

# Related Documentation

## **Ordinary Meeting**

**Thursday, 21 August 2025**



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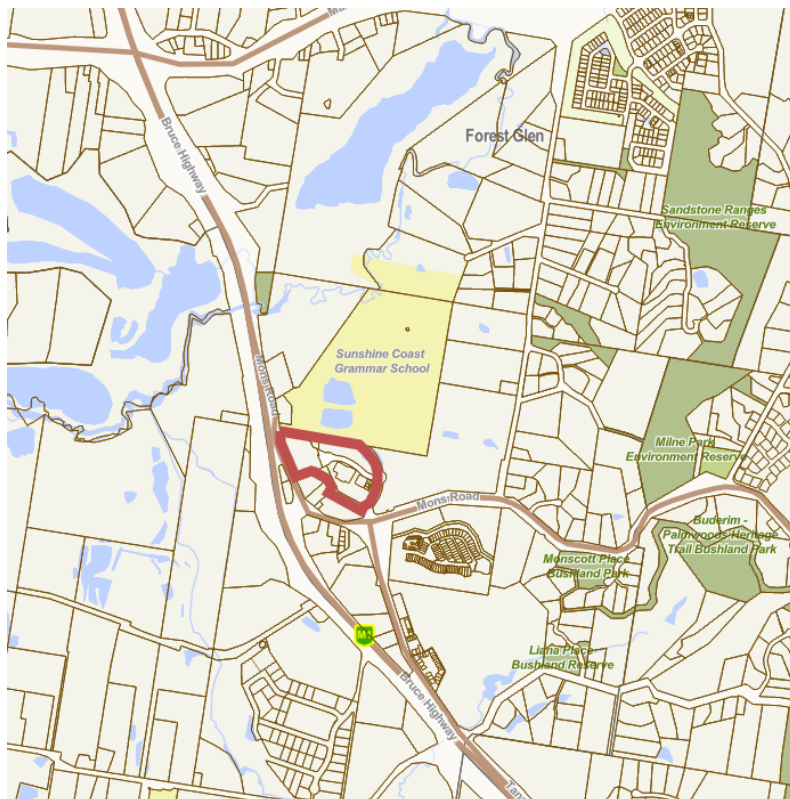


# Other Change to a Preliminary Approval (including a Variation Request) - Mons Rd, Grammar School Way and Village Centre Way, Forest Glen

Item 8.2

Ordinary Meeting  
21 August 2025

## Location and Aerial Plan



# Proposal

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

- Precinct Plan Changes;
- Changes to the Forest Glen Village Centre Code Performance Outcome PO5 and PO12 relating to gross floor areas and pedestrian connections;
- Changes to the Table of Consistent and Potentially Consistent Uses to introduce new commercial and community land uses;
- Changes to the Tables of Assessment to allow for additional commercial and community uses to be code assessable; and
- Changes to the Table identifying the maximum gross floor areas for Precinct C and F.

# Public Notification Summary

6 submissions (all properly made) in support of the application

## Support – 6 submissions (6 properly made)

### Key Issues Raised in Submissions in Support of the Development

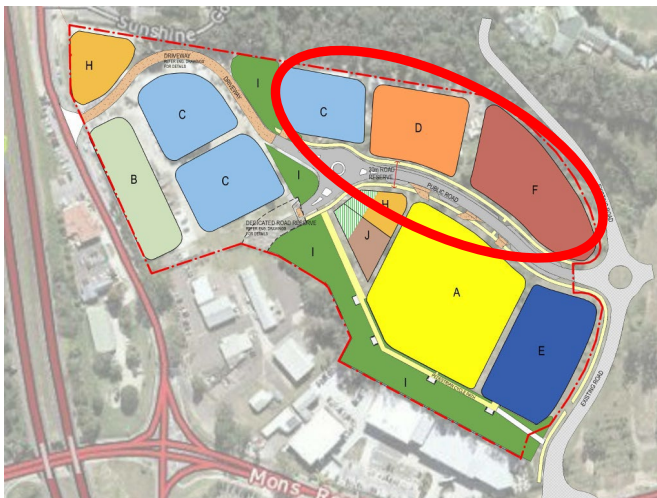
- Significant community need for the Child care centre and Educational establishment uses
- A Child care centre and Educational establishment are suitable and complementary to the Forest Glen Village Centre
- The additional uses in Precincts D and F are consistent with the broader Forest Glen Village Centre and will not create additional impacts for surrounding residents
- The proposed changes are consistent with the current commercial visual and functional character of the Forest Glen Village Centre
- The removal of the nominated pedestrian access route from Village Centre Way to Grammar School Way through Lot 22 is suitable



