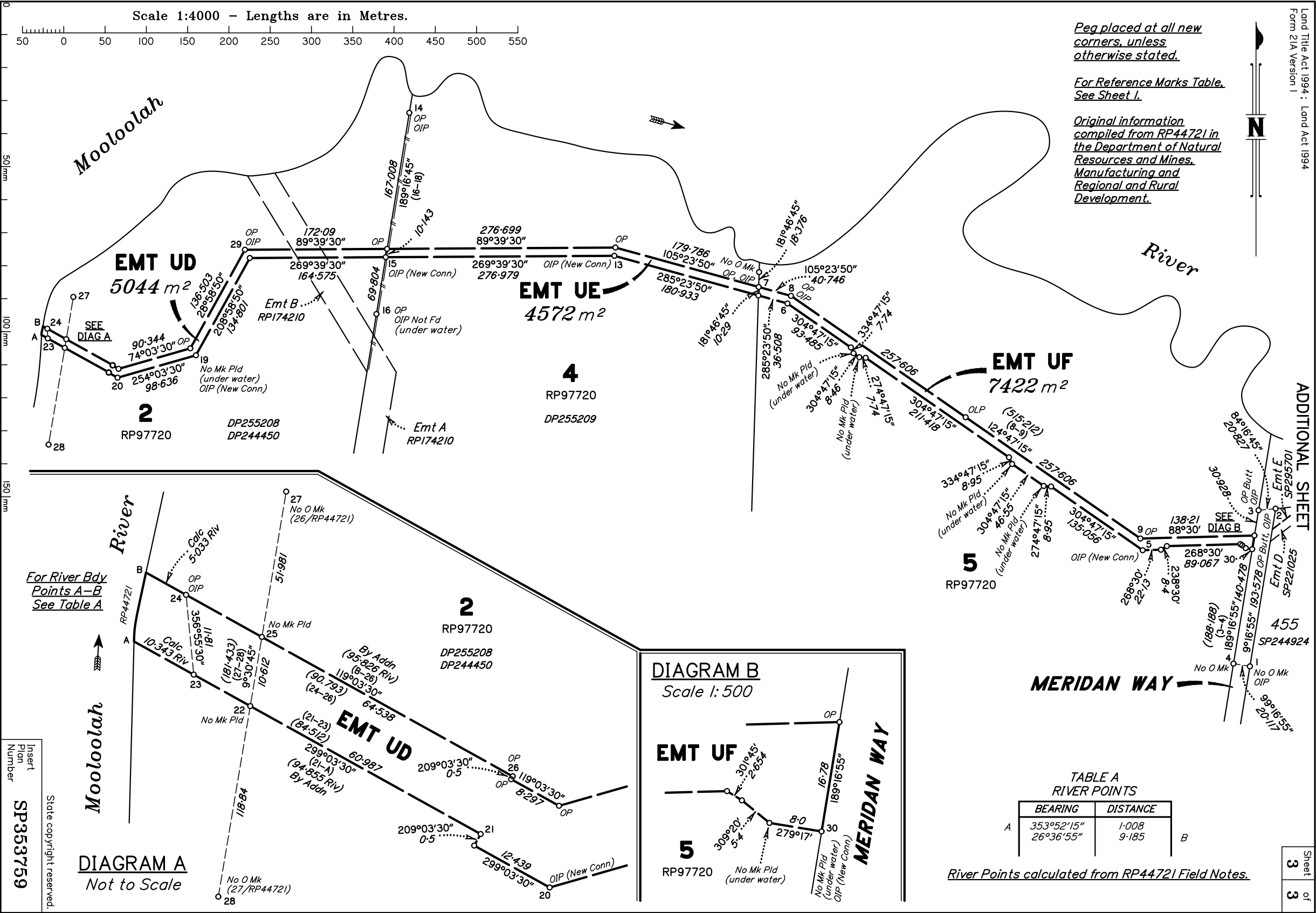
There are no critical dates relevant to this report, however, Unitywater have requested that the matter be finalised as soon as possible.

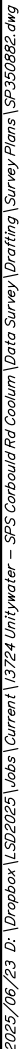
Implementation

Should the recommendation be accepted by Council, it is noted that the Chief Executive Officer will note that an exception under Section 236 of the *Local Government Regulation 2012* applies and the survey plan and easement documentation will be executed by Council's Delegated Officer and registered with Titles Queensland.



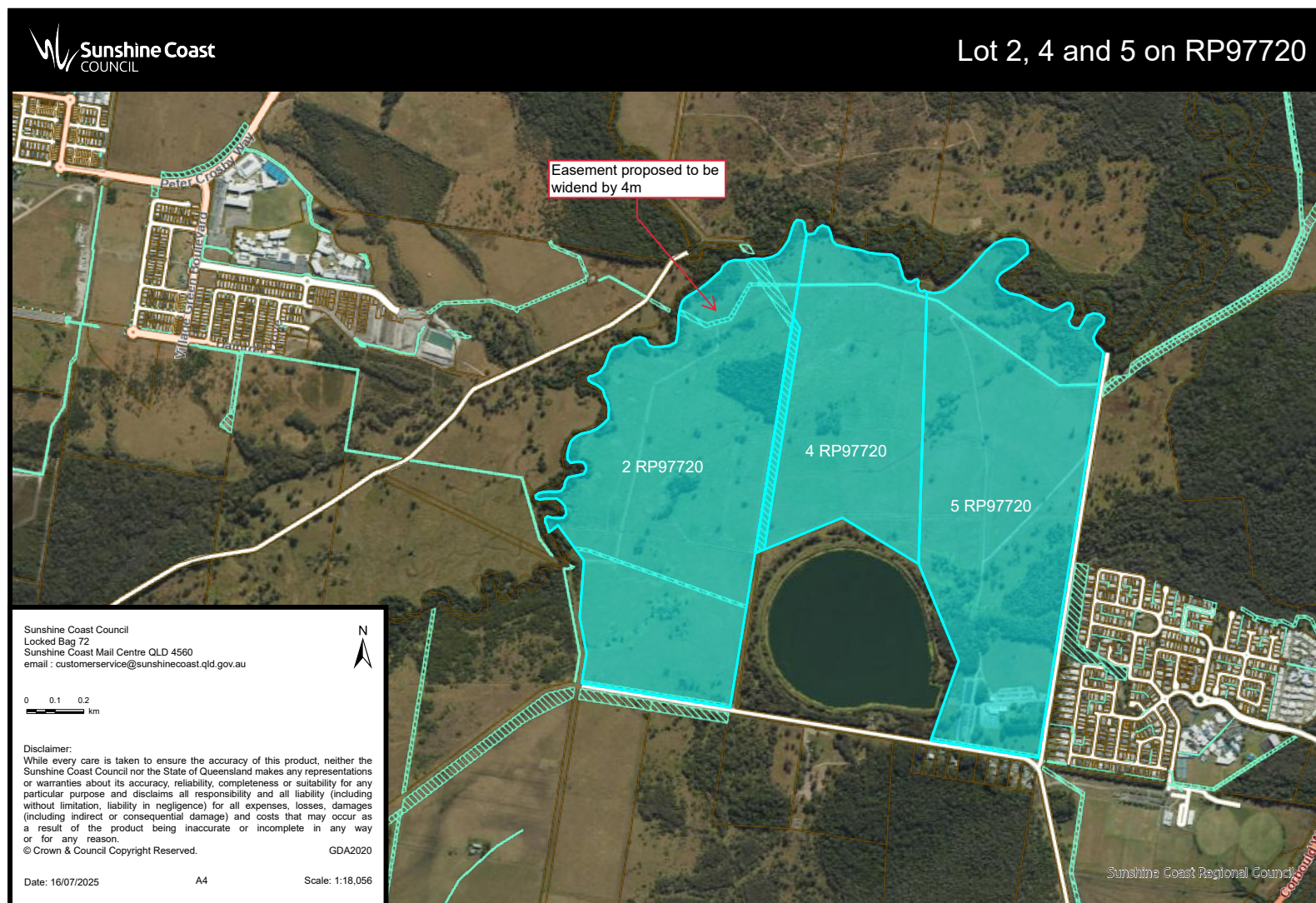
Land Title Act 1994 ; Land Act 1994 Form 21B Version 2		<div>WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.</div>			Sheet 2	of 3
(Dealing No.)		4. Lodged by				
		(Include address, phone number, email, reference, and Lodger Code)				
I. Existing		Created				
Title Reference	Description	New Lots	Road	Secondary Interests		
13722045	Lot 2 on RP97720	—	—	Easement UD		
50508830	Lot 4 on RP97720	—	—	Easement UE		
50508829	Lot 5 on RP97720	—	—	Easement UF		
<p><i>Emt D–F on SP295700 to be surrendered prior to lodgment of this plan.</i></p> <p><i>Easement UF does not affect Lease’s 712841316, 712841317 & 712841318 (Lease B on SP227579). Dated 09/10/2017.</i></p>						
		6. Building Format Plans only. I certify that : * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road; * Part of the building shown on this plan encroaches onto adjoining * lots and road Cadastral Surveyor/Director * Date *delete words not required				
		7. Lodgement Fees : Survey Deposit \$ Lodgement \$New Titles \$ Photocopy \$ Postage \$ TOTAL \$ 8. Insert Plan Number SP353759				
2. Orig Grant Allocation :		5. Passed & Endorsed : By : RPS AAP CONSULTING PTY LTD ACN 117 883 173 Date : Signed : Designation : Authorised Delegate				
3. References : Dept File : Local Govt : Surveyor : PRI07461–025						
Lots	Orig					







