

# Agenda

**Ordinary Meeting**  
**Thursday, 16 October 2025**

**commencing at 9:00am**

Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore

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**ORDINARY MEETING**

**NOTICE**

3 October 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

16 October 2025

commencing at 9.00am.

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

John Baker | Chief Executive Officer

Sunshine Coast Regional Council  
54 First Avenue, Maroochydore QLD 4558  
P 07 5441 8240  
E [john.baker@sunshinecoast.qld.gov.au](mailto:john.baker@sunshinecoast.qld.gov.au)  
W [www.sunshinecoast.qld.gov.au](http://www.sunshinecoast.qld.gov.au)





**1 DECLARATION OF OPENING**

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

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

That the Minutes of the Ordinary Meeting held on 18 September 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**



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**8 REPORTS DIRECT TO COUNCIL****8.1 SHOREBIRD CONSERVATION PLAN 2025-30****File No:** Council Meetings**Authors:** Coordinator Coastal, Lakes and Wetlands  
Infrastructure and Natural Assets  
Coastal Conservation & Planning Team Leader  
Infrastructure and Natural Assets**Appendices:** App A - Shorebird Conservation Plan 2025-30 ..... 13 [↓](#) 

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**PURPOSE**

This report presents the Shorebird Conservation Plan 2025–30 for Council consideration and endorsement. Developed through extensive stakeholder and community engagement, the plan outlines a five-year strategic framework to guide Council’s efforts in supporting the protection and recovery of ecologically sustainable migratory and resident shorebird populations. It aligns with the Environment and Liveability Strategy (2023) and reflects our commitment as a UNESCO Biosphere to balance conservation with community needs. The plan will be reviewed and adapted over time to ensure best-practice management and lasting outcomes for biodiversity and future generations.

**EXECUTIVE SUMMARY**

The Shorebird Conservation Plan 2025–30 outlines a strategic five-year framework to guide Sunshine Coast Council’s efforts in protecting and recovering migratory and resident shorebird populations. Developed through extensive consultation with internal departments, Councillors, external stakeholders including research institutions, State Government, Kabi Kabi Peoples Aboriginal Corporation and subject matter experts, as well as the community, the plan reflects the region’s commitment as a UNESCO Biosphere to balance ecological conservation with community needs and values.

The plan builds on and will replace the Shorebird Conservation Action Plan (internal operational document) and incorporates current research, legislation, and community values. It prioritises evidence-based management, strategic habitat protection, and collaborative partnerships to address key threats to shorebird conservation. The plan also identifies new initiatives such as citizen science programs, values-based engagement, and climate resilience strategies. The Shorebird Conservation Plan will be a public facing document, consistent with other Sunshine Coast Council wildlife conservation plans.

Key outcomes include:

- Protection of current and future high-value shorebird habitats.
- Effective management of local threats to shorebirds.
- Strengthened community education, advocacy, and partnerships.
- Integration of contemporary research and monitoring benchmarks.
- Alignment with local, national, and international conservation efforts.

The plan will ensure Council meets its legislative obligations and meaningfully contributes to international, national and state government efforts to halt and reverse shorebird population declines in our region and internationally.

### OFFICER RECOMMENDATION

**That Council:**

- (a) receive and note the report titled “Shorebird Conservation Plan 2025-30”**
- (b) endorse the Shorebird Conservation Plan 2025-30 (Appendix A) and**
- (c) note the Chief Executive Officer will use delegated authority to implement operational actions for the Shorebird Conservation Plan 2025-30.**

### FINANCE AND RESOURCING

The implementation of the Shorebird Conservation Plan 2025-30 will be achieved through existing annual operational and Environment Levy budgets. Budget bids for any new capital projects will be considered as part of the annual 10-year capital works program cycle. Any new resourcing requirements associated with delivery of the plan will go through annual budget assessment processes, however this is expected to be minimal over the five-year life cycle of the Plan.

State, federal and international grant funding will also be sought through strategic and targeted planning to support delivery of the plan.

### CORPORATE PLAN

<b>Corporate Plan Goal:</b>	<b><i>Environment and liveability</i></b>
<b>Strategic Pathway:</b>	2.2 - Natural assets, distinctive landscapes
<b>Operational Activity:</b>	2.2.1 - Review the Shorebird Conservation Plan to support the recovery and conservation of shorebird populations on the Sunshine Coast. 2.2.2 - Deliver the priority programs, projects and activities funded through the Environment Levy including the Strategic Land Acquisition Program, partnerships and grants.

### CONSULTATION

#### Councillor Consultation

All Councillors and the Mayor were consulted during the development of the draft Shorebird Conservation Plan 2025-30. Feedback from Councillors throughout the development of the draft plan has been considered and has helped inform updates to the plan.

#### Internal Consultation

Internal consultation was completed through stakeholder workshops and one-on-one briefing sessions, including with Group Executives/Directors and Branch Managers.

Branches included in the internal consultation included:

- Environmental Operations
- Environment and Sustainability Policy

- Parks and Gardens
- Customer Response
- Governance and Executive Services.

**External Consultation**

External stakeholders participated in a stakeholder engagement workshop and were provided the draft plan for review.

Key external stakeholders included in the consultation include:

- Queensland Department of Environment, Tourism, Science, and Innovation
- Queensland Parks and Wildlife and Partnerships, including Marine Parks
- Queensland Wader Study Group
- Kabi Kabi Peoples Aboriginal Corporation
- University of the Sunshine Coast
- University of Queensland
- Biodiversity Assessment and Management Ecological Consultants.

**Community Engagement**

The community was invited to provide feedback on the draft Shorebird Conservation Plan 2025-30 during October and November 2024.

762 persons from 105 suburbs participated in the consultation via the Have your Say page.

An additional 18 responses from key Sunshine Coast community and environment groups were received via email.

44% of respondents agreed or strongly agreed that the draft Shorebird Conservation Plan will support the recovery of shorebird populations. 34% of respondents disagreed or strongly disagreed, 17% were neutral and 5% did not know.

Feedback from the community engagement has been considered in finalising the Shorebird Conservation Plan 2025-30.

**PROPOSAL**

The Shorebird Conservation Plan 2025-30 sets out strategic directions to support the protection and recovery of migratory and resident shorebird populations on the Sunshine Coast. It focuses on evidence-based outcomes to reduce threats and protect critical habitats, while balancing conservation and recreation goals in line with Council's Environment and Liveability Strategy. As part of living in a UNESCO Biosphere, the Plan reflects our shared responsibility to care for nature.

Building on and replacing the previous Shorebird Conservation Action Plan (internal operational document), and five years of data collection and community education, this plan incorporates current research, legislation, conservation advice, and community values. The Plan's implementation will benefit not only shorebirds but also a wide range of coastal birds and ecosystems, ensuring these remarkable species remain part of our coastal landscape for

generations to come. The Shorebird Conservation Plan 2025-30 will be a public facing document, consistent with other Sunshine Coast Council wildlife conservation plans.

#### Threats to Shorebirds

Many shorebird species are in rapid decline, with 16 currently listed as threatened with extinction under Australia's *Environment Protection and Biodiversity Conservation (EPBC) Act*. Effective conservation must consider their complex ecology and the threats they face. In Australia, shorebirds rely entirely on wetlands in the coastal intertidal zones, where their daily routines are shaped by the tides. At high tide, they rest (roost) in flocks above the waterline; at low tide, they feed on exposed sandflats and mudflats. Some species depend on specialised and restricted habitats like rocky foreshores.

Reducing disturbance at high tide roosts is one of the most effective actions we can take locally to support shorebird species protection and recovery. The Shorebird Conservation Plan 2025–30 prioritises this outcome to deliver the greatest conservation benefit to ensure migratory and resident shorebirds are here for future generations to enjoy.

To achieve disturbance reduction at high tide roost areas for migratory shorebirds, the plan aims to achieve this via signage, community education and compliance. There is no intention to rope off areas of beach to achieve this outcome.

The Shorebird Conservation Plan 2025–30 is a five-year strategy, after which it will be reviewed, evaluated, and adapted to ensure ongoing best-practice management that delivers meaningful conservation outcomes.

#### Legal

The Shorebird Conservation Plan 2025-30 complies with, and supports the objectives of the following legislation:

- *Environment Protection and Biodiversity Act 1999* (Cth)
- *Nature Conservation Act 1992* (Qld)
- Marine Parks (Moreton Bay) Zoning Plan 2019 (Qld)
- *Marine Parks Regulation 2017* (Qld)
- *Nature Conservation (Animals) Regulation 2020* (Qld)
- *Recreation Areas Management Act 2006* (Qld)
- *Human Rights Act 2019* (Qld)
- *Local Government Act 2009* (Qld)

The federal *Environment Protection and Biodiversity Conservation 1999 Act* (EPBC Act) is Australia's primary environmental law. It provides national protection for migratory shorebirds as Matters of National Environmental Significance (MNES).

The *Nature Conservation Act 1992 (Qld)* governs the protection of native wildlife and their habitats in Queensland, whether or not the wildlife is currently present in this habitat.

These two Acts form the backbone of legal protection for shorebirds in Australia and Queensland, requiring local governments to actively manage and conserve shorebird habitats and mitigate threats on lands and waters within their jurisdiction.

**Policy**

The United Nations Sustainable Development Goals (UNSDGs) form an important foundation of the performance measurement framework of the Sunshine Coast Biosphere Reserve.

The Shorebird Conservation Plan 2025-30 is an action of the Sunshine Coast Council Operational Plan 2025-26. It links directly to the Sunshine Coast Council Corporate Plan 2025-30 through the priority *Optimise the protection of our habitat areas to ensure our natural environment thrives and provides opportunities for our community to connect with nature* under the strategic pathway *Natural assets, distinctive landscapes - Protection and enhancement of our natural assets and distinctive landscapes*.

Council's Environment and Liveability Strategy (ELS) provides a clear vision for the long-term conservation of our biodiversity. The Environment and Liveability Strategy Implementation Plan includes transformational action 6.2 *Develop and implement conservation/management plans for key threatened and iconic species*.

The Shorebird Conservation Plan 2025-30 is also highly aligned with the Sunshine Coast Community Strategy 2024-29 and the Sunshine Coast Regional Economic Development Strategy 2013-33 by strengthening Council's strategic goals by:

- Enhancing biodiversity and liveability
- Supporting sustainable economic development
- Fostering community connection and resilience
- Promoting inclusive and collaborative governance.

The Shorebird Conservation Plan 2025-30 is a foundational policy document that informs and supports the development of other Council policies.

**Risk**

Risks to the organisation, community and shorebird populations if the Shorebird Conservation Plan is not endorsed by Council include:

- Recommended management strategies and desired outcomes will not be included in Council's operational, capital and Environmental Levy budgets to support shorebird conservation outcomes.
- Reputational risk in that Council may not meet the biodiversity and conservation specific outcomes in the Environment and Liveability Strategy, Operational Plan and Corporate Plan.
- Council may risk breaching its legal or ethical obligations related to international, federal, state or local legislation and policy to protect threatened shorebird species and their habitat to halt and reverse further population declines of migratory and resident shorebirds.
- Council may risk missing out on external funding to support shorebird conservation outcomes.
- Council may risk community division between non-supporters, who may feel unfairly restricted, and those that support the plan.