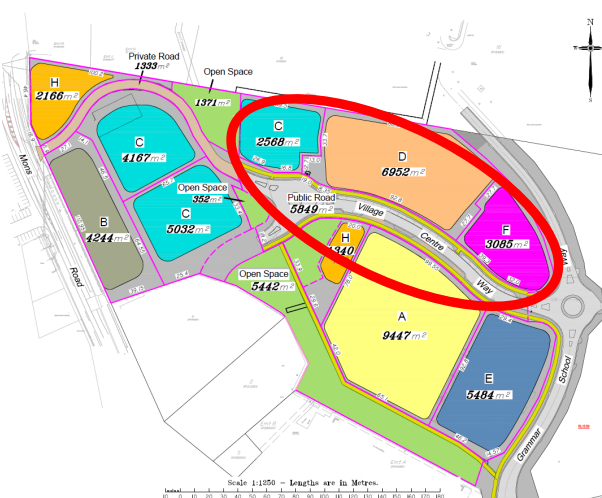
## Key Assessment – Change to Gross Floor Areas and New Land Uses

- Increase maximum gross floor area allowance for Precinct F from 2,500 m<sup>2</sup> to 4,500 m<sup>2</sup> ;
- Reduce maximum gross floor area allowance for Precinct C from 3,840 m<sup>2</sup> to 2,840 m<sup>2</sup>;
- Amend consistent uses to include Health care services and Veterinary services and levels of assessment for Multiple dwelling to be Code Assessable in Precinct D;
- Amend Precinct F consistent land uses to include a range of business uses and community activities and associated amendments to levels of assessment, and
- Amend level of assessment for Health care services to be Code Assessable in Precincts D and F.