Land Title Act 1994 ; Land Act 1994 Form 21B Version 2		<div>WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.</div>			Sheet 2	of 2
(Dealing No.)		4. Lodged by Northern SEQ Distributor—Retailer Authority PO Box 953 Caboolture Qld 4510 Ph: (07) 3385 2242 E: realestate@unitywater.com Lodger Code: 222 (Include address, phone number, reference, and Lodger Code)				
I. Existing		Created				
Title Reference	Description	New Lots	Road	Secondary Interests		
I69I52I6	Lot I7 on RPI98758	—	—	Emt B		
Easement No. 7I9627436 (Easement A on SP3I233I) to be surrendered prior to registration of this plan.						
Lots		Orig		6. Building Format Plans only. I certify that : * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road; * Part of the building shown on this plan encroaches onto adjoining * lots and road Cadastral Surveyor/Director * Date *delete words not required		
2. Orig Grant Allocation :		5. Passed & Endorsed :		7. Lodgement Fees :		
3. References : Dept File : Local Govt : Surveyor : I3724		By : Date : Signed : Designation :		Survey Deposit \$ Lodgement \$ ____New Titles \$ Photocopy \$ Postage \$ TOTAL \$		
				8. Insert Plan Number SP350882		

2025/06/23: \\Dropbox\\LSD2025\\Jobs\\Current\\I3724\\Unitywater - SP3 Corbould Rd Coolum \\Data Survey\\Drafting\\Survey Plans\\SP350882.dwg





8.6 **INVASIVE PLANT SURVEILLANCE PROGRAM - BIOSECURITY ACT 2014**

File No:	F2018/30481
Author:	Coordinator Healthy Places Community Strengthening
Appendices:	App A - 12 September 2025 to 11 September 2029 Surveillance Program for Sunshine Coast Council under the Biosecurity Act 2014..... 211  

PURPOSE

This report seeks Council endorsement to conduct the biosecurity surveillance program for the management of regulated invasive plants. The program is required to be endorsed by Council before implementation in accordance with the *Biosecurity Act 2014, section 235*. The proposed program is scheduled to commence on 12 September 2025 and conclude on 11 September 2029.

EXECUTIVE SUMMARY

Regulatory Response Services propose to implement a Biosecurity Surveillance Program (the Program) for the management of regulated invasive plants for the Sunshine Coast Council Local Government Area commencing the 12 September 2025 and concluding on 11 September 2029 (**refer to Appendix A**). The Program requires authorisation from Council under section 235 of the *Biosecurity Act 2014* (the Act) to allow officers to lawfully undertake the management of regulated invasive plants.

Council is required to undertake certain activities to meet its biosecurity obligations and commitments under the Act and the Sunshine Coast Biosecurity Plan 2024. The Program has been developed in consultation with the Department of Primary Industries.

The Program is designed to reduce the human health, social amenity, economic and environmental impacts associated with invasive plants that are listed as prohibited, restricted or locally significant in the Biosecurity Plan.

Council aims to inspect all properties within the program area for invasive plants, regardless of whether the property is private or publicly managed. Inspections assist Council in understanding the extent of targeted invasive plants and then take the appropriate actions:

- providing education, guidance, tools, and direction to landholders/occupiers on preventing or controlling regulated invasive plants,
- partnering with other government bodies to address the regulated invasive plants, and
- planning and undertaking work on Council-controlled or managed land.

Council’s focus with the Program is to educate and empower landholders/occupiers to understand and manage invasive plants on their property. This educational approach has had a high level of success with less than 1% requiring Council’s intervention to manage the regulated invasive plants.

In addition to the proactive program, Council officers respond to around 400 service requests each year from members of the community reporting or seeking assistance in relation to infestations. The Program supports Council's response to these requests and is complimented by a range of educational programs including:

- providing one-on-one training, advice, and on-the-ground support to landholders/occupiers
- partnering with non-government organisations (including non-for-profit community groups such as Landcare) to share educational material, and
- education promotions at community events such as regional shows.

The Program is funded from a combination of the environmental levy and operational budget for the Regulatory Response Services Branch.

OFFICER RECOMMENDATION

That Council:

- (a) **receive and note the report titled "Invasive Plant Surveillance Program - Biosecurity Act 2014" and**
- (b) **authorise the carrying out of the 12 September 2025 to 11 September 2029 Surveillance Program for Sunshine Coast Council (Appendix A) in accordance with section 235 of the *Biosecurity Act 2014*.**

FINANCE AND RESOURCING

The Program is delivered by officers (3.5 FTE) in the Vector and Pest Plant Education and Control Team within the Regulatory Response Services.

The current annual budget allocated to address invasive plant issues through the biosecurity surveillance program is \$584,353 allocated as follows:

2025/2026 Budget

Employee Costs	\$403,158
Materials and Services	\$81,657
Internal Materials and Services	\$67,461
Other Expenses	\$32,077
Total program budget allocation	\$584,353

2025/2026 Budget Funding Sources

Operational Budget - \$404,533

Environment Levy Budget - \$179,820

Finance considerations for future years

The proposed program does not commit Council to set requirements for resourcing or expenditure. The resourcing and budget allocations will be considered each year as part of Council's normal budget process.

The delivery and implementation of the program will be adjusted each year to align with the allocated budget and resourcing.

CORPORATE PLAN

Corporate Plan Goal: *Environment and liveability*

Strategic Pathway: We serve our community by providing this great service

Operational Activity: S14 - Biosecurity and Natural Areas Land Management - Protecting and enhancing the environmental reserve network, habitats and biodiversity, and protecting public health through management of biosecurity.

CONSULTATION

Councillor Consultation

- Councillor M Suarez - Environment and Liveability Portfolio Councillor
- Councillor T Burns - Environment and Liveability Portfolio Councillor

Internal Consultation

The following internal stakeholders contributed to the development of this report:

- Manager Environmental Operations
- Community Catchment Partnerships Manager, Environmental Operations
- Natural Areas Management Team, Environmental Operations
- Coastal Lakes and Wetlands, Environmental Operations
- Pest Plant and Vector Education and Control Team, Regulatory Response Services.

External Consultation

External stakeholder consultation was undertaken with the Deputy Director-General and Chief Biosecurity Officer of the Department of Primary Industries in accordance with the requirements of the Act. The stakeholders were in support of the program.

Community Engagement

Council undertakes several proactive education programs, including information displays at agricultural shows and other community events throughout the year to educate the community on invasive plants and Council's programs. During these interactions the community provide feedback on the program to Council which is taken into consideration.

PROPOSAL

The Vector and Pest Plant Education and Control Team support the community and Council in managing biosecurity matters within the Sunshine Coast Council Local Government Area. Council is required to undertake certain activities to meet its biosecurity obligations and commitments under the Act and Sunshine Coast Biosecurity Plan 2024. Through the Program officers target specific invasive plants listed in the Act such as Groundsel bush, Cat's claw creeper, Fireweed, Giant rat's tail grasses and Salvinia.

Council has been managing invasive plants in our community since the mid-1980s. The *Biosecurity Act 2014* introduced the requirement for Council to authorise programs which allow Council to enter private property to undertake control work. The proposed Program, designed in accordance with the *Biosecurity Act 2014* and developed in consultation with the Department of Primary Industries must be authorised by Council to allow the carrying out of the following activities:

- monitoring compliance with the *Biosecurity Act 2014*
- confirming the presence, absence, and/or the extent of invasive biosecurity matter (invasive plants)
- monitoring the effectiveness of measures taken in response to a biosecurity risk
- monitoring compliance with requirements about prohibited matter or restricted matter (as defined in the Act), and
- monitoring levels of biosecurity matter (invasive plants), including a carrier (e.g., feed contaminated with invasive plants).

Council officers always make efforts to locate the landholder or occupier. An information leaflet is sent in the weeks prior to inspections to notify them of the Program and encourage a productive pre-inspection discussion. Officers provide information and education to assist with management options during and after the inspections.

Part of this education process includes assisting them in understanding their “general biosecurity obligation”, noting that the person who is in control of the property *has an obligation to take all reasonable and practical measures to prevent or minimise the biosecurity risk* (section 23(2) of the Act).

Council also offers access to free weed control equipment to assist them to comply with their requirements. The Program is a necessary initial step before compliance work under the Act can occur such as issuing a Biosecurity Order.