**Previous Council Resolution**

There is no previous Council resolution relevant to this report.

**Related Documentation**

- Appendix A Shorebird Conservation Plan 2025-30

**Critical Dates**

No critical dates relevant to this report.

**Implementation**

Should the recommendation be accepted by Council, it is noted that the Chief Executive Officer will support the operational implementation of the Shorebird Conservation Plan 2025-30.



Sunshine Coast Council  
**Shorebird  
Conservation Plan  
2025-30**



Edition Month September 2025

[sunshinecoast.qld.gov.au](http://sunshinecoast.qld.gov.au)  
 mail@sunshinecoast.qld.gov.au  
 07 5475 7272  
 Locked Bag 72  
 Sunshine Coast Mail Centre Qld 4560

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#### Acknowledgements

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

#### Reference document

This document should  
 be cited as follows:

Sunshine Coast Council Sunshine  
 Coast Council Shorebird Conservation  
 Plan 2025-30 (September 2025)

#### Disclaimer

To the extent this document contains  
 future plans, activities, policies  
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#### Cover image

Simone Bosshard

## Traditional acknowledgement

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

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

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

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

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

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

Together, we are all stronger.

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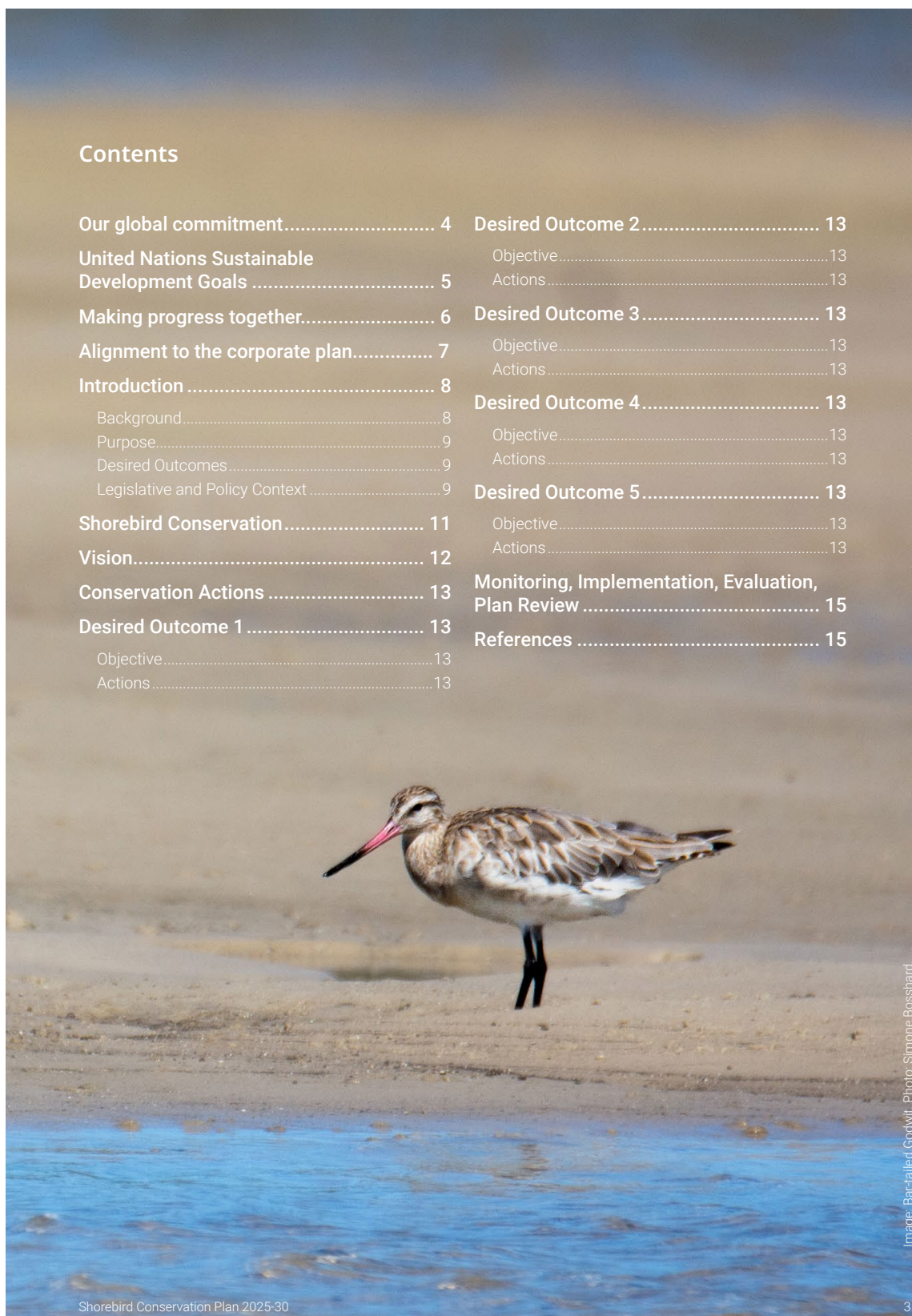


Image: Bar-tailed Godwit. Photo: Simone Bosshard.



## Our global commitment



**In our Sunshine Coast Biosphere, we work together with our community for a sustainable future where we celebrate people and nature.**

This is an international recognition as part of a World Network of Biosphere Reserves, demonstrating our commitment to contribute to a sustainable planet and create a positive legacy for future generations. This also aligns with Council's vision as Australia's most sustainable region. Connected. Liveable. Thriving.

We all have a role to play in the Sunshine Coast Biosphere now and for all those who will live, work, learn and play here in the future.

Our biosphere spans the Sunshine Coast local government area and three nautical miles off the coast.

Caring for this special place brings new opportunities and a range of possible benefits to our natural environment, community, lifestyle and economy.

The [Sunshine Coast Biosphere](#) is centred around our four key objectives, all of which are intrinsically linked:

- **People** - A Sunshine Coast community that actively fosters and promotes sustainable practices, use and stewardship
- **Conservation** - Conserving, maintaining, and enhancing our natural environment from the hinterland to the coast, and connecting people and nature
- **Development** - Demonstrating leadership in delivering a diverse and resilient economy
- **Logistical support** - Inspiring and celebrating creativity, innovation, research, and a learning community.



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Image: Eastern Curlews. Photo: Simone Bosshard

## United Nations Sustainable Development Goals (SDGs)

**Implementing the Sunshine Coast Biosphere involves local actions delivering on the United Nations' Sustainable Development Goals. As we advance our vision as Australia's most sustainable region, the environmental, social, cultural and economic activities across the region must be carefully balanced to ensure we create a sustainable future.**

Council is demonstrating regional leadership by committing to embed the SDGs in our strategies, plans and associated progress reporting. The Shorebird Conservation Plan supports the SDGs by protecting biodiversity, enhancing climate resilience, and fostering inclusive community stewardship

This Shorebird Conservation Plan contributes to the following goals:

### SDG 13 - Climate action

This plan provides a framework to monitor climate change impacts on shorebird populations and their habitats. It aims to detect early warning signs of climate-induced pressures through systematic surveys, enabling mitigation strategies to preserve ecological resilience. The plan integrates strategic planning with actionable outcomes, ensuring alignment with national policies. A key focus is on empowering local communities through ongoing education and awareness initiatives, to address emerging threats and build resilience.

### SDG 14 - Life below water

This plan promotes active sustainable management of marine and coastal ecosystems to enhance shorebird habitat health for the recovery of shorebird populations. Protecting shorebird habitat through the plan is expected to enhance ecosystem resilience and productivity. The plan encourages legal frameworks for sustainable ocean-related practices and aims to improve ecosystem productivity through targeted habitat protection.

### SDG 15 - Life on land

This plan identifies and promotes actions to protect critical shorebird habitats to reduce land degradation. It outlines targeted conservation actions for threatened species, promoting their long-term survival and the health of terrestrial ecosystems.

### SDG 17 - Partnerships for the Goals

The Shorebird Conservation Plan fosters inclusive partnerships and shared outcomes that support the Sunshine Coast Biosphere's vision for a thriving, sustainable future. Collaboration across communities and sectors is a core principle embedded in all our plans and initiatives.



## Making progress together

### Working towards our vision

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

Sunshine Coast  
Community Strategy  
2019-2041

Sunshine Coast  
Environment and Liveability  
Strategy 2017-2041

Sunshine Coast  
Regional Economic Development  
Strategy 2013-2033

Sunshine Coast Council  
Corporate Plan  
2025-30

Shorebird Conservation Plan  
2025-30

### Alignment to the regional strategies

The Shorebird Conservation Plan 2025–30 aligns with the Sunshine Coast Community Strategy by promoting inclusive, resilient, and nature-connected communities, and supports the Regional Economic Development Strategy by enhancing the region's green and visitor economies through habitat protection, eco-tourism, education, and climate resilience—contributing to a connected, liveable and thriving Sunshine Coast.



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Image: Sooty Oystercatchers. Photo: Simone Bosshard.

## Alignment to the corporate plan

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



### Strong Community

The Shorebird Conservation Plan fosters a strong community by engaging residents, Traditional Owners, schools, and volunteers in shorebird conservation. Through education campaigns, citizen science, and inclusive partnerships, it builds awareness and shared stewardship of coastal ecosystems. By promoting respectful recreation and cultural collaboration, the plan strengthens social connection and pride in place, inviting all community members to participate in conservation efforts that protect our natural heritage and support wellbeing.



### Managing for Growth

The plan supports well-managed growth by integrating shorebird habitat protection into urban and recreational planning. It informs land use decisions, guides infrastructure away from ecological sensitive areas, and ensures recreation areas and trails are designed to minimise ecological impact. By embedding conservation into planning frameworks, the plan helps balance population growth with environmental sustainability, preserving the region's unique coastal character.



### Environment and Liveability

The plan enhances environment and liveability by protecting critical shorebird habitats and mitigating threats through planning, legislation, and on-ground action. It aligns with the Environment and Liveability Strategy and UNESCO Biosphere values, ensuring biodiversity is preserved and enhanced alongside sustainable recreation. By guiding infrastructure away from sensitive areas and promoting habitat restoration, the plan supports a healthy coastal environment that underpins the region's liveability and ecological resilience.



### Organisational Excellence

The Shorebird Conservation Plan exemplifies organisational excellence through evidence-based decision-making, cross-sector collaboration, and transparent monitoring. It aligns with national and international conservation frameworks and embeds adaptive management practices. Annual reviews and stakeholder engagement ensure accountability and continuous improvement. By integrating science, policy, and community values, the plan reflects Council's commitment to high performance and responsive governance.



### Resilient Economy

By supporting sustainable nature-based tourism, the Shorebird Conservation Plan contributes to a resilient economy. It partners with local tourism operators to promote bird-watching experiences and builds regional identity around conservation values. The plan's emphasis on education, stewardship, and ecological health enhances the Sunshine Coast's reputation as a destination for responsible travel, while protecting the natural assets that underpin long-term economic prosperity.





Image: Whimbrels- Photo: Simone Bosshard.