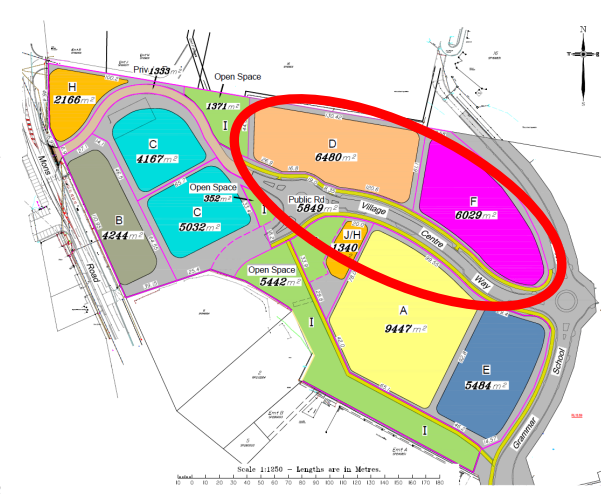
# Key Assessment – Precinct Changes



Original Approved Precinct Plan

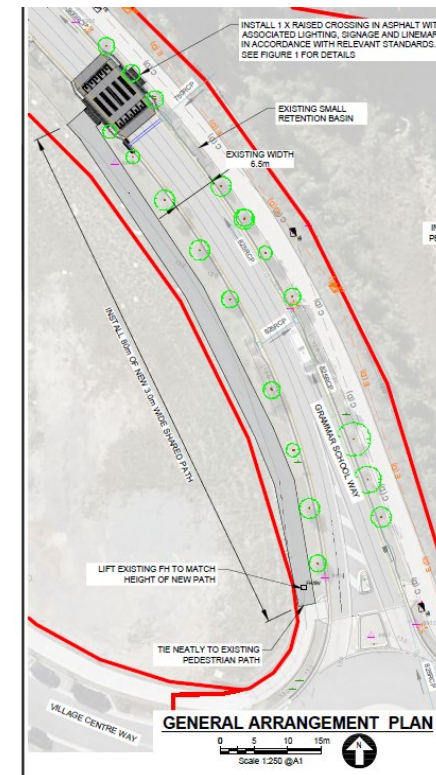
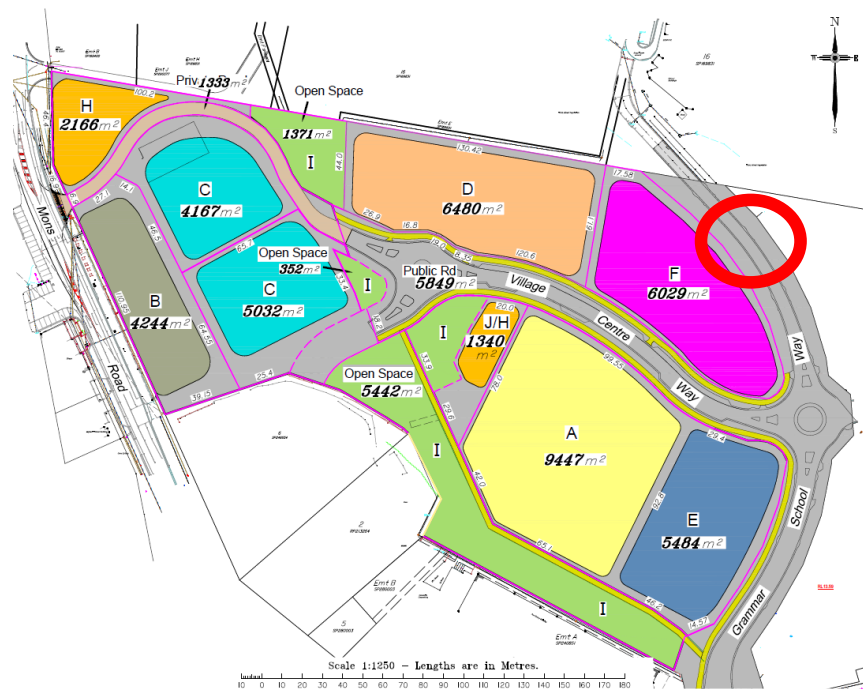


Currently Approved Precinct Plan



Proposed Precinct Plan

# Key Assessment – Removal of Pedestrian Access Route



## 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.

Thanks for your time



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# Financial Performance Report

July 2025



# July 2025 Operating Result

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- Council's operating result at the end of July 2025 is an operating surplus of \$207.5 million, which is \$4.1 million above year to date budget.
- The variance consists of:
  - Revenue higher than budget by \$766,000 (0.3%)
  - Expenses lower than budget by \$3.4 million (6.4%)



# July 2025 Operating Result

## Major Revenue Variances

Net Rates \$685,000 below budget

Fees and Charges above budget \$385,000

**Above budget:**

- Development Services Fees \$306,000
- Holiday Parks \$361,000
- Park Smart parking Infringements \$87,000

**Below budget:**

- Health Licences/Permits (\$329,000) – due September
- Refuse Tip Fees (\$144,000)

Other Revenue \$1.3 million higher than budget

- Resilient Rivers SEQ Funding \$775,000
- Revegetation Offset Revenue \$313,000

Interest Received from Investments \$111,000 lower than budget

# July 2025 Operating Result

## Major Expenditure Variances —

Materials and Services below budget \$3.5 million (17.2%)

- 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
  - IT Program Projects
- Levy Programs \$149,000
  - Environment Levy

# July 2025 Capital Program Result

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Capital Works Program has progressed 4.4%

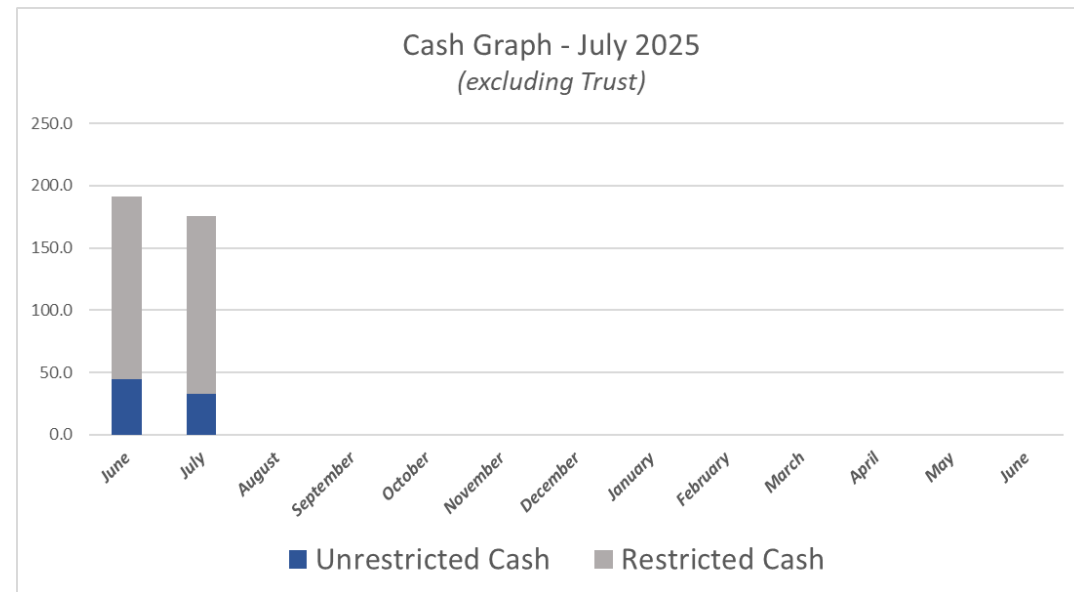
- **\$11.5 million** of Council's total Capital Works Program has been financially expended which is \$3.9 million (25.3%) lower than year to date budget
- **\$8.4 million** of the Core Capital Works Program has been spent which is \$829,000 (9.0%) lower than year to date budget