Council’s endorsement of the Program gives authorised persons (Council officers) power to enter property without consent in rare cases where a landholder or occupier does not voluntarily cooperate with Council to manage invasive plants (this occurs in less than 1% of cases). Based on the inspections completed in the 2024/2025 biosecurity surveillance program:

- 69% of properties proactively inspected through the current Program contained invasive plants
- 55% of properties were proactively managing invasive plants (meeting their general biosecurity obligation), many with the assistance of Council’s free weed hire equipment
- 8% of landholders received a notice requesting further control actions to meet their general biosecurity obligations
- less than 0.2% (2 properties) of properties inspected resulted in Council engaging a contractor to enter and clear the property
- 31% of properties were found to be free of invasive plants.

Legal

Authorisation of the Program by a resolution of the local government is required in accordance with section 235 of the *Biosecurity Act 2014* (the Act). Section 236 of the Act outlines what must be stated in the program authorisation for a biosecurity program. Section 36 of the Act allows a program to operate for a period that is reasonably necessary to achieve the objectives of the program. Given the ongoing nature of the Program a four-year Program is reasonable to capture the long-term outcomes of the program.

The authorisation enables specific powers under the Act including:

- Section 261: Power to enter place under biosecurity program.
- Section 262: Power to enter place to check compliance with biosecurity order.
- Section 270: Entry of place under sections 261 and 262.

Council's Vector and Pest Plant Control Officers will seek voluntary compliance and collaborate with landholders and land managers to control of invasive plants. The Program will:

- Confirm the presence of invasive plants on a property.
- Allow Council to communicate and inform individuals about their general biosecurity obligation.
- Assess whether to issue a Biosecurity Order for failure to meet biosecurity obligations, which may require management actions such as prevention or control.

If the responsible person fails to comply with formal notices, the authorised Program allows Council to enter the property and undertake the necessary work (section 263). The costs associated with this work can be recovered from the responsible person. Based on the history of the program, this intervention is expected in less than 1% of cases.

While these powers are in place, Council officers will continue to work closely with landholders to seek their support and voluntary participation in the Program as their primary approach.

Policy

Local governments in Queensland have a biosecurity obligation to control invasive biosecurity matter within their local government area in compliance with the *Biosecurity Act 2014* (section 48). The Program contributes to the outcomes of the Sunshine Coast Council Biosecurity Plan 2024.

Risk

Invasive plants have the potential to present a problem on large and small acreage as well as urban fringe areas. Failure to endorse the Program for Sunshine Coast Council may mean that:

- Council is not meeting its obligations under the *Biosecurity Act 2014*
- it may lead to the potential loss of agricultural productivity and community amenity
- the risks associated with not controlling invasive plants throughout the region are increased

- it may lead to potential significant longer-term environmental damage and the resulting loss or reduction of biodiversity, and
- stock and domestic animals are exposed to threats.

Under section 50 of the Act the State Government minister responsible for biosecurity may direct (by issue of a formal notice) the Local Government to perform a biosecurity function or obligation. The Local Government must comply with this notice.

Previous Council Resolution

Ordinary Meeting 25 August 2022 (OM22/65)

That Council:

- (a) receive and note the report titled "Invasive Plant Surveillance Program - Biosecurity Act 2014"*
- (b) adopt the 12 September 2022 to 11 September 2025 Surveillance Program (Appendix A for Sunshine Coast Council in accordance with section 235 of the Biosecurity Act 2014*
- (c) authorise the carrying out of the 12 September 2022 to 11 September 2025 Surveillance Program for Sunshine Coast Council (Appendix A) in accordance with section 235 of the Biosecurity Act 2014 and*
- (d) note the following details of the 12 September 2022 to 11 September 2025 Surveillance Program for Sunshine Coast Council (which are required to be specified in this authorisation under Section 236 Biosecurity Act 2014):*
 - (i.) relates to invasive biosecurity matter – invasive plants that are prohibited or restricted matter as defined in the Biosecurity Act 2014*
 - (ii.) purpose is to monitor for compliance with the Biosecurity Act 2014 and monitor the presence and extent of invasive biosecurity matter – invasive plants that are prohibited or restricted matter as defined in the Biosecurity Act 2014*
 - (iii.) the period over which the Program is carried out is from 12 September 2022 to 11 September 2025*
 - (iv.) is for monitoring compliance with the Biosecurity Act 2014 and places that will be entered and inspected are land within the Sunshine Coast Council Local Government Area that are Council assets or properties with land size equal to, or greater than, 4,000m²*
 - (v.) is for determining the presence or extent of the spread of specific invasive biosecurity matter – invasive plants that are prohibited or restricted matter as defined in the Biosecurity Act 2014 and applies to land within the Sunshine Coast Council Local Government Area that are Council assets or properties with land size equal to, or greater than, 4,000m²*
 - (vi.) surveillance in the localities of Balmoral Ridge, Beerwah, Belli Park, Bells Creek, Crohamhurst, Diamond Valley, Doonan, Dulong, Eerwah Vale, Eumundi, Flaxton, Kureelpa, Maleny, Mapleton, Montville, Mt Mellum, North Maleny, Obi Obi, Peachester, Reesville and Verrierdale and*
 - (vii.) individual properties also previously known to harbour invasive biosecurity matter may be surveyed for ongoing compliance.*

Related Documentation

- [Biosecurity Act 2014](#)
- [Local Government Act 2009](#)
- [Queensland Invasive Plants and Animals Strategy 2025–2030](#)
- [Sunshine Coast Council Compliance and Enforcement Policy 2021](#)
- [Sunshine Coast Council Corporate Plan 2025-30](#)
- [Sunshine Coast Council Biosecurity Plan 2024](#)
- [Sunshine Coast Council Operational Plan 2025-2026](#)
- [Work Health and Safety Act 2011](#)

Critical Dates

The Program has been scheduled to commence monitoring activities from 12 September 2025 to 11 September 2029. Notice of the Program must be given at least 14 days prior to the commencement of the program. The notification would be raised no later than 26 August 2025.

Implementation

The Program will be available for customers and the public to inspect or obtain a copy at all Customer Contact Centres and will be published on the Council website at least 14 days before commencement. The Program is a necessary initial step before Council can undertake compliance and enforcement work to prevent and control invasive plants.

The Program will be implemented by Council's Vector and Pest Plant Education and Control Team in correlation with Council land management schedules. This ensures an efficient delivery for maximum benefit to both community and Council's assets. Council has several tools to be used in the education, surveillance, compliance, and enforcement work including an entry notice and fact sheet that will be supplied to the occupier outlining the requirements of the legislation and their options.

Several resources including educational booklets, a smartphone application, fact sheets and public notices will be provided to occupiers of a property via social media, mail outs and surveys. Information is also available online at Council's website and Biosecurity Queensland's website.

Should the recommendation be accepted by Council, it is noted that the Chief Executive Officer will ensure the Program is undertaken in line with the specified requirements.

Appendix A – 12 September 2025 to 11 September 2029 Surveillance Program for Sunshine Coast Council under the *Biosecurity Act 2014*

1. Biosecurity program

1.1 PROGRAM NAME

The surveillance program (biosecurity program) for Sunshine Coast Council will be known as the *12 September 2025 to 11 September 2029 Surveillance Program for Sunshine Coast Council*.

2. Requirement for a surveillance program

2.1 PURPOSE AND RATIONALE

The *Biosecurity Act 2014* (the Act) provides for the establishment of surveillance programs. Surveillance programs are an important contribution to the *Sunshine Coast Council Biosecurity Plan 2024* objectives through this community engagement.

The *Surveillance Program* is directed at the following:

- (a) monitoring compliance with the Act in relation to a particular matter to which the Act applies;
- (b) confirming the presence, or finding out the extent of the presence, in the State or the parts of the State to which the program applies, of the biosecurity matter to which the program relates;
- (c) confirming the absence, in the State or the parts of the State to which the program applies, of the biosecurity matter to which the program relates;
- (d) monitoring the effects of measures taken in response to a biosecurity risk;
- (e) monitoring compliance with requirements about prohibited matter or restricted matter;
- (f) monitoring levels of biosecurity matter or levels of biosecurity matter in a carrier.

The objectives of the *Surveillance Program* are to further reduce the environmental, social, economic and amenity impacts associated with invasive biosecurity matter - invasive plants that are prohibited or restricted matter such as rats tail grasses *Sporobolus sp* and groundsel bush *Baccharis halimifolia* on private properties in the Sunshine Coast Local Government Area. Surveillance, education and control is undertaken in partnership with private and public landholders or land managers.

Background

Council has been undertaking surveillance programs for many years which has involved proactive site inspections on thousands of properties. The community often work collaboratively with Council on most occasions to better manage their properties of invasive biosecurity matter. To ensure the continuation of the management of invasive biosecurity matter - invasive plants that are prohibited or restricted matter such as rats tail grasses *Sporobolus sp* and groundsel bush *Baccharis halimifolia* it is important to continue to undertake these proactive surveillance programs fostering landholder engagement. Education on the broader impacts, control options and access to weed control equipment is offered in the first instance.