## Introduction

Migratory shorebirds are remarkable birds that journey thousands of kilometres across the globe to spend the summer with us on the Sunshine Coast. Watching them in their natural environment evokes a wonderful human emotional, intellectual, and spiritual response. Yet, like all migratory species, their movements across the globe make them particularly vulnerable to natural and human-induced impacts along their migratory route, resulting in global population declines. Shorebirds rely on a connected network of high-quality wetlands and are key indicators of coastal ecosystem health.

Like links in a chain, these coastal habitats support their survival, and in return they play a crucial role in keeping these ecosystems healthy by cycling nutrients and supporting natural balance. For all these reasons, shorebirds deserve and need our attention at local, regional, national, and international levels, to ensure the survival of these remarkable birds and the ecosystems they inhabit are preserved for future generations.

## Background

The Sunshine Coast provides important habitat for migratory and resident shorebirds, where they share limited coastal habitat areas with a fast-growing urban community. Much of the region's rapidly growing population (predicted to exceed 500,000 by 2041) lives along the urban growth corridor between Caloundra and Maroochydore - areas that are also important for shorebirds.

Each year, around 2 million migratory shorebirds, many of them listed as threatened from extinction under Commonwealth and State legislation, fly more than 10,000 km from their breeding grounds in the Arctic tundra to Australia. Many spend the summer in the estuaries of the lower Maroochy River and Pumicestone Passage, as well as along rocky foreshores and Mudjimba Island (for details and monitoring data see Background Paper). The Pumicestone Passage is recognised as an internationally significant wetland, while the Maroochy River is considered nationally significant (Weller et al. 2020).



While in their non-breeding habitats, the daily lives of shorebirds are determined by the tides. At high tide, they roost (sleep) in flocks above the water level. As the tide drops, they move onto intertidal sandflats and mudflats to feed in the soft sediment. Therefore, both high-tide roosting sites and low-tide feeding areas are critical to their survival. To minimise energy expenditure, shorebirds prefer locations where roosting and feeding areas are close together, reducing the time and energy required to travel between the tides.

Resident shorebird species live in Australia year-round. The foreshore provides habitat for their entire life cycle: roosting, foraging, and breeding. They lay their eggs on dunes or rocky shores above the high tide mark, where their breeding success is affected by natural factors such as high tides and storms, as well as human-induced habitat destruction, introduced predators, and disturbance from recreational activities along the coast.

Most shorebird species are rapidly declining. Global threats include habitat loss, climate change and sea-level rise. On the Sunshine Coast, disturbance by people and domestic animals presents the biggest threat (for details see Background Paper). Any disturbance to migratory shorebirds severely impacts their ability to build the energy reserves needed for their long journeys and breeding season in the Arctic. Effective conservation of these species depends on local management that balances our enjoyment of coastal areas with the ecological values that make them unique. Protecting existing habitat, especially high tide roost sites, is the most cost-effective and impactful way to support shorebird conservation at the local level.

## Purpose

The purpose of this five-year Shorebird Conservation Plan is to recommend and implement evidence-based conservation actions to mitigate threats and protect habitat for migratory and resident shorebirds on the Sunshine Coast.

## Desired outcomes

The strategic framework of the Shorebird Conservation Plan comprises the following desired outcomes:

1. Current and future high value shorebird habitat is recognised and protected.
2. Threats to shorebirds on the Sunshine Coast are understood and addressed effectively.

3. Shorebird conservation is achieved through education, advocacy, and partnerships with the community, research institutions, local tourism operators, and expert advocacy groups.
4. Management is evidence-based and informed by contemporary research and knowledge of shorebirds on the Sunshine Coast.
5. Local shorebird conservation supports local, regional, national, and international efforts through effective collaboration and partnerships.

## Legislative and policy context

The protection of shorebirds involves multiple stakeholders across many jurisdictions, countries, and political boundaries. Australia has entered bilateral agreements to conserve migratory birds with Japan (JAMBA, 1974), China (CAMBA, 1986), and the Republic of Korea (ROKAMBA, 2007).

As a signatory to the *Convention on Conservation of Migratory Species of Wild Animals* (CMS or Bonn Convention), all migratory species listed in Appendix I or Appendix II are protected under the *Environment Protection and Biodiversity Conservation (EPBC) Act 1999*.

Migratory shorebirds are identified as matters of national environmental significance (MNES) under the EPBC Act 1999, Australia's key piece of environmental legislation. Sixteen species of migratory shorebirds are listed as threatened with extinction under the EPBC Act as of January 2024.


All migratory and resident shorebirds in Queensland are protected under the *Nature Conservation Act 1992 (Qld)*, and under the Marine Parks (Moreton Bay) Zoning Plan 2019 within the Moreton Bay Marine Park.

Under these international, national, and state regulatory frameworks, local governments have an obligation to protect shorebirds and their habitat within their respective local government areas. Sunshine Coast Council's Environment and Liveability Strategy 2023 outlines policy positions relating to the conservation of shorebirds in Part A: Strategic Directions. The development of the Shorebird Conservation Plan is an action in the Sunshine Coast Council Operational Plan 2025/26.



## Shorebird conservation

The Sunshine Coast hosts hundreds of migratory and resident shorebirds from at least 20 different species throughout the year. Some species are transient and only spend a few weeks here on their way to their final habitat destination. This plan outlines actions to support the conservation of all shorebird species present on the Sunshine Coast, including the regularly occurring species listed in Table 1. These actions will also benefit other coastal bird species that rely on the same intertidal habitats, including the recently listed vulnerable Little Tern.



Common Name	Scientific name	Qld NCA listing	EBPC listing
Far Eastern Curlew	<i>Numenius madagascariensis</i>	Critically endangered	Critically endangered, migratory, marine
Western Alaskan Bar-tailed Godwit	<i>Limosa lapponica baueri</i>	Endangered	Endangered, migratory, marine
Eurasian Whimbrel	<i>Numenius phaeopus</i>	Special least concern	Migratory, marine
Pacific Golden Plover	<i>Pluvialis fulva</i>	Special least concern	Migratory, marine
Grey-tailed Tattler	<i>Tringa brevipes</i>	Special least concern	Migratory, marine
Wandering Tattler	<i>Tringa incana</i>	Special least concern	Migratory, marine
Double-banded Plover	<i>Charadrius bicinctus</i>	Special least concern	Migratory, marine
Curlew Sandpiper	<i>Calidris ferruginea</i>	Critically endangered	Critically endangered, migratory, marine
Red-necked Stint	<i>Calidris ruficollis</i>	Special least concern	Migratory, marine
Pied Oystercatcher	<i>Haematopus longirostris</i>	Least concern	Not listed
Sooty Oystercatcher	<i>Haematopus fuliginosus</i>	Least concern	Not listed
Red-capped Plover	<i>Charadrius ruficapillus</i>	Least concern	Marine
Beach Stone-curlew	<i>Esacus magnirostris</i>	Vulnerable	Marine
Pied Stilt	<i>Himantopus himantopus</i>	Least concern	Marine
Little Tern	<i>Sternula albifrons</i>	Special least concern	Vulnerable, migratory, marine
Common Tern	<i>Sternula hirundo</i>	Special least concern	Migratory, marine
Greater Crested Tern	<i>Thalasseus bergii</i>	Special least concern	Migratory, marine
Lesser Crested Tern	<i>Thalasseus bengalensis</i>	Least concern	Marine
Australian Tern	<i>Gelochelidon nilotica</i>	Least concern	Migratory, marine
Caspian Tern	<i>Hydroprogne caspia</i>	Special least concern	Migratory, marine

**Table 1:** Regularly occurring species and their conservation status under the Queensland Nature Conservation Act 1992 (NCA) and the Commonwealth Environment Protection and Biodiversity Act 1999 (EPBC Act).

## Vision

To support the recovery of ecologically sustainable migratory and resident shorebird populations across their range by reducing threats, protecting habitat, and working with an educated community.



Sunshine Coast Council

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Image: Wandering Tattler. Photo: Simone Bosshard.



## Conservation actions

The strategic framework for the Shorebird Conservation Plan comprises the following desired outcomes:

### Desired outcome 1

Current and future high value shorebird habitat is recognised and protected.

#### Objective

High value shorebird habitat is recognised and protected through legislation and planning.

The plan outlines a precautionary approach to protecting high value shorebird habitats through regular monitoring and assessments, mapping, and strategic planning of recreational areas. These actions aim to minimise human disturbance while balancing conservation and community use.

### Desired outcome 2

Threats to shorebirds on the Sunshine Coast are understood and addressed effectively.

#### Objective

Human-induced disturbance is eliminated at high value roost sites and minimised in high value feeding areas.

The plan focuses on strengthening collaboration across jurisdictions to reduce threats to shorebirds by minimising disturbance and providing temporary nest protection for beach nesting birds to safeguard sensitive habitats.

### Desired outcome 3

Shorebird conservation is achieved through education, advocacy and partnerships with the community, research institutions, local tourism operators, and expert advocacy groups.

#### Objective

Effective stakeholder collaboration and increased community awareness result in positive behaviour change and support for shorebird conservation.

The plan focuses on fostering community stewardship and awareness through targeted education, signage, citizen science, and engagement with Traditional Owners and tourism operators. These initiatives aim to reduce disturbance to shorebirds while promoting sustainable coastal experiences.

### Desired outcome 4

Management is evidence-based and informed by contemporary research and knowledge of shorebirds on the Sunshine Coast.

#### Objective

Develop a better understanding of local shorebird population dynamics and habitat.

The plan aims to prioritise evidence-based decision making through ongoing monitoring, research, and evaluation of conservation efforts. It intends to build resilience to future threats, including climate change and sea-level rise, by improving ecological understanding of shorebirds and their habitat.

### Desired outcome 5

Local shorebird conservation supports regional, national, and international efforts through effective collaboration and partnerships.

#### Objective

Effective collaboration on a local, regional, national, and international level.

The plan aims to strengthen shorebird conservation through strategic partnerships and collaborations from a local to an international level. These efforts support coordinated habitat protection, monitoring, and shared conservation efforts.



Sunshine Coast Council

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Image: Red capped Plover on eggs. Photo: Simone Bosshard.

## Monitoring, implementation, evaluation, plan review

Sunshine Coast Council is responsible for the implementation of the Shorebird Conservation Plan, in collaboration with delivery partners and stakeholders.

The Chief Executive Officer will support the operational implementation of the Shorebird Conservation Plan 2025-30 through a Shorebird Conservation Implementation Plan.

An annual review and report on activities, outcomes and expenditures will be provided as part of the Sunshine Coast Council Annual Report. A comprehensive evaluation, review, and updates (where required) will be undertaken as part of the five-year plan.

## References

Environment and Liveability Strategy 2023, Sunshine Coast Council. <https://els.sunshinecoast.qld.gov.au/>

Guideline Marine Management 2022. Local government dog off-leash areas in State Marine Parks. Queensland Government, Brisbane. QPW/2022/5918 v1.00.