# Cash Flows

## Council Cash

- Council's cash at 31 July is **\$176.0 million**  
*(excluding Trust)*

- Unrestricted cash \$32.5 million*
- Restricted cash \$143.5 million*



July 2025 Financial Performance Report

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# Debt

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## Council Debt

- Council's debt at 31 July is **\$442 million**
  - New borrowings for 2025-26 are **\$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.*

# Investment Performance

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## Investments

- Council currently has 2 investments totalling \$30 million
- Term deposits mature between 90 and 364 days
- Weighted average interest rate return of 4.6%

# Financial Performance Report

## Risk

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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.

# Financial Performance Report



## Officer Recommendation

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



Thanks for your time



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# Queensland Audit Office Second Interim Management Report for the financial year ended 30 June 2025

Item 8.4

Ordinary Meeting  
21 August 2025

# Queensland Audit Office

## Second Interim Management Report for the financial year ended 30 June 2025

### Audit Schedule

- Planning - January 2025
- First Interim - March 2025
- **Second Interim - June 2025**
  - Includes systems audit
- Final Audit - September 2025

### Legislative Requirements

- Statutory obligation to prepare General Purpose Financial Statements subject to audit by the Queensland Auditor-General (or representative)
- Audit Reports are first presented to Council's Audit Committee
- Section 213(3) of the *Local Government Regulation 2012* requires that the report be presented to the next Ordinary Meeting of Council

# Results of the Second Interim Audit 2025

Internal control assessment including systems audit

The Second Interim Audit assessed the design and implementation of Council's internal controls relevant to the financial report, and whether they are operating effectively.

The Queensland Audit Office assess the key controls they intend to rely on in auditing Council's financial statements.

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

## Results of the Second Interim Audit 2025

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 issues	1 medium issue in progress
Other matters	1 current year in progress
Milestones	On track
Audit fees	On track

# Audit Schedule

## Critical Dates

8 – 26 September 2025	Final Audit
15 October 2025	Council certification of the 2024-25 financial statements and current year financial sustainability statement prior to the statutory deadline of 31 October
16 October 2025	Audit opinion issued by the Queensland Audit Office
13 November 2025	Council adoption of the 2024-25 audited financial statements

## Implementation

All identified audit issues will be stored in Council's corporate reporting system with implementation to be monitored by the Audit Committee.

## 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".



# Thanks for your time



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# Disposal (easement) of Part of Council Freehold Land within Meridan Plains and Coolum Beach

Item 8.5

Ordinary Meeting  
21 August 2025

# Overview

There is a requirement for the registration of sewerage easements, in favour of Unitywater, for two projects within Council Land at the following locations;