Justification for the Program

1. The program supports the *Sunshine Coast Council Biosecurity Plan 2024* objectives.
2. Council receives over 400 hundred requests each year from members of the community in relation to infestations of invasive biosecurity matter – invasive plants that are prohibited or restricted matter.
3. Community engagement with this program is largely very positive and the support for landholders with land management expertise and weed control hire equipment is welcomed.
4. Council is aware that the localities listed in this surveillance program have infestations of invasive biosecurity matter - invasive plants that are prohibited or restricted matter such as rats tail grasses *Sporobolus sp* and groundsel bush *Baccharis halimifolia*.
5. The previous proactive surveillance program has shown that 69% of 1000 properties inspected had invasive biosecurity matter on them and 45% of properties were not being managed in line with the legislative requirements to meet their general biosecurity obligations.

2.2 MEASURES THAT ARE REQUIRED TO ACHIEVE THE PURPOSE

The key activities undertaken by the Program include but are not limited to:

- Surveying of properties for invasive biosecurity matter – invasive plants that are prohibited or restricted matter and data capture for regional analysis;
- Education to landholders and property managers ("recipients") of their 'general biosecurity obligations' under the Act; and
- Monitor treatment programs and enforce compliance where necessary.

2.3 POWERS OF AUTHORISED OFFICERS

(a) Entry of place

The Act provides that authorised officers appointed under the Act may, at reasonable times, enter a place situated in an area to which a biosecurity program applies, to take any action authorised by the biosecurity program¹. These activities must be done in a timely and efficient manner to ensure that the measures are as effective as possible. The Program will authorise entry into places to allow these measures to be undertaken.

In accordance with the Act a reasonable attempt will be made to locate an occupier² and obtain the occupier's consent to the entry prior to an authorised officer entering a place to undertake activities under the Program. Nevertheless, an authorised officer may enter the place if³—

- (a) The authorised officer is unable to locate an occupier after making a reasonable attempt to do so; or
- (b) the occupier refuses to consent to the entry.

If after entering a place an authorised officer finds an occupier present or the occupier refuses to consent to the entry—an authorised officer will make reasonable attempts to produce an identity card for inspection and inform the occupier of the reason for entering and the authorisation under the Act to enter without the permission of the occupier. An authorised officer under the biosecurity program must

¹ See section 261 (Power to enter a place under biosecurity program) of the Act.

² The Act defines an **occupier**, of a place, generally to include the person who apparently occupies the place (or, if more than 1 person apparently occupies the place, any of the persons); any person at the place who is apparently acting with the authority of a person who apparently occupies the place; or if no-one apparently occupies the place, any person who is an owner of the place.

³ See section 270 (Entry of place under sections 261 and 262) of the Act.

make a reasonable attempt to inform the occupier of any steps taken, or to be taken, and if steps have been taken or are to be taken, that it is an offence to do anything that interferes with a step taken or to be taken.

An authorised officer must leave a notice in a conspicuous position and in a reasonably secure way. This notice must state the date and time of entry and information addressing the reason for entry, authorisation to enter a place and the steps undertaken by the authorised officer after entry.

(b) General powers of authorised officers

Nothing in the Program or its associated Authorisation limits the powers of authorised officers under Chapter 10 of the Act.

2.4 CONSULTATION

As required by the Act⁴, Sunshine Coast Council has consulted, prior to the authorisation of the Program, with the Director-General (Chief Executive), Department of Primary Industries in May 2025. The Portfolio Councillors for Environment, Liveability and Place Development and Design - Cr M Suarez and Cr T Burns have been consulted.

3. Authorisation of a surveillance program in the Sunshine Coast Council area

AUTHORISATION STATEMENT

The Sunshine Coast Council acting pursuant to section 235 of the *Biosecurity Act 2014* (the Act), authorises the *Surveillance Program* in the Sunshine Coast Local Government Area, to mitigate environmental, social and economic risks associated with the presence of invasive biosecurity matter.

Local government Resolution

At the Ordinary Meeting of 21 August 2025, Council will consider to resolve to:

Officer recommendation:

That Council:

- (a) receive and note the report titled "Invasive Plant Surveillance Program - Biosecurity Act 2014"
- (b) authorise the carrying out of the 12 September 2025 to 11 September 2029 Surveillance Program for Sunshine Coast Council (Appendix A) in accordance with section 235 of the *Biosecurity Act 2014*.

3.1 BIOSECURITY MATTER

The biosecurity matter to which the Program relates is invasive biosecurity matter - invasive plants that are prohibited or restricted matter. Prioritisation of species is listed in the *Sunshine Coast Council Biosecurity Plan 2024*.

3.2 PURPOSE OF THE PROGRAM

In line with the *Sunshine Coast Council Biosecurity Plan 2024* goals, the purpose of the Surveillance Program is to reduce the environmental, social and economic impacts associated with invasive biosecurity matter – invasive plants that are prohibited matter or restricted matter in the Sunshine Coast Local Government Area.

⁴ See section 239 (Consultation about proposed biosecurity program) of the Act.

3.3 AREA AFFECTED BY THE PROGRAM

The Surveillance Program will apply to all properties in the Sunshine Coast Local Government Area and Council assets.

Areas surveyed will be those with a known presence of invasive biosecurity matter in the upper catchment areas and in suburbs adjacent to areas identified on previous year's programs to ensure continuity of historical control work. The catchment management approach is consistent with the *Sunshine Coast Council Biosecurity Plan 2024* objectives. Surveillance in the following localities will be prioritised to confirm the presence and extent of invasive biosecurity matter - invasive plants: - Bald Knob, Balmoral Ridge, Beerwah, Bells Creek, Cooloolabin, Crohamhurst, Diamond Valley, Doonan, Dulong, Eumundi, Flaxton, Hunchy, Kiamba, Maleny, Montville, Mt Mellum, North Arm, Obi Obi, Peachester, Reesville and Verrierdale

Individual properties also previously known to harbour invasive biosecurity matter will be surveyed for ongoing compliance. Places that will be entered and inspected are land within the Sunshine Coast Council Local Government Area that are Council assets or properties of any land size.

3.4 POWERS OF AUTHORISED OFFICERS

An authorised officer of the Program appointed under the *Biosecurity Act 2014*, may enter a place—other than a residence⁵—without a warrant and without the occupier's consent within the State of Queensland under the Program⁶ ⁷. An authorised officer can exercise the powers of an authorised officer under the Act in relation to the Program, if the authorised officer is appointed by the chief executive⁸.

An authorised officer may make a requirement (a **help requirement**) of an occupier of the place or a person at the place to give the authorised officer reasonable help to exercise a general power⁹.

An authorised officer has general powers after entering a place to do any of the following¹⁰:

General powers in the Act	Measures an authorised officer may take under the Program
Search any part of the place	<i>Searching a place to check for the presence or absence of an invasive plant.</i>
Inspect ¹¹ , examine ¹² or film ¹³ any part of the place or anything at the place	<i>Inspect, examine and film to assist Search a place to check for the presence of an invasive plant.</i>
Take for examination a thing, or a sample of or from a thing, at the place	<i>Inspect, examine and film to assist with tracing of carriers to and from a place.</i>
Place an identifying mark in or on anything at the place	

⁵ The Act defines a **residence** to mean a premises or a part of a premises that is a residence with the meaning of section 259(2) and 259(3).

⁶ See section 259 (General powers to enter places) of the Act.

⁷ See section 261 (Power to enter a place under biosecurity program) of the Act.

⁸ See section 255 (3) (Powers of particular authorised officers limited) of the Act.

⁹ See section 297 (Power to require reasonable help) of the Act.

¹⁰ See section 296 (General powers) of the Act.

¹¹ Section 296(5) defines **inspect**, a thing, to include open the thing and examine its contents.

¹² Section 296(5) defines **examine** to include analyse, test, account, measure, weigh, grade, gauge and identify.

¹³ Section 296(5) defines **film** to include photograph, videotape and record an image in another way.

General powers in the Act	Measures an authorised officer may take under the Program
Place a sign or notice at the place	<ul style="list-style-type: none"> Undertake surveillance by visual, photographic or electronic observations of a place which may include the use of piloted aeroplanes, helicopters or unmanned aerial vehicles (UAVs). Take samples for the purposes of diagnostic analysis, to ascertain the presence or absence of invasive biosecurity matter. Producing a written and/or electronic note(s) to support Program activities. Taking GPS coordinates to ensure accuracy of location details. Undertake preventative treatment such as invasive biosecurity matter destruction that is consistent with the objectives of the Program. Take a document such as pesticide spraying log that is relevant to the objectives of the Program.
Produce an image or writing at the place from an electronic document or, to the extent it is not practicable, take a thing containing an electronic document to another place to produce an image or writing	
Take to, into or onto the place and use any person, detection animal, equipment and materials the authorised officer reasonably requires for exercising the authorised officer's powers under this division	
Remain at the place for the time necessary to achieve the purpose of the entry	
The authorised officer may take a necessary step to allow the exercise of a general power	
If the authorised officer takes a document from the place to copy it, the authorised officer must copy and return the document to the place as soon as practicable	
If the authorised officer takes from the place an article or device reasonably capable of producing a document from an electronic document to produce the document, the authorised officer must produce the document and return the article or device to the place as soon as practicable	

3.5 OBLIGATIONS IMPOSED ON A PERSON UNDER THE PROGRAM

The following obligations - may be imposed on a person who is an occupier of a place to which the Program relates - and includes but is not limited to:

- allow Council's authorised persons (council officers) access to their property/ies to monitor for infestations of invasive biosecurity matter – invasive plants that are prohibited or restricted matter;
- allow Council to take invasive biosecurity matter – invasive plants that are prohibited or restricted matter samples for further analysis;
- the person must not interfere with access by Council's authorised persons (council officers); and
- the person must provide reasonable help when requested by Council's authorised persons (council officers) during the property inspection.