[https://parks.des.qld.gov.au/management/resources?a=272936%3Apolicy\\_registry%2Fgl-pk-mm-dog-off-leash-areas-state-mp.pdf](https://parks.des.qld.gov.au/management/resources?a=272936%3Apolicy_registry%2Fgl-pk-mm-dog-off-leash-areas-state-mp.pdf)

Sunshine Coast Council Operational Plan 2025/26. <https://publicdocs.scc.qld.gov.au/hpecmwebdrawer/RecordHtml/26347055>

Sunshine Coast Council (2020-2024). SCC Shorebird Surveys and Assessments 2020-2024. <https://www.sunshinecoast.qld.gov.au/environment/native-animals/shorebirds/reports-and-publications>

Weller, D., Kidd, L., Lee, C., Klose, S., Jaensch, R. and Driessen, J. 2020. Directory of Important Habitat for Migratory Shorebirds in Australia. Prepared for Australian Government Department of Agriculture, Water and the Environment by BirdLife Australia, Melbourne. <https://eaflyway.net/australian-national-directory-of-important-migratory-shorebird-habitat/>



[sunshinecoast.qld.gov.au](http://sunshinecoast.qld.gov.au)  
[mail@sunshinecoast.qld.gov.au](mailto:mail@sunshinecoast.qld.gov.au)  
07 5475 7272

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# Sunshine Coast Council

## Shorebird Conservation Implementation Plan 2025-30



Edition October 2025

[sunshinecoast.qld.gov.au](http://sunshinecoast.qld.gov.au)

[mail@sunshinecoast.qld.gov.au](mailto:mail@sunshinecoast.qld.gov.au)

07 5475 7272

Locked Bag 72, Sunshine Coast Mail Centre

Qld 4560

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#### **Acknowledgements**

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

#### **Reference document**

This document should be cited as follows:

Sunshine Coast Council Shorebird Conservation Implementation Plan 2025-30 (October 2025)

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## Vision

To support the recovery of ecologically sustainable migratory and resident shorebird populations across their range by reducing threats, protecting habitat, and working with an educated community.

## Introduction

The Shorebird Conservation Implementation Plan outlines a coordinated, evidence-based approach to protecting migratory and resident shorebirds on the Sunshine Coast. It translates the strategic goals of the Shorebird Conservation Plan 2025–30 into practical actions that mitigate key threats, safeguard critical habitats, and promote community stewardship. It aligns with the Sunshine Coast Council Environment and Liveability Strategy (2023) and reflects our commitment as a UNESCO Biosphere to balance conservation with community needs. The plan will be reviewed and adapted over time to ensure best-practice management and lasting outcomes for biodiversity and future generations.

## References

Environment and Liveability Strategy 2023, Sunshine Coast Council.

<https://els.sunshinecoast.qld.gov.au/>

Guideline Marine Management 2022. Local government dog off-leash areas in State Marine Parks. Queensland Government, Brisbane. QPW/2022/5918 v1.00.

[https://parks.des.qld.gov.au/management/resources?a=272936%3Apolicy\\_registry%2Fgl-pk-mm-dog-off-leash-areas-state-mp.pdf](https://parks.des.qld.gov.au/management/resources?a=272936%3Apolicy_registry%2Fgl-pk-mm-dog-off-leash-areas-state-mp.pdf)

Sunshine Coast Council Operational Plan 2024/25.

<https://www.sunshinecoast.qld.gov.au/experience-sunshine-coast/healthy-smart-creative/our-vision>

Weller, D., Kidd, L., Lee, C., Klose, S., Jaensch, R. and Driessen, J. 2020. Directory of Important Habitat for Migratory Shorebirds in Australia. Prepared for Australian Government Department of Agriculture, Water and the Environment by BirdLife Australia, Melbourne.

## Implementation Plan

DO1: Current and future high value shorebird habitat is recognised and protected				
Objective: High value shorebird habitat is recognised and protected through legislation and planning.				
No.	Action	Success Indicator	Priority	Threat to be mitigated
1.1	Conduct assessment of shorebird habitat to identify high value shorebird habitat areas for roosting, feeding, and nesting.	The conservation values for all for migratory and resident shorebirds habitat sites are assessed based on DESI's guidelines (Local government dog off-leash areas in State Marine Parks 2022).	High	Habitat Loss, Anthropogenic disturbance
1.2	Map and declare identified high value shorebird habitat and improve site protection.	High value shorebird habitat is formally recognised and appropriately protected consistent with State mapping of Environmental Significance.	High	Habitat Loss, Anthropogenic disturbance
1.3	Close high value shorebird roost sites to the public between October and April.	Local laws are amended to allow seasonal closure of high value roost sites.	High	Anthropogenic disturbance
1.4	Assess conservation and recreational value of currently unprotected shorebird feeding and nesting areas using DESI's guidelines (Local government dog off-leash areas in State Marine Parks 2022) and implement dog management areas as required between October and April.	Local laws are amended to reflect respective dog management areas for all identified high value shorebird feeding and nesting areas.	High	Anthropogenic disturbance
1.5	Work with relevant planning stakeholders to ensure dog exercise areas are situated in convenient and attractive locations but separate from high value shorebird habitat.	All dog exercise areas are spatially separated from high value shorebird habitat.	High	Anthropogenic disturbance
1.6	Plan and implement open space elements such as tracks and trails to improve recreation outcomes and user experience, while guiding people away from high value shorebird habitat.	Recreational infrastructure is spatially separated from high value shorebird habitat.	High	Anthropogenic disturbance

1.7	Update publicly available mapping for identified high value shorebird habitat and dog exercise areas.	The community can easily access mapping of high value shorebird habitat and dog exercise areas.	Medium	Anthropogenic disturbance
1.8	Investigate suitable locations for artificial roost sites.	At least one suitable site per catchment is identified.	Medium	Habitat Loss, Climate change
1.9	Identify and monitor erosion of high value roost sites. Use sand nourishment to stabilise current extent of high value roost sites where required.	Permits are in place for sand nourishment to occur if required.	Medium	Habitat Loss, Climate change

DO2: Threats to shorebirds on the Sunshine Coast are understood and addressed effectively				
Objective: Human-induced disturbance is eliminated at high value roost sites and minimised in high value foraging areas.				
No.	Action	Success Indicator	Priority	Threat to be mitigated
2.1	Collaborate with State Agencies and council's Regulatory Services to prioritise and coordinate compliance and effective enforcement of legislation regulating shorebird disturbance in all jurisdictions.	Consistent enforcement of available legislation is achieved.	High	Anthropogenic disturbance
2.2	Implement and enforce seasonal access restrictions to high value roost sites.	Access to high value roost sites is reduced by 80%.	High	Anthropogenic disturbance
2.3	Implement and enforce seasonal dog management to high value feeding and nesting areas.	Disturbance to high value feeding and nesting areas is reduced by 80%.	High	Anthropogenic disturbance
2.4	Erect temporary fencing around identified nests until chicks hatch (must be monitored regularly - dependent on Action 4.3).	No egg loss of known and monitored nests through trampling or predation.	Medium	Anthropogenic disturbance
2.5	Adopt and implement the Marine Park LIFE (Low Impact Firework Event) Planner throughout the Sunshine Coast LGA	No fireworks between October and April during mid-high tide near shorebird roost sites.	Medium	Anthropogenic disturbance
2.6	Coordinate and collaborate with State Agencies on assessment and conditioning of commercial use of foreshore areas to minimise disturbance to shorebirds.	No disturbance to shorebirds by commercial foreshore use.	Medium	Anthropogenic disturbance

DO3: Management is evidence-based and informed by contemporary research and knowledge of Sunshine Coast shorebird populations				
Objective: Develop a better understanding of local shorebird population dynamics and habitat requirements				
No.	Action	Success Indicator	Priority	Threat to be mitigated
3.1	Research and define benchmarks to evaluate effectiveness of management actions	Clear and well-defined benchmarks allow objective evaluation of effectiveness of management actions.	High	
3.2	Secure funding for staff resources to continue required monitoring.	Sufficient resources guarantee ongoing monitoring required to assess against benchmarks.	High	Anthropogenic disturbance, Habitat loss, Climate change
3.3	Assess resident shorebird breeding success and egg and chick survival (Dependent on Action 4.3)	Nests, chicks and survival rate are regularly monitored by trained Beach-nesting Birds volunteers.	High	Anthropogenic disturbance, Habitat loss
3.4	Continue tracking and banding collaboration with QWSG to improve understanding of local habitat use.	Habitat use data to inform management of shorebird habitat.	Medium	Habitat loss, anthropogenic disturbance
3.5	Understand recreational users, their impacts and their needs to understand how to modify their behaviour using social sciences and/or marketing research.	Behaviour-change strategies to minimise disturbance are developed based on current research.	Medium	Anthropogenic disturbance
3.6	Identify and protect climate change refugia by understanding habitat requirements for roost sites, identifying potential future sites, and protecting and rehabilitating those sites.	At least one future roost site per catchment is identified and protected.	Medium	Habitat loss, Climate change
3.7	Investigate funding opportunities and research collaborations to research benthic invertebrates in shorebird habitat to understand prey availability, accessibility, and potential temporal and spatial changes.	Fully funded research collaboration to assess benthic invertebrates and substrate penetrability on the Sunshine Coast.	Medium	Prey availability



DO4: Shorebird conservation is achieved through education, advocacy and partnerships with the community and experts				
Objective: Effective stakeholder collaboration and increased community awareness result in positive behaviour change and support for shorebird conservation				
No.	Action	Success Indicator	Priority	Threat to be mitigated
4.1	Continue community education campaign using targeted education material and an annual communication plan. Use a values-based engagement approach that builds on recreation values to build a shared identity of people and creatures that love the coast.	Knowledge of shorebirds and their conservation needs is widespread among community. The community engages online, at events, presentations or in the field.	High	Anthropogenic disturbance
4.2	Secure funding for staff resources to manage educational activities and the Beach-nesting Birds volunteer citizen science program, to monitor resident nesting shorebirds.	Beach-nesting Birds and education programs are adequately staffed and well managed.	High	Anthropogenic disturbance
4.3	Continue to use temporary and permanent interpretive signage to educate the community and raise awareness for shorebird conservation. Collaborate with State Government to develop joint educational signage.	Effective signage is developed with relevant stakeholders and is installed as needed and reviewed regularly.	High	Anthropogenic disturbance
4.4	Create a Shorebird/coastal wildlife watching and photographing Code of Conduct or guideline to be distributed in holiday accommodation etc.	The community and visitors are aware of and adhere to the Code of Conduct/guidelines.	High	Anthropogenic disturbance
4.5	Engage with traditional owners to incorporate traditional knowledge and practices into education and on-ground management.	Kabi Kabi knowledge is considered in all actions and management. Active collaboration with Kabi Kabi Land and Sea Rangers.	High	
4.6	Provide Avian Influenza information to the community and provide timely alerts for public health hazards relating to Avian Influenza outbreaks.	The community is well informed of Avian Influenza public health hazards and the recommended behaviours to stay safe.	High	
4.7	Provide guided shorebird viewing experiences for the community.	Shorebird viewing experiences are well attended by a community eager to learn about shorebird conservation.	Medium	Anthropogenic disturbance

4.8	Empower community members to become local shorebird conservation champions to promote good behaviours in their local area.	Community-led campaign fosters a sense of ownership and investment for shorebird conservation.	Medium	Anthropogenic disturbance
4.9	Provide free and accessible opportunities to view shorebirds from a distance, such as binoculars or bird hides.	The community learns about shorebird conservation by frequently using free and easy-to-use shorebird observation opportunities.	Medium	Anthropogenic disturbance
4.10	Develop a school shorebird program and promote at local schools.	Regularly present at schools to teach students about shorebirds.	Medium	Anthropogenic disturbance
4.11	Work with local artists to create shorebird sculpture-signs along Golden Beach and Cotton Tree.	Two interpretive sculpture-signs installed in each catchment.	Medium	Anthropogenic disturbance


DO5: Local shorebird conservation supports conservation efforts throughout the East Asian-Australasian Flyway through international collaboration and partnerships.				
Objective: Effective international collaboration				
No.	Action	Success Indicator	Priority	Threat to be mitigated
5.1	Collaborate with partners throughout Flyway Network Sites to develop flyway-wide approaches to enhance the conservation status of migratory shorebirds, including monitoring and habitat protection.	Ongoing partnership is established with regular exchange of data and information.	Medium	Anthropogenic disturbance, Habitat loss, Climate change
5.2	Investigate the scope of establishing a sister wetland program.	Suitable sites are identified and conversations with potential partners have commenced.	Medium	Anthropogenic disturbance, Habitat loss, Climate change

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## 8.2 RESIDENTIAL TENANCY AGREEMENTS - SUNSHINE COAST HOLIDAY PARKS

**File No:** Council Meetings

**Author:** Contracts Manager (Holiday Parks)  
Community Strengthening

**Attachments:** Att 1 - Sunshine Coast Holiday Parks Human Rights Assessment -  
Long Term Residents ..... 45 [↓](#)   
Att 2 - Dicky Beach Holiday Park Resident Fact Sheet ..... 55 [↓](#) 

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### PURPOSE

This report seeks approval to align Council's approach to long-term tenants across its Holiday Park network, by incorporating the natural attrition approach into the residential tenancy agreements at Dicky Beach Holiday Park. This approach has been in place across Council's five other holiday parks since 2005.