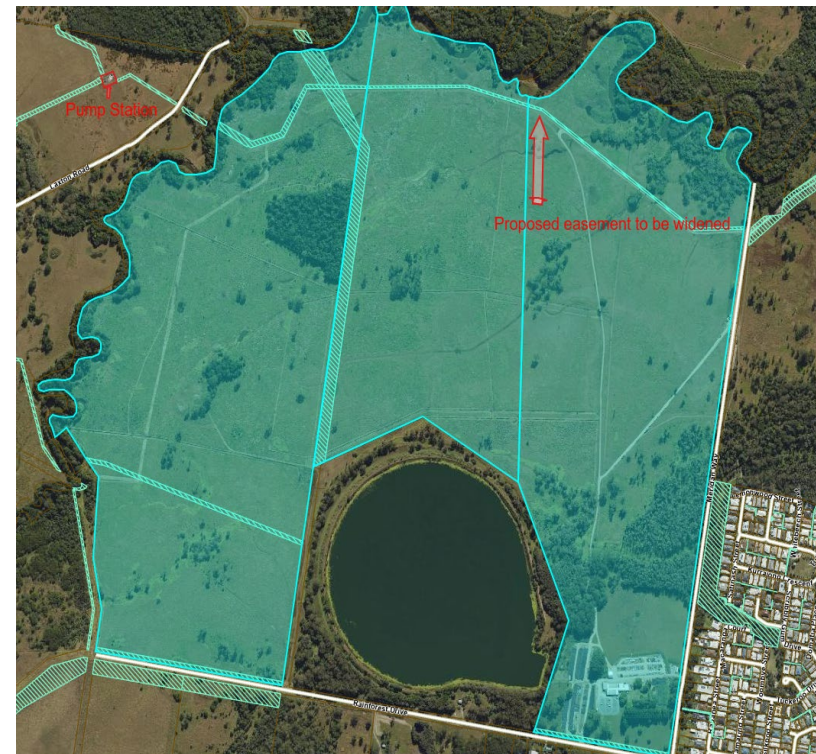
- Lot 2, 4 and 5 on RP97720, Meridan Plains - Duplication of a Sewer Main and Pump Station upgrade. The Pump Station is not in Council Land.
- Lot 17 on RP198758, Coolum Beach – Sewer Pump Station Upgrade

The location of the proposed sewerage easements are as shown in Attachments 1 and 2 – Easement Survey Plan.

The applicant will be responsible for all costs associated with facilitating the easement. 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.

# Lot 2, 4 and 5 on RP97720 Meridan Plains Sewerage Main and Sewer Pump Station Upgrade

- A private developer is required to upgrade the sewage capacity for a 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
- It is proposed that the total width of the easement is increased to 10m, requiring new 4m easements to be approved.
- The proposed new easements will have a total easement area of 17,038m<sup>2</sup>.



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# Lot 17 on RP198758, Coolum Beach Sewerage Pump Station Upgrade

- Unitywater currently owns a sewerage pump station within Council land at Coolum Beach which has been identified as having a capacity deficiency 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 the surrender of the existing easement and the registration of a new easement to cover the increased size of the new assets.
- The proposed new easement will have a total area of 1093m<sup>2</sup>.



# 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.

# Thanks for your time



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# Invasive Plant Surveillance Program - *Biosecurity Act 2014*

Item 8.6

Ordinary Meeting  
21 August 2025

## Purpose

- Seek endorsement - Invasive Plant Surveillance Program.
- Meet Council's general biosecurity obligation.
- Meet obligations and commitments under the Sunshine Coast Biosecurity Plan 2024.
- Work closely with other levels of government and land managers to provide a seamless response to invasive plant management across the region.
- Assist the community with invasive plant education.
- Provide the community with invasive plant surveillance and management services.

To protect biosecurity risks  
on human health, social  
amenity, the economy and  
the environment

- *Biosecurity Act 2014*

# Biosecurity responsibilities



## Local Government

Undertake property inspections to identify and respond to regulated 'invasive biosecurity matter'.



## Landholder

General Biosecurity Obligation - must take all reasonable and practical measures to prevent or minimise biosecurity risks.



## Priority target species

Regulated priority invasive plants included in the SCC Biosecurity Plan 2024 include Fireweed, Groundsel bush and Thunbergia vine.



## Property inspection locations

The Program captures the whole region, with a priority towards upper catchment suburbs in rural locations

- 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
- Verrierdale

## Program implementation



Site inspection

Assistance is offered  
includes education  
material, hire  
equipment and links  
to local Landcare  
groups



Compliance

Authorised officers  
identify biosecurity  
matter during  
property  
inspections