3.6 COMMENCEMENT AND DURATION OF THE PROGRAM

The program will begin on 12 September 2025 and conclude on 11 September 2029. The duration of the program is considered to be reasonably necessary to achieve the program's purpose.

3.7 CONSULTATION WITH RELEVANT PARTIES

As required by the Act¹⁴, Sunshine Coast Council has consulted, prior to the authorisation of the Program, with the Director-General (Chief Executive), Department of Primary Industries in May 2025.

¹⁴ See section 239 (Consultation about proposed biosecurity program) of the Act.

The Portfolio Councillors for Environment, Liveability and Place Development and Design - Cr M Suarez and Cr T Burns have been consulted.

3.8 NOTIFICATION OF RELEVANT PARTIES OF REQUIREMENTS

As required by the Act¹⁵, the Chief Executive Officer of Sunshine Coast Council will give public notice of the program 14 days before the program starts by:

- giving the notice to each government department or government owned corporation responsible for land in the area to which the Program relates; and
- publishing the notice on the Sunshine Coast Council website.

From the start of the program, the Authorisation for the program and the Surveillance Program will be available for inspection ¹⁶ at the Sunshine Coast Council's Customer Service Centres located at:

- 77 Bulcock St Caloundra QLD 4551
- Cnr Currie and Bury Streets Nambour QLD 4560
- 54 First Avenue Maroochydore QLD 4558.

¹⁵ See section 240 (Notice of proposed biosecurity program) of the Act.

¹⁶ See section 241 (Access to authorisation) of the Act.

8.7 INVASIVE ANIMAL PREVENTION AND CONTROL PROGRAM - BIOSECURITY ACT 2014

File No: F2018/30481

Author: **Coordinator Healthy Places
Community Strengthening**

Appendices: **App A - 12 September 2025 to 11 September 2029 Prevention and Control Program for invasive animals under the Biosecurity Act 2014 for the Sunshine Coast Council area..... 225** 

PURPOSE

This report seeks Council endorsement to conduct an invasive animal prevention and control program. The program is required to be endorsed by Council before implementation in accordance with the *Biosecurity Act 2014, section 235*. The proposed program is scheduled to commence on 12 September 2025 and conclude on 11 September 2029.

EXECUTIVE SUMMARY

This Program seeks to provide the community with invasive animal services to manage and minimise their spread and impacts of biosecurity risks on human health, social amenity, the economy and the environment (each a biosecurity consideration).

Regulatory Response Services propose to implement the Invasive Animal Prevention and Control Program (**refer to Appendix A**) (the Program) under the *Biosecurity Act 2014* (the Act) for the Sunshine Coast Council Local Government Area commencing the 12 September 2025 and concluding on 11 September 2029. Prior to commencement, the Program requires endorsement from Council under *section 235* of the Act to allow officers to lawfully undertake the management of invasive animals.

Council is required to undertake certain activities to meet its biosecurity obligations and commitments under the Act and Sunshine Coast Biosecurity Plan 2024. The Program has been developed in consultation with the Department of Primary Industries.

The Program is designed to target specific invasive animals throughout the Sunshine Coast Council area namely wild dogs (dogs other than domestic dogs), dingos, feral pigs, feral goats, feral cats, feral deer, European foxes, and European rabbits. Work under the Program covers all tenures within the local government area.

Whilst most of the Program is conducted on private land, it is also carried out on Council owned and managed land to ensure Council meets its general biosecurity obligations under the *Biosecurity Act 2014*. Council works closely with other levels of government and land managers to provide a seamless response to invasive animal management across the region. The proactive, strategic control efforts play an integral role in the region to protect high risk native species including endangered, vulnerable and near threatened species (EVNT).

When addressing invasive animal populations on private property Council officers will contact the landholder, provide them with education, and obtain their consent to allow Council to manage invasive animals in their area. In the unlikely event that the landholder refuses to

work with Council, the Program gives authorised persons (Council officers) power to enter private property without consent for the purposes outlined under the program. However, landholders in the vast majority of occasions contact Council to seek assistance and invite officers onto their property. Council works with landholders and promotes the building of partnerships to maximise the outcomes for the community.

In addition to proactively locating and removing invasive animals, Council officers respond to over 600 requests for service each year from community members seeking support in dealing with invasive animals. The Program supports Council's response to these requests and is complimented by a range of educational programs including:

- providing one-on-one training, advice, and on-the-ground support to property land managers
- Community Wild Dog Baiting Programs
- engaging with neighbouring Councils to coordinate control activities and training programs, and
- education promotions at community events such as the regional shows and schools.

The Program is funded from a combination of the Environmental Levy and operational budget for the Regulatory Response Services Branch.

As an additional measure Council also has a community partnership program in place to manage Indian Myna birds. This program supports around 200 customers per year.

The *Biosecurity Act 2014* does not include invasive pest bird species as an invasive biosecurity matter. This means that these species such as Indian Myna birds cannot currently be included in an Invasive Animal Prevention and Control Program authorised through the *Biosecurity Act 2014*. Due to the significant impacts on our local community to address human health, environmental and amenity issues Council relies on volunteer community partners to help manage this species.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled "Invasive Animal Prevention and Control Program - Biosecurity Act 2014", and**
- (b) authorise the 12 September 2025 to 11 September 2029 Prevention and Control Program for invasive animals under the *Biosecurity Act 2014* for the Sunshine Coast Local Government Area (Appendix A) in accordance with section 235 of the *Biosecurity Act 2014*.**

FINANCE AND RESOURCING

The Program is delivered by officers (9 FTE) in the Feral Animal Education and Control Team of the Regulatory Response Services Branch.

The current budget allocated to address invasive animal issues through the Program is \$1,535,122 allocated as follows:

2025/2026 Budget

Employee Costs	\$1,000,347
Materials and Services	\$322,712
Internal Materials and Services	\$170,124
Other Expenses	\$41,939
Total program budget allocation	\$1,535,122

2025/2026 Budget Funding Sources

Operational Budget - \$1,225,512

Environment Levy Budget - \$309,610

Finance considerations for future years

The proposed program does not commit Council to set requirements for resourcing or expenditure. The resourcing and budget allocations will be considered each year as part of Council's normal budget process.

The delivery and implementation of the program will be adjusted each year to align with the allocated budget and resourcing.

CORPORATE PLAN

Corporate Plan Goal: *Environment and liveability*

Strategic Pathway: We serve our community by providing this great service

Operational Activity: S14 - Biosecurity and Natural Areas Land Management - Protecting and enhancing the environmental reserve network, habitats and biodiversity, and protecting public health through management of biosecurity.

CONSULTATION**Councillor Consultation**

- Councillor M Suarez - Environment and Liveability Portfolio Councillor
- Councillor T Burns - Environment and Liveability Portfolio Councillor

Internal Consultation

The following internal stakeholders contributed to the development of this report:

- Manager Environmental Operations
- Community Catchment Partnerships Manager, Environmental Operations
- Natural Areas Management Team, Environmental Operations
- Coastal Lakes and Wetlands Team, Environmental Operations
- Pest Plant and Vector Education and Control Team, Regulatory Response Services.

External Consultation

External stakeholder consultation was undertaken with the Deputy Director-General and Chief Biosecurity Officer of the Department of Primary Industries in accordance with the requirements of the Act. The stakeholders were in support of the program.

Community Engagement

There has been no community engagement undertaken in relation to this report. However, Council undertakes several proactive education programs, including information displays at agricultural shows and other community events throughout the year to educate the community on invasive animals and Council's programs.

PROPOSAL

This Program seeks to provide the community with invasive animal services to manage and minimise their spread and impacts of biosecurity risks on human health, social amenity, the economy and the environment (each a biosecurity consideration).

The Feral Animal Education and Control Team support the community and Council in managing biosecurity matters within the Sunshine Coast Council Local Government Area. Council is required to undertake certain activities to meet its biosecurity obligations and commitments under the Act and Sunshine Coast Biosecurity Plan 2024. The team are specifically responsible for targeting the control of invasive animals including wild dogs (dogs other than domestic dogs), dingoes, feral pigs, feral goats, feral cats, feral deer, European foxes, and European rabbits. The officers respond to more than 600 requests for service each year regarding invasive animals and the proposed Program compliments and supports these requests.