### EXECUTIVE SUMMARY

The Sunshine Coast Holiday Parks network includes six sites across the region, all located at pristine seaside locations. Within the six holiday parks, 121 sites are occupied by 191 long-term tenants. Of these 121 sites, 82 are positioned at the Dicky Beach Holiday Park.

The arrangements at Dicky Beach Holiday Park differ from other parks in the network, whereby long-term tenants are permitted to sell their non-fixed dwellings with the right to remain onsite, enabling new tenants to take up residential occupancy. This practice reflects legacy policy and decision making from previous Councils.

The stated purpose of the land, as per the State Government's direction and in accordance with the *Land Act 1994*, is for these reserves to be used for recreational and holiday camping. Long-term occupation by tenants is contrary to the dedicated purpose of the reserve.

The natural attrition procedure has been in place across five of the six Council holiday parks since 2005. This is where long-term tenants remain onsite for as long as they are willing, or able to, however if a long-term tenant no longer resides onsite, the site is returned to the holiday park for use as a tourist site. Departing tenants can sell or pass on their non-fixed dwellings, however the non-fixed dwellings and all personal property must be removed from the site upon departure from the holiday park.

In introducing the consistent application of the natural attrition approach across all of Council's holiday parks, including Dicky Beach Holiday Park, Council will progressively align the use of the land with its intended purpose.

**OFFICER RECOMMENDATION****That Council:**

- (a) **receive and note the report titled “Residential Tenancy Agreements - Sunshine Coast Holiday Parks” and**
- (b) **endorse the application of the natural attrition approach for residential sites across all Sunshine Coast Holiday Parks.**

**FINANCE AND RESOURCING**

The current annual revenue generated from the 82 residential sites at the Dicky Beach Holiday Park is \$871,542. Residents hold formal Residential Tenancy Agreements with Council and pay a fortnightly rental fee. The current corresponding average annual income for 82 tourist sites at Dicky Beach Holiday Park is \$1,703,593.

Past experience with long term resident sites across the network has shown there is often a cost borne by Council to remediate the site to return it to use as a tourist site. Concrete slabs and surrounding ground infrastructure can be aged or in a poor state following removal of the long-term resident's non-fixed dwelling. New slab and ground works have been in the order of \$15,000 per site, with renewal managed by Council's Property Management or Project Delivery teams.

Residential Tenancy Agreements require that tenants remove their non-fixed dwellings and any personal property and make good the site, however, tenants or their estate often do not have the resources to uphold this provision.

**CORPORATE PLAN**

<b>Corporate Plan Goal:</b>	<b><i>Resilient economy</i></b>
<b>Strategic Pathway:</b>	We serve our community by providing this great service
<b>Operational Activity:</b>	S17 - Holiday Parks - Supporting the region's tourism economy through provision of holiday parks including caravan, camping and cabin facilities.

**CONSULTATION****Councillor Consultation**

Consultation has been held with the divisional Councillor and Portfolio Councillors:

- Councillor T Landsberg - Division 2 and Resilient Economy Portfolio Councillor
- Councillor J Natoli - Resilient Economy Portfolio Councillor
- Councillor D Law - Strong Community Portfolio Councillor
- Councillor T Bunnag - Strong Community Portfolio Councillor.

**Internal Consultation**

- Director, Community Strengthening
- Manager Sport & Community Venues, Community Strengthening
- Manager Community Development, Community Strengthening

- Community Development Lead, Community Strengthening
- Coordinator Financial Services, Finance and Commercial Partnerships
- Senior Management Accountant, Finance and Commercial Partnerships
- Governance Policy Lead, Business Transformation & Performance
- Governance Project & Policy Officer, Business Transformation & Performance
- Legal Services, Finance and Commercial Partnerships.

**External Consultation**

- Caravan Parks Association of Queensland - to ensure detailed understanding of Residential Tenancy Association agreements and ensure adherence with relevant tenancy provisions
- Contracted Park Managers across Council's holiday park network - who manage Residential Tenancy Agreements across the parks on behalf of Council.

**Community Engagement**

Engagement with the residents of the Dicky Beach Holiday Park - includes two face to face forums where all residents were invited, plus correspondence to all residents including Fact Sheet and Q&A document answering queries raised by residents.

**PROPOSAL**

The Sunshine Coast Holiday Parks network includes six sites across the region, all located at pristine seaside locations. The holiday parks operate on State Government land under a trustee arrangement. The stated trust purpose of the reserve, as per the State Government's direction and in accordance with the *Land Act 1994* is for these reserve land to be used for camping and recreation.

In 2006, Council was granted a 20-year term lease from Department of Natural Resources for the Residential Area for "commercial/business purposes namely Caravan Park". The term lease included the following condition: "The leased land must only be used in conjunction with Reserve for Camping and Recreation R780 County of Canning."

The 20-year term lease to Council from the Department of Natural Resources for the Residential Area comes to an end on 18 May 2026. Thereafter, the Residential Area will be managed under the same trustee arrangement between Council and the State already in place over the remainder of the Holiday Park i.e. the trust purpose for the whole of Dicky Beach Holiday Park will be for "camping and recreation".

In accordance with the *Land Act 1994*, Council, as trustee, must manage the trust land in a way that is consistent with achieving the purpose for which the land is dedicated. Long-term residential occupation by tenants is inconsistent with the dedicated purpose of the reserve.

The Holiday Parks provide a positive income return to Council, complementing rates and other sources of revenue.

Currently, long-term tenants at the Dicky Beach Holiday Park can sell their non-fixed dwellings and allow new owners to continue to live on-site, with the potential for capital gain. The price of sale is inflated by the location and amenity of the overall property. This is contrary to the approach in place across the other five holiday parks in the network, where if

a long-term resident no longer wishes to, or is unable to live on site, the site is released and returned for use as a short-term camping or tourist site, which is consistent with their trust purpose.

Any ongoing inconsistent purpose will need to be carefully managed by Council under a management plan to ensure the trust purpose is not diminished and public interest are not adversely affected.

Several options have been considered regarding Council's future approach to sites currently held by long-term tenants at Dicky Beach Holiday Park. This includes:

1. Introduce the natural attrition approach in line with other Holiday Parks in the network not allowing further sale and transfer of the non-fixed dwelling ownership onsite. This would be introduced in the next Residential Tenancy Agreements to take effect from May 2026. Over time this approach will reduce the number of long-term tenants in the holiday park over time and return sites to the tourist pool.
2. Provide a future date for the collective relinquishment of all residential sites to be returned to tourism purposes. There would be a relatively large capital cost at the time of transition to make good the 82 sites at once. For consistency, it would be pertinent to consider the same approach across all residential sites across Council's five other holiday parks. Providing a definitive time for the return of all residential sites to tourist sites would provide certainty that the holiday parks would comply with the State's direction within a definitive timeframe, rather than the transition occurring over an extended period as would be the case through the natural attrition procedure.
3. Increase the residential rental rate toward equivalency of the tourist rate. The rent would be increased over time in accordance with Residential Tenancy regulations. This was not considered fair and reasonable to those currently residing in the holiday park/s.
4. Continue with the status quo, allowing the ongoing 'sale' of resident's non-fixed dwellings and new owners to reside onsite post sale. This option allows use which is inconsistent with the stated purpose of the land.
5. Apply a natural attrition approach and consider financial recognition for residents who may experience a loss in capital value upon the sale of their non-fixed dwelling. There is no legal requirement to provide financial compensation to residents.

Council may choose to explore discretionary options for financial recognition as part of its transitional support measures. Any such approach would need to be carefully designed to ensure transparency, fairness, and alignment with Council's legislative responsibilities. This may involve a formula-based system supported by independent certified valuations, which would incur costs and require clear eligibility criteria.

While this option aims to support residents during the transition, it may place a significant financial burden on Council over time and could lead to further concern if valuation outcomes do not meet individual expectations.

Of these, the first option has been deemed most appropriate, whereby residents can remain at the holiday park for as long as they are willing, or able to do so, however further 'sale' with ongoing residency at Dicky Beach Holiday Park is not permitted. This brings alignment across the network.

## Legal

Engagement has occurred with Council's Legal Services team to ensure all residential tenancy and Land Act provisions have been appropriately considered.

The below clause, provided by Council's Legal Services Team, will be added to the Residential Tenancy Agreements for the tenants of the Dicky Beach Holiday Park:

*'The Tenant acknowledges that the caravan and all improvements are to be removed from site as detailed in Part 1 item 1.1 at their expense when the Tenant vacates the Holiday Park. The caravan, annex and any other fixtures cannot be on-sold for continued occupancy onsite'.*

Residential Tenancy Agreements and draft notifications to tenants will be reviewed by Council's Legal Services team prior to distribution.

## Policy

There is no relevant Council policy applicable for this report.

## Risk

Risk	Description	Mitigation
Resident concern	Tenants may object to inability to 'on sell' their non-fixed dwellings onsite to new owners.	Clear communication, phased rollout, adherence to Residential Tenancy Association law and provisions
Income loss during transition	Loss of income as sites are vacated	Plan staged implementation, replace with tourist site income where possible
Reputation	Negative perception from residents	Transparent rationale and benefit-driven messaging
Reputation	Potential association to housing and homelessness stress	Clear communication that Council is not removing any resident from their current dwelling, and they can remain onsite for as long as they are willing and able to. Completion of Human Rights Assessment overseen by Governance Policy Team to ensure all appropriate Land Act and tenancy provisions have been considered and addressed.