Education



Biosecurity Orders  
issued for ongoing  
non-compliance

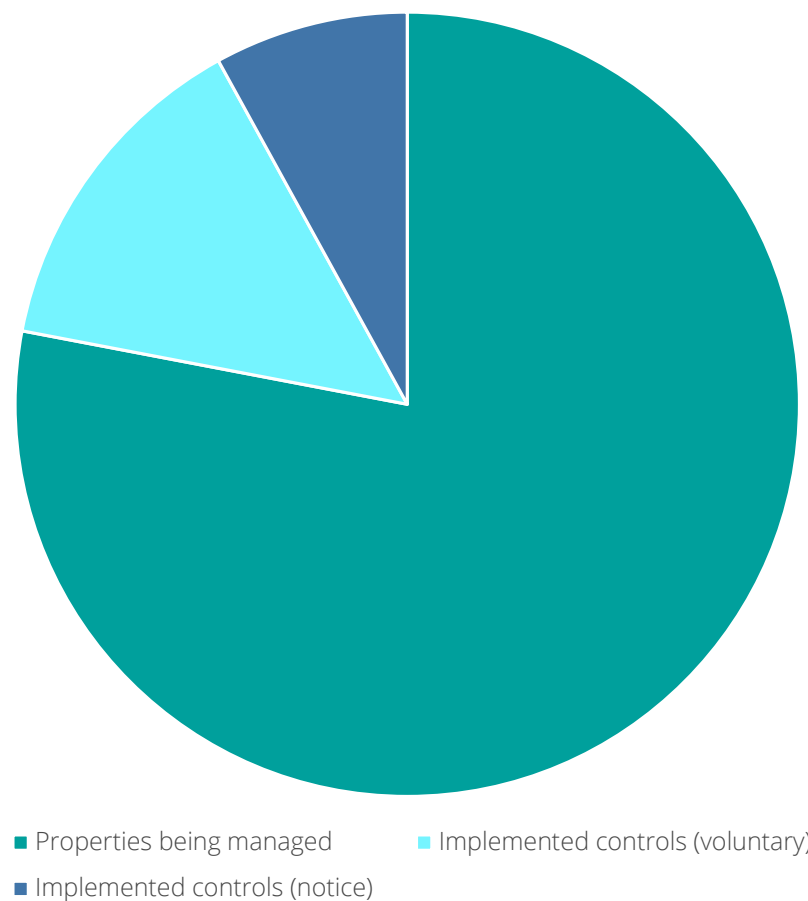
## Results: 2022 - 2025

78% of properties had no issues or were being managed.

14% of properties implemented control actions for invasive plants voluntarily.

8% received compliance notifications requiring certain actions.

0.2% of properties required Council to take compliance action.



## 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*.

# Thank you



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# Invasive Animal Prevention and Control Program - *Biosecurity Act 2014*

Item 8.7

Ordinary Meeting  
21 August 2025

## Purpose

- Seek endorsement - Invasive Animal Prevention and Control Program.
- Meet Council's general biosecurity obligation.
- Meet obligations and commitments under the Sunshine Coast Biosecurity Plan 2024.
- Work closely with other levels of government and land managers to provide a seamless response to invasive animal management across the region.
- Assist the community with invasive animal education.
- Provide the community with invasive animal management services.

To protect biosecurity risks  
on human health, social  
amenity, the economy and  
the environment

- *Biosecurity Act 2014*

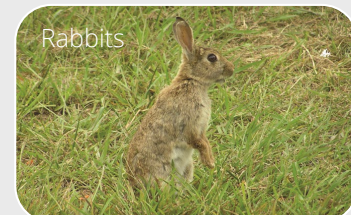
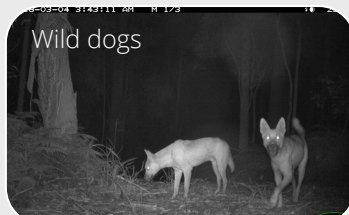
## The program includes...

- Community education.
- Assisting community members.
- Collecting data.
- Surveying animal populations.
- Working across tenures to combat the issue.
- Removing feral animals.
- Partnering with research organisations and the University.



Feral Deer active at night

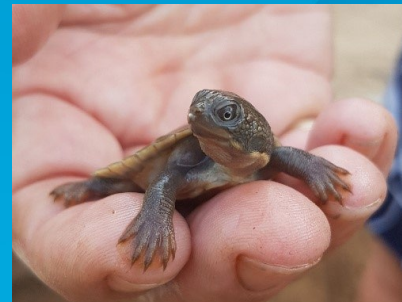
## We control...



## To protect ...



Spotted Tail Quail



Green and  
Loggerhead turtles



Mary River Turtle

# Officer Recommendation

That Council:

- a) receive and note the report titled "Invasive Animal Prevention and Control Program - *Biosecurity Act 2014*", and
- a) 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*.

# Thank you



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