Council has been managing invasive animals in our community since 2002. The *Biosecurity Act 2014* introduced the requirement for Council to authorise programs which allow Council to enter private property to undertake control work. The proposed Program, designed in accordance with the *Biosecurity Act 2014* and developed in consultation with the Department of Agriculture and Fisheries, must be authorised by Council to allow the carrying out of the following activities:

1. Provide information and education to an occupier of a place.
2. Undertake property assessments to determine the travel routes or harbourage areas of the invasive animals being targeted in the Program.
3. Collect information from occupiers of properties to inform the Program to maximise its functioning.
4. Establish monitoring cameras, sand pads or other animal detection devices on a property to determine the presence of roaming domestic animals or invasive animals.
5. Undertake surveillance by visual, photographic, or electronic observations of a place which may include the use of piloted aeroplanes, helicopters or unmanned aerial vehicles (UAVs).
6. Undertake regular monitoring programs to inform the distribution, habitat use and populations of specific invasive animal species within the region.
7. Install traps and/or deploy poisons in line with regulatory controls.

8. Install warning signage to alert the public to the actions being conducted.
9. Visit the property at varying hours to attend to traps or other devices.
10. Visit the property at varying hours to undertake removal/destruction of invasive animals in line with regulatory controls.
11. Control invasive animals using approved methods.

As part of being a landholder or occupier, the responsible person who is in control of the property *has an obligation to take all reasonable and practical measures to prevent or minimise the biosecurity risk* (section 23(2) of the Act). The Program allows Council to both meet its own obligations, and support community members in managing invasive animals on their property. As an extension to the control work outlined in the Program Council offers access to free training and invasive animal control equipment to assist the responsible person to comply with their obligations.

When undertaking the Program on private property Council officers contact the responsible person to provide them with information on the Program. This includes information on their general biosecurity obligation, the impacts of invasive animals and control options before obtaining their consent to implement various management and control options.

The Program is complimented by a range of proactive control and education programs focussed on partnering with the community to address invasive animals:

- Biosecurity Education Program – Providing community education and engagement to improve knowledge and understanding which can result in people managing invasive animals on their properties.
- Community led Wild Dog Partnership Program – Supporting landholders in a coordinated manner to address wild dog impacts through trapping with associated support services.
- Community Wild Dog Baiting Program – Supporting landholders in a coordinated manner to address wild dog impacts through chemical controls (baiting) with associated support services.
- Feral Deer Program – Supporting landholders in reducing feral deer impacts on their primary production and amenity. It is imperative that the feral deer are controlled to avoid range extension before it reaches high speed roadways leading to vehicle collisions experienced in other regions along the eastern seaboard of Australia.
- Mary River Turtle Protection Program - Native species protection and direct agricultural asset protection as an indirect benefit of the control. As of 4 September 2024, the Mary River Turtle has been declared “critically endangered” by the Department of Climate Change, Energy, the Environment and Water.
- Coastal Fox Control Program – Reducing fox numbers to alleviate pressure on native animals (e.g.s. spotted-tail quoll, water mouse, ground parrot, green and loggerhead turtle eggs and hatchlings) and other impacts in the local area.

As an additional measure Council also has a community partnership program in place to manage Indian Myna birds. This program supports around 200 customers per year.

The *Biosecurity Act 2014* does not include invasive pest bird species as an invasive biosecurity matter. This means that these species such as Indian Myna birds cannot currently be included

in an Invasive Animal Prevention and Control Program authorised through the *Biosecurity Act 2014*. Due to the significant impacts on our local community to address human health, environmental and amenity issues Council relies on volunteer community partners to help manage this species.

Control techniques

Council's response to Invasive animals is informed by long term monitoring programs and data collection. This approach allows for informed decision making in the design and delivery of efficient Invasive animal control programs.

As a lead agency, Council uses innovative control techniques. Older practices are being slowly replaced with new technologies. The use of artificial intelligence technology monitoring projects continues to grow driving innovation and efficiency in data gathering leaving officers to concentrate on service delivery.

Legal

Authorisation of the Program by a resolution of the local government is required in accordance with section 235 of the Act. The Chief Executive Officer as the relevant person for section 235 is satisfied that a prevention and control program is warranted. Section 236 of the Act outlines what must be stated in the program authorisation for a biosecurity program. Section 36 of the Act allows a program to operate for a period that is reasonably necessary to achieve the objectives of the program. As the delivery of the Program is an ongoing obligation for Council, a four-year Program is reasonable to capture the long-term outcomes of the program.

The authorisation of the Program enables specific powers under the Act including section 261 (Power to enter place under biosecurity program), section 262 (Power to enter place to check compliance with biosecurity order) and section 270 (Entry of place under sections 261 and 262).

While these powers are in place, Council officers will continue to work closely with responsible persons to seek their support and voluntary participation in the Program as their primary approach. Council rarely, if ever, exercises powers of entry as landholders/occupiers are pleased to have the service available to assist in the control of Invasive animals considering the specialist techniques and training requirements. Where Council is required to exercise the full powers afforded under the program officers work closely with the relevant partnering agencies such as Biosecurity Queensland.

Policy

Local governments in Queensland have a biosecurity obligation to control invasive biosecurity matter within their local government area in compliance with the *Biosecurity Act 2014* (section 48). The Program contributes to the outcomes of the Sunshine Coast Biosecurity Plan 2024.

Risk

The activities conducted to address Invasive animals include several risks and can be categorised in the broader areas detailed below:

Risk	Mitigation
Firearms	The use of firearms is undertaken in accordance with the Queensland legislation and internal policies and procedures. Regular audits conducted.
Animal welfare	Throughout the capture and management of animals, procedures are followed in accordance with Queensland legislation, codes of practice for humane outcomes and internal policies and procedures.
Best practice	Routine training adhered to, to ensure appropriate methodology applied to invasive animal control and the early adoption of technology and advancements across the industry.
Workplace Health and Safety	Safe Work Method Statements and documented processes adhered to, to prevent risk to officers and the community.
Poisons	Use of poisons (including 1080) undertaken in line with Queensland legislation and officers undertake relevant training approved by Queensland Health.

With the control of invasive animals comes the use of tools, techniques, and chemicals that many are unfamiliar with. These items are seen as high-risk, and their misuse could cause great harm to the operators. These high-risk items are heavily regulated by legislation and supported by significant training and proficiency testing. In addition, Council procedures provide governance in the use of firearms and chemicals and are reviewed on a regular basis to ensure compliance with legislative and technical changes. These activities are also listed and regularly reviewed on Council's Corporate Risk Register.

Previous Council Resolution

Ordinary Meeting 25 August 2022 (OM22/66)

That Council:

- (a) receive and note the report titled "Feral Animal Prevention and Control Program - Biosecurity Act 2014"
- (b) adopt the 12 September 2022 to 11 September 2025 Prevention and Control Program for feral animals under the Biosecurity Act 2014 for the Sunshine Coast Local Government Area (Appendix A) in accordance with section 235 of the Biosecurity Act 2014 and
- (c) authorise the carrying out of the 12 September 2022 to 11 September 2025 Prevention and Control Program for feral animals under the Biosecurity Act 2014 for the Sunshine Coast Council area in accordance with section 235 of the Biosecurity Act 2014.

Related Documentation

- [Biosecurity Act 2014](#)
- [Local Government Act 2009](#)
- [Medicines and Poisons Act 2019](#)
- [Queensland Invasive Plants and Animals Strategy 2025–2030](#)

- [Sunshine Coast Council Compliance and Enforcement Policy 2021](#)
- [Sunshine Coast Council Corporate Plan 2025-30](#)
- [Sunshine Coast Council Biosecurity Plan 2024](#)
- [Sunshine Coast Council Operational Plan 2025-2026](#)
- [Work Health and Safety Act 2011](#)

Critical Dates

The Program has been scheduled to commence monitoring activities from 12 September 2025 to 11 September 2029. Notice of the Program must be given at least 14 days prior to the commencement of the program. The notification would be raised no later than 26 August 2025.

Implementation

The Program will be available for customers and the public to inspect or obtain a copy at all Customer Contact Centres and will be published on the Council website at least 14 days before commencement. The Program is a necessary initial step before Council can undertake compliance and enforcement work to prevent and control invasive animals.

The Program will be implemented by Council's Feral Animal Education and Control Team in correlation with Council land management schedules. This ensures an efficient delivery for maximum benefit to both community and Council's assets. Council has several tools to be used in the education, surveillance, compliance, and enforcement work including an entry notice and fact sheet that will be supplied to the landholder/occupier outlining the requirements of the legislation and their options.

Several resources including educational booklets, a smartphone application, fact sheets and public notices will be provided to landholder/occupier of a property via social media, mail outs and surveys. Information is also available online at Council's website and Biosecurity Queensland's website.

Should the recommendation be accepted by Council, it is noted that the Chief Executive Officer will ensure the program is implemented as detailed in this report.

Appendix A – 12 September 2025 to 11 September 2029 Prevention and Control Program for invasive animals under the *Biosecurity Act 2014* for the Sunshine Coast Council area

1. Biosecurity program

1.1 PROGRAM NAME

The prevention and control program (biosecurity program) for invasive biosecurity matter – invasive animals that are prohibited or restricted matter will be known as the *12 September 2025 to 11 September 2029 Prevention and Control Program for invasive animals under the Biosecurity Act 2014 for the Sunshine Coast Council area*.