## Previous Council Resolution

### Ordinary Meeting 26 February 2015 (OM15/26)

*That Council note the discussions held in confidential session in relation to the Sunshine Coast Holiday Parks Business Plan.*

## Related Documentation

In conjunction with Council's Corporate Governance Team, a *Human Rights Assessment of Compatibility* was conducted with respect to the proposed decision to prevent long-term

tenants with residential tenancy agreements at the Dicky Beach Holiday Park from selling their non-fixed dwellings for others to remain on site (refer Attachment 1). This assessment reviewed four sections of the *Human Rights Act* including Property Rights, Right to Freedom of Movement, Right to Privacy and Reputation and Rights to Recognition and Equality Before the Law. Noting Council will not be asking anyone to leave or vacate their existing property and the resident retains the ability to remain onsite for as long as they are willing, or able to, assessments noted that Council's actions to align the approach to long-term tenants at Dicky Beach Holiday Park to other holiday parks in the network was reasonable.

A Fact Sheet, including questions and answers has been provided to the residents. This is included as Attachment 2 to this report.

### **Critical Dates**

The current Residential Tenancy Agreements for Dicky Beach Holiday Park tenants expire in May 2026. It is recommended to give the tenants as much notice as possible for any change in approach to property rights. The preference is to provide six months' notice before existing agreements come to an end. Legally, 60 days' notice is required.

### **Implementation**

- The natural attrition clause will be included in all future Residential Tenancy Agreements across the Sunshine Coast Holiday Park network.
- Relevant officers to engage with Legal Services to draft and provide notice to tenants of the amendment to the approach to long-term residential sites at the Dicky Beach Holiday Park in line with this report.
- Correspondence will be drafted and sent to all long-term tenants of Dicky Beach Holiday Park in October 2025.
- A Management Plan will be developed prior to the term lease expiry on 18 May 2026 to enable the ongoing residential occupation for current residents, which will transition back to tourism sites over time.





In applying Section 58 of the *Human Rights Act 2019* (Act), this statement of compatibility is made with respect to a proposed decision to prevent long-term residents with leases at the Dicky Beach Holiday Park from selling their non-fixed dwellings for others to remain on site.

The proposed decision is compatible with the human rights protected by the Act.

Date of assessment: 28 July 2025

Date/milestone of further assessment required: Should proposed decision change.

Completed by: Heath Collie, Manager Sport & Community Venues

Reviewed by: Heike Herrling, Acting Governance Policy Lead

### Human Rights Assessment

Which Human Rights are <i>engaged</i> ?	Which human rights are <i>limited</i> ?	Is the limitation reasonable and <i>justified</i> ?	Is the <i>decision</i> more generally <i>compatible</i> with the rights identified in column 1?
<p><b>1 Property Rights</b></p> <p><b>Section 24</b></p> <p>(1) All persons have the right to own property alone or in association with others.</p> <p>(2) A person <u>must not be arbitrarily deprived of the person's property</u>.</p> <p>The terms 'property' and 'deprivation' have been interpreted by courts in a broad sense. Property is considered liberally beneficially to encompass economic interests. <i>Burleigh Town Village Pty Ltd</i> (3) [2022] QCAT 285 [138-141]</p>	<p>The long-term residents at Dicky Beach Holiday Park have the right to own their non-fixed dwellings, and exercise this right in a practical and effective way by living on-site. This currently includes the ability to transfer the property or derive profits from this property to a new owner.</p> <p>This right would transfer to any person gifted, inheriting through a deceased estate or otherwise coming into ownership of the non-fixed dwelling property.</p> <p>Presently, a new Residential Tenancy Agreement is issued to the new approved tenant. Currently, sale of a non-fixed dwelling when located on-site at the holiday park is</p>	<p>The purpose of the limitation is to enable Council to use this land for its intended purpose. Council has control of the land under trusteeship from the State Government for the stated purpose of recreational and holiday camping.</p> <p>Further, not permitting long-term residents the ability to onsell or transfer their chattels on-site to another person with the purpose of them becoming a long-term resident would provide Council with the opportunity to use this land for purposes which generate increased revenue, therefore providing greater community benefit to the broader Sunshine Coast region.</p> <p>It is noted that Council contributes to regional housing affordability concerns through the actions outlined in the Housing and Homelessness Action Plan 2023, which does not identify the provision of</p>	<p>All long-term residents in Dicky Beach Holiday Park hold 12-month residential tenancy agreements that provides the right to occupy the land for the period of that agreement.</p> <p>On balance the importance of Council using this land for its intended purpose, and taking up the opportunity of increase revenue from the holiday parks asset, and in the context of increasing affordable tourist accommodation, have a greater community benefit than preserving the right of individuals to realise potential inflated financial gain upon the sale of their non-fixed dwellings. The individual's property rights have not been extinguished, and any perceivable limit is a reasonable requirement for Council to achieve its purpose. There is no less restrictive and reasonably available way to achieve this purpose.</p>



Which Human Rights are <i>engaged</i> ?	Which human rights are <i>limited</i> ?	Is the limitation reasonable and <i>justified</i> ?	Is the <i>decision</i> more generally <i>compatible</i> with the rights identified in column 1?
<p>states arbitrarily deprived of the person's property includes preventing a person from exercising their property rights in a way that is practical and effective. Deprivation may include a substantial restriction on the enjoyment of a person's ability to transfer the property or the capacity to derive profits from it, including forcing property to be sold into a reduced market.</p>	<p>achieving prices at a market value not representative of the non-fixed dwelling's true inherent value.</p> <p>Any decision which seeks to prevent the ability for long-term residents at this holiday park from selling their non-fixed dwellings onsite will likely reduce the resident's ability to realise this inflated market value.</p>	<p>housing at Holiday Parks as an appropriate mechanism to alleviate these concerns.</p> <p>The resident does not own the land on which they reside. Their ownership is limited to the non-fixed dwellings and personal belongings on the land. There is value in selling the chattel in situ as the amenity and location of the property is very desirable. Purchase prices suggest the sale of the chattel with the ongoing ability to live onsite, subject to the on-going compliance with park rules and lease renewal artificially inflates the sale price and creates an expectation that future capital gains are possible. Unless the tenant is intending to sell or move, there will be no changes to their ability to remain on-site or change their circumstances within current lease conditions.</p>	
<p><b>2 Right to Freedom of Movement</b> <b>Section 19</b></p> <p>Every person lawfully within Queensland has the right to move freely within Queensland and to enter and leave it, and has the <u>freedom to choose where to live</u>.</p>	<p>The ability for the tenant to realise capital gains from the sale of their property based on perceived land valuation may reduce their options for future purchase or affordability to relocate to an alternate location, this may impact the person's freedom to choose where to live.</p>	<p>Ultimately Council will not be asking anyone to leave or vacate the property. Council will be removing rights to onsell the ability for others to live onsite and aligning processes and terms and conditions in place across the remaining five parks within the Sunshine Coast Holiday Parks network.</p>	
<p><b>3 Right to Privacy and Reputation</b> <b>Section 25</b></p> <p>A person has the right—</p> <p>(a) not to have the person's privacy, family, <u>home</u> or correspondence</p>	<p>The long-term residents, and those who may inherit, be gifted or otherwise come into ownership of property located at Dicky Beach Holiday Park have the right to their home not being arbitrarily interfered with. Where there is a sense of this place being home, any decision which limits the value of this home, or the ability to transfer the home, may be</p>	<p>There will be no practical impact to current home living arrangements for existing tenants should they continue to live at the Holiday Park.</p>	



Which Human Rights are <i>engaged</i> ?	Which human rights are <i>limited</i> ?	Is the limitation reasonable and <i>justified</i> ?	Is the <i>decision</i> more generally <i>compatible</i> with the rights identified in column 1?
<p>unlawfully or <u>arbitrarily interfered with</u>; and</p> <p>(b)not to have the person's reputation unlawfully attacked.</p>	<p>perceived as impacting this right. This may be distressing to some residents.</p>		
<p><b>4 Rights to Recognition and Equality before the law.</b></p> <p><b>Section 15</b></p> <p>(1)Every person has the right to recognition as a person before the law.</p> <p>(2)Every person has the right to <u>enjoy the person's human rights without discrimination</u>.</p> <p>(3)Every person is equal before the law and is entitled to the equal protection of the law without discrimination.</p> <p>(4)Every person has the right to equal and effective protection against discrimination.</p> <p>(5)Measures taken for the purpose of assisting or advancing persons or groups of persons disadvantaged because of discrimination do not constitute discrimination.</p>	<p>The proposed decision may have a disproportionate impact on low-income or older residents who rely on the value of their dwelling - the perceived value of the dwelling may be affected without the ability to onsell another resident to live onsite. For example, this may limit a person with a disability from having access to anticipated wealth for the purpose of moving into a facility with increased care arrangements.</p>	<p>The resident retains the ability to remain onsite for as long as they are willing, or able, to do so. The true inherent value of the non-fixed dwelling is not being affected. The tenant retains the right to sell their property, however the new owner must make arrangements in conjunction with the park manager to remove the chattel from site to allow the site to be used in accordance with the stated purpose of the land for recreational and holiday camping.</p>	
Consider: Which rights are relevant?	Consider:	Consider: (a) the nature of the human right;	Consider:



Which Human Rights are <i>engaged</i> ?	Which human rights are <i>limited</i> ?	Is the limitation reasonable and <i>justified</i> ?	Is the <i>decision</i> more generally <i>compatible</i> with the rights identified in column 1?
<p><i>Which rights might be limited?</i>  <i>Whose rights might be engaged?</i>  <i>Which rights might be respected, protected or promoted?</i></p> <p>Remember to refer to sections 15 – 37 of the Act</p>	<p><i>Does the measure place limitations or restrictions on the human right?</i>  <i>Does the measure interfere with the human right?</i>  <i>What is this interference/impact in a real or practical sense?</i>  <i>Does the impact come within the scope of the right?</i></p>	<p><i>(b) the nature of the purpose of the limitation, including whether it is consistent with a free and democratic society based on human dignity, equality and freedom;</i>  <i>(c) the relationship between the limitation and its purpose, including whether the limitation helps to achieve the purpose;</i>  <i>(d) whether there are any less restrictive and reasonably available ways to achieve the purpose;</i>  <i>(e) the importance of the purpose of the limitation;</i>  <i>(f) the importance of preserving the human right, taking into account the nature and extent of the limitation on the human right;</i>  <i>(g) the balance between the matters mentioned in (e) and (f).</i></p>	<p><i>(a) Are the rights either limited in a justified manner in column 3?; or</i>  <i>(b) Not limited?</i></p>



## Human Rights Assessment of Compatibility

### List of Human Rights

See also - Queensland Human Rights Commission guide to human rights: <https://www.qhrc.qld.gov.au/your-rights/human-rights-law>

Queensland Human Rights Commission guide for public entities <https://www.qhrc.qld.gov.au/your-responsibilities/for-public-entities>

Human Rights Act 2019 (Qld) <https://www.legislation.qld.gov.au/view/html/inforce/current/act-2019-005>