2. Requirement for a prevention and control program

2.1 PURPOSE AND RATIONALE

Significant biosecurity risk

The *Biosecurity Act 2014* (the Act) provides for the establishment of prevention and control programs. Prevention and control programs are directed at any of the following—

- (a) Preventing the entry, establishment or spread of biosecurity matter in an area that poses a significant biosecurity risk;
- (b) Managing, reducing or eradicating any biosecurity matter in an area that could pose a significant biosecurity risk.

The objectives of the *Prevention and Control Program for invasive animals under the Biosecurity Act 2014* (the Program) are:

- (a) preventing the entry, establishment or spread of dogs (other than a domestic dog), dingos, feral pigs, feral goats, feral cats, feral deer, European foxes and European rabbits;
- (b) Managing, reducing or eradicating any dogs (other than a domestic dog), dingos, feral pigs, feral goats, feral cats, feral deer, European foxes and European rabbits in an area that could pose a significant biosecurity risk.

Background

Council has been undertaking invasive animal control programs for many years on hundreds of properties. The community have worked with Council and have formed a number of local area coordinated wild dog 1080 baiting groups and established canid pest ejector programs which have been very successful and well received by the primary production sector.

Whilst there have been successes in these programs more work is needed to ensure the continuation of the management of invasive biosecurity matter - invasive animals that are prohibited or restricted matter such dogs (other than a domestic dog), dingos, feral pigs, feral goats, feral cats, feral deer,

European foxes and European rabbits. It is important to continue to undertake these prevention and treatment programs to respond to our community and to meet our general biosecurity obligations.

Justification of the program

1. Council receives over 600 requests each year from members of the community in relation to infestations of invasive biosecurity matter – invasive animals that are prohibited or restricted matter;
2. Council is aware that the Sunshine Coast Council local government area have infestations of invasive biosecurity matter - invasive animals that are prohibited or restricted matter and many of these populations are mobile which means that individual localities cannot be specified as populations are transient;
3. Previous proactive and reactive invasive animal control and monitoring programs have established that there are populations of invasive biosecurity matter – invasive animals that are prohibited or restricted matter throughout the Sunshine Coast Council local government area and these populations are impacting on the social, environmental and economic components;
4. Council is aware through the network of established community led local area coordination wild dog baiting groups that dogs (other than domestic dogs) and dingos are impacting on their primary production;
5. The program supports the *Sunshine Coast Council Biosecurity Plan 2024* objectives.

2.2 MEASURES THAT ARE REQUIRED TO ACHIEVE THE PURPOSE

The key activities undertaken by the Program include but are not limited to:

- Surveying of properties for invasive biosecurity matter – invasive animals that are prohibited or restricted matter and data capture for regional analysis; and
- Education and assistance to occupiers of property of their 'general biosecurity obligations' under the Act and the control/management/eradication of invasive animals that are prohibited or restricted matter; and
- Undertaking the capture and destruction of dogs (other than a domestic dog), dingos, feral pigs, feral goats, feral cats, feral deer, European foxes and European rabbits.

2.3 POWERS OF AUTHORISED OFFICERS

Entry of place

The Act provides that authorised officers appointed under the Act may, at reasonable times, enter a place situated in an area to which a biosecurity program applies, to take any action authorised by the biosecurity program¹. These activities must be done in a timely and efficient manner to ensure that the measures are as effective as possible. The Program will authorise entry into places to allow these measures to be undertaken.

¹ See section 261 (Power to enter a place under biosecurity program) of the Act.

In accordance with the Act a reasonable attempt will be made to locate an occupier² and obtain the occupier's consent to the entry prior to an authorised officer entering a place to undertake activities under the Program. Nevertheless, an authorised officer may enter the place if³—

- (a) The authorised officer is unable to locate an occupier after making a reasonable attempt to do so; or
- (b) The occupier refuses to consent to the entry.

If after entering a place an authorised officer finds an occupier present or the occupier refuses to consent to the entry—an authorised officer will make reasonable attempts to produce an identity card for inspection and inform the occupier of the reason for entering and the authorisation under the Act to enter without the permission of the occupier. An authorised officer under the Program must make a reasonable attempt to inform the occupier of any steps taken, or to be taken, and if steps have been taken or are to be taken, that it is an offence to do anything that interferes with a step taken or to be taken.

An authorised officer must leave a notice in a conspicuous position and in a reasonably secure way. This notice must state the date and time of entry and information addressing the reason for entry, authorisation to enter a place and the steps undertaken by the authorised officer after entry.

Giving a direction under a prevention and control program

Section 237 of the Act provides that an authorised officer may, at a reasonable time and at a place within an area to which a prevention and control program applies:

- direct an occupier to take reasonable steps⁴, within a stated and reasonable timeframe, to remove or prevent the entry, establishment or spread of dogs (other than a domestic dog), dingos, feral pigs, feral goats, feral cats, feral deer, European foxes and European rabbits.

Failure to comply with a direction

Under section 238 of the Act, occupiers of a place are obligated to comply with an authorised officer's direction issued under section 237 of the Act, as outlined above.

Obligations

The following obligations may be imposed on a person who is an occupier of a place to which the Program relates:

- allow Council's authorised persons (council officers) access to their property/ies to monitor for the presence of invasive biosecurity matter – invasive animals that are prohibited or restricted matter;
- allow Council to take invasive biosecurity matter – invasive animals that are prohibited or restricted matter samples for further analysis;
- The person must not interfere with access by Council's authorised persons (council officers); and
- the person must provide reasonable help when requested by Council's authorised persons (council officers) during the property inspection/s.

² The Act defines an **occupier**, of a place, generally to include the person who apparently occupies the place (or, if more than 1 person apparently occupies the place, any of the persons); any person at the place who is apparently acting with the authority of a person who apparently occupies the place; or if no-one apparently occupies the place, any person who is an owner of the place.

³ See section 270 (Entry of place under sections 261 and 262) of the Act.

⁴ These steps must be limited to what is reasonably necessary to achieve the purposes of the prevention and control program.

In addition to Program specific obligations in the prevention and control program authorisation, under section 238 of the Act, occupiers of a place are obligated to comply with an authorised officer's direction issued under section 237 of the Act.

General powers of authorised officers

Nothing in the Program or its associated Authorisation limits the powers of authorised officers under Chapter 10 of the Act.

2.4 CONSULTATION

As required by the Act⁵, Sunshine Coast Council has consulted, prior to the authorisation of the Program, with the Director-General (Chief Executive), Department of Primary Industries in May 2025. The Portfolio Councillors for Environment, Liveability and Place Development and Design - Cr M Suarez and Cr T Burns have been consulted.

3. Authorisation of a prevention and control program in the Sunshine Coast Council area

AUTHORISATION STATEMENT

The Sunshine Coast Council acting pursuant to section 235 of the *Biosecurity Act 2014* (the Act), authorises the Prevention and Control Program for invasive animals – prohibited or restricted matter (the Program) in Sunshine Coast Council, on the basis that John Baker, Chief Executive Officer of Sunshine Coast Council is satisfied that:

- there is or there is likely to be invasive biosecurity matter - invasive animals which is prohibited or restricted matter, in the Sunshine Coast Council local government area.
- invasive biosecurity matter - invasive animals that are prohibited or restricted matter dogs (other than a domestic dog), dingos, feral pigs, feral goats, feral cats, feral deer, European foxes and European rabbits are in the Sunshine Coast Council local government area and poses or is likely to pose a significant biosecurity risk in the Sunshine Coast Council local government area.
- that measures are required to prevent the entry or establishment of invasive biosecurity matter - invasive animals that poses/is likely to pose a significant biosecurity risk in the Sunshine Coast Council local government area.

Local Government Resolution

At the Ordinary Meeting of 21 August 2025, Council will consider to resolve to:

Officer recommendation:

That Council:

- (a) receive and note the report titled "Invasive Animal Prevention and Control Program - Biosecurity Act 2014"
- (b) authorise the 12 September 2025 to 11 September 2029 Prevention and Control Program for invasive animals under the *Biosecurity Act 2014* for the Sunshine Coast Local Government Area (Appendix A) in accordance with section 235 of the *Biosecurity Act 2014*.

3.1 BIOSECURITY MATTER

The biosecurity matter to which the Program relates is:-

⁵ See section 239 (Consultation about proposed biosecurity program) of the Act.

1. Invasive biosecurity matter - invasive animals that are prohibited or restricted matter such dogs (other than a domestic dog), dingos, feral pigs, feral goats, feral cats, feral deer, European foxes and European rabbits.

3.2 PURPOSE OF THE PROGRAM

The purpose of the Program is to:-

1. allow the confirmation of the presence of invasive animals on a property
2. allow Council to communicate and inform a person about their general biosecurity obligation;
3. assess whether to issue a Biosecurity Order to a person for failure to discharge their general biosecurity obligation (which may require the person to undertake management action – such as prevention or control)
4. ensure Sunshine Coast Council is meeting its general biosecurity obligation to manage invasive biosecurity matter – invasive animals that are prohibited or restricted matter in the Sunshine Coast Council local government area to reduce the impacts on human health, social amenity, the economy or the environment (section 48 of the Act)
5. assist in capacity building of the occupiers of properties to minimise the impacts from invasive animals – prohibited or restricted matter on pets, animals and livestock or agricultural crops
6. determine the extent of invasive animals – prohibited or restricted matter in identified locations
7. collect data and undertake research to assist in determining trends in invasive animals – prohibited or restricted matter populations and better understand how to manage these populations whilst reducing their impacts including refining and enhancing current programs and services
8. determine the effectiveness of education, community/council partnerships and on-ground treatment programs
9. permit the deployment of data collection methods such as sand pads, monitoring cameras (including artificial intelligence cameras), aerial surveillance and infield thermal site surveys
10. permit the deployment of trapping systems, Canid Pest Ejectors using either 1080 or PAPP, tied and buried 1080 or meat baits, manufactured 1080 or PAPP baits providing these deployments are within the regulatory controls
11. the provision of 1080 or PAPP manufactured and or meat baits to landholders to use for approved invasive animal control programs
12. permit the destruction of invasive animals – prohibited or restricted matter subject to meeting regulatory controls including humane destruction under animal welfare legislation and
13. permit the use of other control methods as they become available through federal and state approving authorities.

3.3 AREA AFFECTED BY THE PROGRAM

The Program will apply to properties within the Sunshine Coast Council local government area whereby:-

1. the occupier of a property requests assistance to address invasive biosecurity matter - invasive animals – prohibited or restricted matter or locally significant animals;

2. Council has been alerted to a property from information collected that invasive biosecurity matter - invasive animals – prohibited or restricted matter are present or are likely to be present;
3. they are owned or under the control of Council or the occupier of a property is undertaking primary production or located in the vicinity of primary production;
4. Properties that are privately owned.

3.4 POWERS OF AUTHORISED OFFICERS

An authorised officer of the Program appointed under the *Biosecurity Act 2014*, may enter a place—other than a residence⁶—without a warrant and without the occupier's consent within the State of Queensland under the Program⁷ ⁸. An authorised officer can exercise the powers of an authorised officer under the Act in relation to the Program, if the authorised officer is appointed by the chief executive⁹.

An authorised officer may make a requirement (a **help requirement**) of an occupier of the place or a person at the place to give the authorised officer reasonable help to exercise a general power¹⁰.

An authorised officer has general powers after entering a place to do any of the following¹¹:

General powers in the Act	Measures an authorised officer may take under the Program
Search any part of the place	<i>Destroy biosecurity matter or a carrier if the authorised officer believes on reasonable grounds the biosecurity matter or carrier poses a significant biosecurity risk</i>
Inspect ¹² , examine ¹³ or film ¹⁴ any part of the place or anything at the place	<i>Direct an occupier of the place to take reasonable steps within a reasonable time to remove or eradicate the biosecurity matter to which the program relates.</i>
Take for examination a thing, or a sample of or from a thing, at the place	<i>Searching a place to check for the presence or absence of invasive animals – prohibited or restricted matter.</i>
Place an identifying mark in or on anything at the place	<i>Inspect, examine and film to assist with tracing of carriers to and from a place.</i>
Place a sign or notice at the place	<i>Undertake surveillance by visual, photographic or electronic observations of a place which may include the use of piloted aeroplanes, helicopters or unmanned aerial vehicles (UAVs).</i>
Produce an image or writing at the place from an electronic document or, to the extent it is not practicable, take a thing containing an electronic document to another place to produce an image or writing	
Take to, into or onto the place and use any person, detection animal, equipment and materials the authorised officer reasonably requires for exercising the authorised officer's powers under this division	
Destroy biosecurity matter or a carrier if:	

⁶ The Act defines a **residence** to mean a premises or a part of a premises that is a residence with the meaning of section 259(2) and 259(3).

⁷ See section 259 (General powers to enter places) of the Act.

⁸ See section 261 (Power to enter a place under biosecurity program) of the Act.

⁹ See section 255 (3) (Powers of particular authorised officers limited) of the Act.

¹⁰ See section 297 (Power to require reasonable help) of the Act.

¹¹ See section 296 (General powers) of the Act.

¹² Section 296(5) defines **inspect**, a thing, to include open the thing and examine its contents.

¹³ Section 296(5) defines **examine** to include analyse, test, account, measure, weigh, grade, gauge and identify.

¹⁴ Section 296(5) defines **film** to include photograph, videotape and record an image in another way.

<ul style="list-style-type: none"> the authorised officer believes on reasonable grounds the biosecurity matter or carrier presents a significant biosecurity risk; and the owner of the biosecurity matter or carrier consents to its destruction 	<p><i>Take samples for the purposes of diagnostic analysis, to ascertain the presence or absence of invasive animals – prohibited or restricted matter</i></p> <p><i>Producing a written and/or electronic note(s) to support Program activities.</i></p>
Remain at the place for the time necessary to achieve the purpose of the entry	<p><i>Taking GPS coordinates to ensure accuracy of location details of invasive animals – prohibited or restricted matter.</i></p>
The authorised officer may take a necessary step to allow the exercise of a general power	<p><i>Undertake preventative treatment such as destruction activities including trapping, baiting, Canid Pest Ejector deployment that is consistent with the objectives of the Program.</i></p>
If the authorised officer takes a document from the place to copy it, the authorised officer must copy and return the document to the place as soon as practicable	<p><i>Take a document such as proof of purchase of an invasive animal – prohibited or restricted matter that is relevant to the objectives of the Program.</i></p>
If the authorised officer takes from the place an article or device reasonably capable of producing a document from an electronic document to produce the document, the authorised officer must produce the document and return the article or device to the place as soon as practicable.	

Pursuant to section 237 of the Act an authorised officer may also give a direction to an occupier of a place located in the area to which the Program applies to take reasonable steps to:

- remove or eradicate invasive biosecurity matter – invasive animals that are prohibited or restricted matter, as reasonably necessary to achieve the purposes of the Program, or
- destroy invasive biosecurity matter – invasive animals that are prohibited or restricted matter if that authorised officer believes on reasonable grounds that they pose a significant biosecurity risk.

A penalty applies for failing to comply with a direction issued under this section.

Authorised persons are directed to act under the program to assist in the management of invasive biosecurity matter – invasive animals that are prohibited or restricted matter:-

- provide information and education to an occupier of a place;
- undertake property assessments to determine the travel routes or harbourage areas of the invasive animals being targeted in the program;
- collect information from occupiers of properties to inform the program to maximise its functioning;
- establish monitoring cameras, sand pads or other animal detection devices on a property to determine the presence of roaming domestic animals or invasive animals;
- undertake surveillance by visual, photographic or electronic observations of a place which may include the use of piloted aeroplanes, helicopters or unmanned aerial vehicles (UAVs);
- install traps and or deploy poisons in line with regulatory controls including humane destruction;
- install warning signage on the property to alert the public to the actions being conducted;

- visit the property at varying hours to attend to traps or other devices;
- visit the property at varying hours to undertake removal/destruction of invasive animals in line with regulatory controls and humane destruction;
- undertake the use of firearms for invasive animal destruction purposes within the regulatory controls;
- Engage a veterinarian for animal care or destruction purposes where required.

3.5 OBLIGATIONS IMPOSED ON A PERSON UNDER THE PROGRAM

The following obligations may be imposed on a person who is an occupier of a place to which the Program relates:

- allow Council's authorised persons (council officers) access to their property/ies to monitor for the presence of invasive biosecurity matter – invasive animals that are prohibited or restricted matter;
- allow Council to take invasive biosecurity matter – invasive animals that are prohibited or restricted matter samples for further analysis;
- The person must not interfere with access by Council's authorised persons (council officers); and
- The person must provide reasonable help when requested by Council's authorised persons (council officers) during the property inspection/s.

3.6 COMMENCEMENT AND DURATION OF THE PROGRAM

The program will begin on 12 September 2025 and conclude on 11 September 2029. The duration of the program is considered to be reasonably necessary to achieve the program's purpose.

3.7 CONSULTATION WITH RELEVANT PARTIES

As required by the Act¹⁵, the chief executive officer of Sunshine Coast Council will consult, prior to the authorisation of the Program, with the Chief Executive Officer, Department of Primary Industries. The Portfolio Councillors for Environment, Liveability and Place Development and Design - Cr M Suarez and Cr T Burns have been consulted.

3.8 NOTIFICATION OF RELEVANT PARTIES OF REQUIREMENTS

As required by the Act¹⁶, the chief executive officer of Sunshine Coast Council will give public notice of the program 14 days before the program starts by:

- giving the notice to each government department or government owned corporation responsible for land in the area to which the Program relates; and
- publishing the notice on the Sunshine Coast Council website.

From the start of the program, the Authorisation for the program and the Surveillance Program will be available for inspection ¹⁷ at the Sunshine Coast Council's Customer Service Centres located at:

- 77 Bulcock Street Caloundra 4551
- Cnr Currie and Bury Streets Nambour 4560
- 54 First Avenue Maroochydore 4558.

¹⁵ See section 239 (Consultation about proposed biosecurity program) of the Act.

¹⁶ See section 240 (Notice of proposed biosecurity program) of the Act.

¹⁷ See section 241 (Access to authorisation) of the Act.

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

12 NEXT MEETING

The next Ordinary Meeting will be held on 18 September 2025.

13 MEETING CLOSURE