Act Ref	Right	Detail of Right
15	<u>Recognition and equality before the law</u>	<p>(1) Every person has the right to recognition as a person before the law.</p> <p>(2) Every person has the right to enjoy the person's human rights without discrimination.</p> <p>(3) Every person is equal before the law and is entitled to the equal protection of the law without discrimination.</p> <p>(4) Every person has the right to equal and effective protection against discrimination.</p> <p>(5) Measures taken for the purpose of assisting or advancing persons or groups of persons disadvantaged because of discrimination do not constitute discrimination.</p>
16	Right to life	Every person has the right to life and has the right not to be arbitrarily deprived of life.
17	Protection from torture and cruel, inhuman or degrading treatment	<p>A person must not be—</p> <p>(a) subjected to torture; or</p> <p>(b) treated or punished in a cruel, inhuman or degrading way; or</p> <p>(c) subjected to medical or scientific experimentation or treatment without the person's full, free and informed consent.</p>
18	Freedom from forced work	<p>(1) A person must not be held in slavery or servitude.</p> <p>(2) A person must not be made to perform forced or compulsory labour.</p> <p>(3) In this section—</p> <p><b>court order</b> includes an order made by a court of another jurisdiction.</p> <p><b>forced or compulsory labour</b> does not include—</p> <p>(a) work or service normally required of a person who is under detention because of a lawful court order or who, under a lawful court order, has been conditionally released from detention or ordered to perform work in the community; or</p>



Act Ref	Right	Detail of Right
		<p>(b) work or service performed under a work and development order under the State Penalties Enforcement Act 1999; or</p> <p>(c) work or service required because of an emergency threatening the Queensland community or a part of the Queensland community; or</p> <p>(d) work or service that forms part of normal civil obligations.</p>
19	<b><u>Freedom of movement</u></b>	Every person lawfully within Queensland has the right to move freely within Queensland and to enter and leave it, and has the freedom to choose where to live.
20	<b><u>Freedom of thought, conscience, religion and belief</u></b>	<p>(1) Every person has the right to freedom of thought, conscience, religion and belief, including—</p> <p>(a) the freedom to have or to adopt a religion or belief of the person's choice; and</p> <p>(b) the freedom to demonstrate the person's religion or belief in worship, observance, practice and teaching, either individually or as part of a community, in public or in private.</p> <p>(2) A person must not be coerced or restrained in a way that limits the person's freedom to have or adopt a religion or belief.</p>
21	<b><u>Freedom of expression</u></b>	<p>(1) Every person has the right to hold an opinion without interference.</p> <p>(2) Every person has the right to freedom of expression which includes the freedom to seek, receive and impart information and ideas of all kinds, whether within or outside Queensland and whether—</p> <p>(a) orally; or</p> <p>(b) in writing; or</p> <p>(c) in print; or</p> <p>(d) by way of art; or</p> <p>(e) in another medium chosen by the person.</p>
22	<b><u>Peaceful assembly and freedom of association</u></b>	<p>(1) Every person has the right of peaceful assembly.</p> <p>(2) Every person has the right to freedom of association with others, including the right to form and join trade unions.</p>
23	<b><u>Taking part in public life</u></b>	<p>(1) Every person in Queensland has the right, and is to have the opportunity, without discrimination to participate in the conduct of public affairs, directly or through freely chosen representatives.</p> <p>(2) Every eligible person has the right, and is to have the opportunity, without discrimination—</p> <p>(a) to vote and be elected at periodic State and local government elections that guarantee the free expression of the will of the electors; and</p> <p>(b) to have access, on general terms of equality, to the public service and to public office.</p>



Act Ref	Right	Detail of Right
24	<u>Property rights</u>	(1) All persons have the right to own property alone or in association with others. (2) A person must not be arbitrarily deprived of the person's property.
25	<u>Privacy and reputation</u>	A person has the right— (a) not to have the person's privacy, family, home or correspondence unlawfully or arbitrarily interfered with; and (b) not to have the person's reputation unlawfully attacked.
26	<u>Protection of families and children</u>	(1) Families are the fundamental group unit of society and are entitled to be protected by society and the State. (2) Every child has the right, without discrimination, to the protection that is needed by the child, and is in the child's best interests, because of being a child. (3) Every person born in Queensland has the right to a name and to be registered, as having been born, under a law of the State as soon as practicable after being born.
27	<u>Cultural rights—generally</u>	All persons with a particular cultural, religious, racial or linguistic background must not be denied the right, in community with other persons of that background, to enjoy their culture, to declare and practise their religion and to use their language.
28	<u>Cultural rights—Aboriginal peoples and Torres Strait Islander peoples</u>	(1) Aboriginal peoples and Torres Strait Islander peoples hold distinct cultural rights. (2) Aboriginal peoples and Torres Strait Islander peoples must not be denied the right, with other members of their community— (a) to enjoy, maintain, control, protect and develop their identity and cultural heritage, including their traditional knowledge, distinctive spiritual practices, observances, beliefs and teachings; and (b) to enjoy, maintain, control, protect, develop and use their language, including traditional cultural expressions; and (c) to enjoy, maintain, control, protect and develop their kinship ties; and (d) to maintain and strengthen their distinctive spiritual, material and economic relationship with the land, territories, waters, coastal seas and other resources with which they have a connection under Aboriginal tradition or Island custom; and (e) to conserve and protect the environment and productive capacity of their land, territories, waters, coastal seas and other resources. (3) Aboriginal peoples and Torres Strait Islander peoples have the right not to be subjected to forced assimilation or destruction of their culture.
29	<u>Right to liberty and security of person</u>	(1) Every person has the right to liberty and security. (2) A person must not be subjected to arbitrary arrest or detention. (3) A person must not be deprived of the person's liberty except on grounds, and in accordance with procedures, established by law.



Act Ref	Right	Detail of Right
		<p>(4) A person who is arrested or detained must be informed at the time of arrest or detention of the reason for the arrest or detention and must be promptly informed about any proceedings to be brought against the person.</p> <p>(5) A person who is arrested or detained on a criminal charge—</p> <ul style="list-style-type: none"> <li>(a) must be promptly brought before a court; and</li> <li>(b) has the right to be brought to trial without unreasonable delay; and</li> <li>(c) must be released if paragraph (a) or (b) is not complied with.</li> </ul> <p>(6) A person awaiting trial must not be automatically detained in custody, but the person's release may be subject to guarantees to appear—</p> <ul style="list-style-type: none"> <li>(a) for trial; and</li> <li>(b) at any other stage of the judicial proceeding; and</li> <li>(c) if appropriate, for execution of judgment.</li> </ul> <p>(7) A person deprived of liberty by arrest or detention is entitled to apply to a court for a declaration or order regarding the lawfulness of the person's detention, and the court must—</p> <ul style="list-style-type: none"> <li>(a) make a decision without delay; and</li> <li>(b) order the release of the person if it finds the detention is unlawful.</li> </ul> <p>(8) A person must not be imprisoned only because of the person's inability to perform a contractual obligation.</p>
30	Humane treatment when deprived of liberty	<p>(1) All persons deprived of liberty must be treated with humanity and with respect for the inherent dignity of the human person.</p> <p>(2) An accused person who is detained or a person detained without charge must be segregated from persons who have been convicted of offences, unless reasonably necessary.</p> <p>(3) An accused person who is detained or a person detained without charge must be treated in a way that is appropriate for a person who has not been convicted.</p>
31	Fair hearing	<p>(1) A person charged with a criminal offence or a party to a civil proceeding has the right to have the charge or proceeding decided by a competent, independent and impartial court or tribunal after a fair and public hearing.</p> <p>(2) However, a court or tribunal may exclude members of media organisations, other persons or the general public from all or part of a hearing in the public interest or the interests of justice.</p> <p>(3) All judgments or decisions made by a court or tribunal in a proceeding must be publicly available.</p>
32	Rights in criminal proceedings	<p>(1) A person charged with a criminal offence has the right to be presumed innocent until proved guilty according to law.</p> <p>(2) A person charged with a criminal offence is entitled without discrimination to the following minimum guarantees—</p>





Act Ref	Right	Detail of Right
		<p>(a) to be informed promptly and in detail of the nature and reason for the charge in a language or, if necessary, a type of communication the person speaks or understands;</p> <p>(b) to have adequate time and facilities to prepare the person's defence and to communicate with a lawyer or advisor chosen by the person;</p> <p>(c) to be tried without unreasonable delay;</p> <p>(d) to be tried in person, and to defend themselves personally or through legal assistance chosen by the person or, if eligible, through legal aid;</p> <p>(e) to be told, if the person does not have legal assistance, about the right, if eligible, to legal aid;</p> <p>(f) to have legal aid provided if the interests of justice require it, without any costs payable by the person if the person is eligible for free legal aid under the <i>Legal Aid Queensland Act 1997</i>;</p> <p>(g) to examine, or have examined, witnesses against the person;</p> <p>(h) to obtain the attendance and examination of witnesses on the person's behalf under the same conditions as witnesses for the prosecution;</p> <p>(i) to have the free assistance of an interpreter if the person can not understand or speak English;</p> <p>(j) to have the free assistance of specialised communication tools and technology, and assistants, if the person has communication or speech difficulties that require the assistance;</p> <p>(k) not to be compelled to testify against themselves or to confess guilt.</p> <p>(3) A child charged with a criminal offence has the right to a procedure that takes account of the child's age and the desirability of promoting the child's rehabilitation.</p> <p>(4) A person convicted of a criminal offence has the right to have the conviction and any sentence imposed in relation to it reviewed by a higher court in accordance with law.</p> <p>(5) In this section—</p> <p><b><i>legal aid</i></b> means legal assistance given under the <i>Legal Aid Queensland Act 1997</i>.</p>
33	Children in the criminal process	<p>(1) An accused child who is detained, or a child detained without charge, must be segregated from all detained adults.</p> <p>(2) An accused child must be brought to trial as quickly as possible.</p> <p>(3) A child who has been convicted of an offence must be treated in a way that is appropriate for the child's age.</p>
34	Right not to be tried or punished more than once	A person must not be tried or punished more than once for an offence in relation to which the person has already been finally convicted or acquitted in accordance with law.



Act Ref	Right	Detail of Right
35	Retrospective criminal laws	<p>(1) A person must not be found guilty of a criminal offence because of conduct that was not a criminal offence when it was engaged in.</p> <p>(2) A penalty must not be imposed on any person for a criminal offence that is greater than the penalty that applied to the offence when it was committed.</p> <p>(3) If a penalty for an offence is reduced after a person committed the offence but before the person is sentenced for the offence, the person is eligible for the reduced penalty.</p> <p>(4) Nothing in this section affects the trial or punishment of any person for any act or omission that was a criminal offence under international law at the time it was done or omitted to be done.</p>
36	Right to education	<p>(1) Every child has the right to have access to primary and secondary education appropriate to the child's needs.</p> <p>(2) Every person has the right to have access, based on the person's abilities, to further vocational education and training that is equally accessible to all.</p>
37	Right to health services	<p>(1) Every person has the right to access health services without discrimination.</p> <p>(2) A person must not be refused emergency medical treatment that is immediately necessary to save the person's life or to prevent serious impairment to the person.</p>

## Dicky Beach Holiday Park

### Residential Area Management Fact sheet

## FACT SHEET

Updated 4 October 2025

Sunshine Coast Regional Council (Council) is proposing to implement changes to the residential area (Residential Area) of the Dicky Beach Holiday Park (Holiday Park), effective from 19 May 2026. This change is in line with Council's obligations as trustee of the Holiday Park under the *Land Act 1994*, which designates the land for camping and recreational purposes.

### Council Lease expiry

The 20-year term lease to Council from the Department of Natural Resources for the Residential Area comes to an end on 18 May 2026. Thereafter, the Residential Area will be managed under the same trustee arrangement between Council and the State already in place over the remainder of the Holiday Park.

In accordance with the Land Act 1994, Council, as trustee, must manage the trust land in a way that is consistent with achieving the purpose for which the land is dedicated. The land is for camping and recreational purposes. This is similar to all of Council's holiday parks in the region. Across this network, Council applies a natural attrition approach whereby residents are welcome to remain in their place of residence for as long as they are willing, or able, to do so.

Council is currently developing a management plan prior to the term lease expiry in May 2026 to enable the ongoing residential occupation for current residents.

The management plan will align with the natural attrition approach already in place across all other Sunshine Coast Holiday Parks.

### New Tenants

From 18 May 2026, Council will no longer accept new long-term residents who wish to bring or install their own dwellings (e.g. caravans, cabins, or relocatable units) into the Holiday Park.

This decision ensures consistency across all Council's holiday park network in the Sunshine Coast Region.

### Current Residents

- Existing residents will be able to remain on-site indefinitely (usual park rules and residential tenancy agreements provisions apply).
- Prior to May 2026, all residents will receive tenancy agreement renewals enabling ongoing occupation of existing sites.
- Residents will continue to enjoy access to park amenities.

## Dicky Beach Holiday Park

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- Residents will continue to have the same rights and provisions under the Residential Tenancies and Rooming Accommodation Act 2008 that they do today.
- Residents may continue to sell their non-fixed dwellings to new owners, but Council will no longer allow the dwelling to remain on-site after the sale.

We understand that this may be a difficult change, and we appreciate your patience as we work to ensure consistency.

**For further information, please contact Council's Holiday Parks team at [holidayparks@sunshinecoast.qld.gov.au](mailto:holidayparks@sunshinecoast.qld.gov.au)**

## Questions and Answers

### **Q - Are we being asked to leave after 18 May 2026?**

**A -** No, your ongoing occupation is welcomed. You can continue to live on-site for as long as you are willing and able (subject to compliance with the terms of the residential tenancy agreements and park rules).

### **Q - It is our understanding that the current lease between the Council and the State government entered into 20 years ago, expiring May 18 2026, stipulated that the lease was to allow residents to live on crown land? Why can't you just ask for a new lease with similar conditions?**

**A -** Under the *Land Act 1994*, State land must be used in line with the approved lease purpose and if the land is held in trust, it must also align with the trust purpose.

The current term lease issued under the *Land Act 1994* does not designate the land for residential purposes. The current term lease allows for use of the residential area for 'commercial / business purposes namely Caravan Park' which supports short-term accommodation consistent with recreational use—not long-term residential living.

Council's view is that long-term residential occupation is not consistent with the lease conditions or the intended use of the land and that the land should be returned to its intended purpose of camping and recreation. This is consistent with Council's other holiday parks in the region.

Council is currently preparing a management plan ahead of the lease expiry in May 2026. This plan will guide the gradual transition of the site back to its intended use—camping and recreation. While Council acknowledges the presence of long-term residents, the plan aims to manage this change respectfully and in line with legal obligations, ensuring the land is used consistently with its approved purpose.

## Dicky Beach Holiday Park

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**Q - Can I sell my place up until the end of the current agreement?**

A - Yes, you can sell your dwelling up until 18 May 2026 with the right for it to remain on-site.

If you sell your dwelling after 18 May 2026, any sale will need to be on the basis that the dwelling is removed from the site. Council will no longer permit new tenants to take up residence on the Holiday Park, as this use is inconsistent with the land's intended purpose.

If you are considering selling, Council strongly recommends you seek independent legal advice.

The sale of dwellings on trust land will involve specific conditions, and buyers should be made fully aware of the upcoming changes and limitations on future occupancy.

**Q - Can I add a person onto my current RTA agreement as I live alone?**

A - Yes, you can request to add someone to your residential tenancy agreement, but there are steps that must be followed. For a new person to be added as a co-tenant, this person must be living on-site with you full-time and agree to the terms of the residential tenancy agreement. People who do not live with you cannot be added to the agreement.

**Q - If I die and my wife is still alive, she can continue to live at the van?**

A - Yes, provided your wife is already listed as a co-tenant on the current residential tenancy agreement.

If she is not listed, she does not automatically have the right to stay. Council would need to assess the spouse's eligibility to remain on-site, and who will then need to enter into a new residential tenancy agreement with Council. It's important to plan ahead and ensure that both names are included on the agreement if you want your spouse to have tenancy rights.

We strongly recommend you seek independent legal advice to make sure your living arrangements are clear and legally protected.

**Q - Can I leave my van to my kids to continue on as the long term tenants?**

A - Only if your children are already living with you full-time on-site and are listed as co-tenants on your current residential tenancy agreement.

If your children are not listed on the agreement and do not live with you, they cannot move onto the site and take over the tenancy.

You can leave the dwelling / caravan to them as personal property, but they would need to arrange for it to be removed from the site. Council will not approve new long-term residential tenancies after the current lease ends on 18 May 2026.

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We strongly recommend you seek independent legal advice to ensure your wishes are clearly documented and your family understands the limitations around future occupancy.

**Q- Can I sell to remove my non-fixed dwelling from site?**

**A** - Yes. From 18 May 2026 onwards, dwellings can be sold on the condition that they are removed from the site.

**Q - With the new RTA agreement what will the rent be?**

**A** - In accordance with past practice, Council will be fair and reasonable with annual rental rises in accordance with the Residential Tenancies and Rooming Accommodation Act 2008 principles. As occurs every year, rental charges are reviewed across Council's entire holiday park network, with these endorsed each year through Council's budget adoption process.

**Q - If the proposed change is not supported, what happens then?**

**A** - If the officer's recommendation is not supported by Council, an alternate motion may be endorsed. Council's CEO will gain delegation to enact any recommendation endorsed by Council. Officers will review the on-going management of the holiday park in accordance with the Council endorsed decision, being mindful of the intended purpose of the land.

**Q - Will I be able to rebuild my home if something happens to it?**

**A** - Yes, you still have an agreement to occupy the site and will be able to replace or fix any damaged property.

**Q - Some of us have paid reasonably high purchase costs to live onsite. It is going to be impossible to sell it for these high prices, and will not be worth what we paid. We should be able to pass this onto our children or someone in our family.**

**A** - After May 2026, the dwelling remains yours and can be sold or passed on to your family for removal from site. The land or site is owned by the State and is held in trust by Council. Rights to occupy the site cannot be sold or passed on.

**Q - Council is preparing a management plan for submission to the State, what is this plan and what will it mean for residents?**

**A** - The management plan is a formal document required under the Land Act 1994 when a trustee (such as Council) proposes to take actions or allow uses of State land that are inconsistent with its dedicated purpose. In the case of Dicky Beach Holiday Park, the trust purpose is for camping and recreation. Long-term residential occupation is not consistent with that purpose.

Council is preparing a management plan to continue allowing residential use on a transitional basis with a natural attrition approach whereby residents are welcome to remain

## Dicky Beach Holiday Park

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in their dwellings for as long as they are willing, or able, to do so. This plan outlines how Council will manage the site responsibly while gradually transitioning it back to its intended use.

**Q - Can the annual rent be capped in line with CPI? (this may align with Council's fees & charges but probably not possible)**

**A** - The fees and charges are based on the cost to run and maintain the park, often these costs are greater than CPI. Council will benchmark the rents with other residential parks in the region and ensure the rents are fair and reasonable. These are reviewed and endorsed by Council during each year's budget process.

**Q - What are the insurance implications?**

**A** - Under the Residential Tenancies and Rooming Accommodation Act 2008, tenants are not legally required to hold insurance, and Council cannot enforce this. However, it is strongly recommended that tenants consider taking out contents or dwelling insurance to protect their personal property and investment.

If an incident occurs and no insurance is in place, Council is only responsible for repairs to the site itself—not to individual dwellings or personal belongings. Each resident is responsible for arranging and funding repairs to their own property.

Council strongly encourages all tenants to seek independent advice about insurance options to ensure they are adequately protected.

**Q - Some residents have made significant investment of upgrading their Homes, all handed over to council if they are unable to remove the structure.**

**A** - Under the current residential tenancy agreements, tenants are responsible for any improvements or repairs made to their dwelling. These upgrades help maintain the amenity of the park and are considered part of the tenant's personal investment in the structure—not the land.

If a dwelling cannot be removed from the site after the lease ends in May 2026, it may need to be deconstructed or disposed of in line with Council and state regulations.

Council strongly encourages tenants to plan ahead and seek advice on removal options to protect their investment.

**Q - Real estate sellers' responsibilities, are they being compliant?**

**A** - Council is not involved in the sale of the dwellings. This is the seller's responsibility to ensure that they instruct the real estate agents that the sale is for the dwelling only—not the land—and should be making this clear in their listings and communications.

## Dicky Beach Holiday Park

### Residential Area Management Fact sheet

## FACT SHEET

Because the land is owned by the State and managed by Council under a trustee arrangement, it cannot be sold or transferred. Agents must ensure buyers understand that the sale is for the structure only with no rights for continued use of the land.

If you're considering buying or selling, it's important to seek independent legal advice to ensure all parties understand the conditions and limitations.

Park Management has recommended buyers undertake due diligence when looking to buy dwellings for sale.

**Q - How much notice is required to amend provisions within a residential tenancy agreement?**

**A** - Sixty days' notice is required, however Council is providing a longer notice period to help residents understand the approach to permanent residency across Council's holiday park network.

**Q - Didn't I have to submit a development application for my site improvements?**

**A** - All site improvement works within Sunshine Coast Holiday Parks require building certification, not a development application. Building certification is a formal process conducted by a registered building certifier to ensure that proposed works comply with the National Construction Code (NCC), the Queensland Development Code (QDC), and other applicable building standards. This process ensures that all construction is safe, structurally sound, and suitable for lawful use.

A development application is only required when the proposed works involve a material change of use, complete replacement of a building, or other forms of assessable development under the Planning Act 2016. These applications are assessed against local planning schemes and may involve public notification and referral to other agencies.

Council retains copies of all building certifications on file for compliance and record-keeping purposes.

Site improvement works are an essential part of ongoing property maintenance. They help preserve the condition of individual sites and contribute to the overall amenity, safety, and presentation of the holiday park.

**Q- What, if any electricity implications will apply because of the proposed change?**

**A** - There will be no change to the existing electricity billing and management.

**Q - What is the name of the Act that governs the agreements?**

**A**- The Residential Tenancies and Rooming Accommodation Act 2008



## Dicky Beach Holiday Park

### Residential Area Management Fact sheet

## FACT SHEET

**Q - Why is this decision being made now?**

A - The timing of this decision aligns with the expiry of the long-term 20-year lease with the State Government in May 2026 and the transition from a lease to a trust arrangement.

**Q - Will compensation be offered to affected residents?**

A - Council is not offering compensation.

**Q - Could council consider no rent or no rental increase for the affected residents?**

A – In accordance with past practice, Council will be fair and reasonable with annual rental rises in accordance with the Residential Tenancies and Rooming Accommodation Act 2008 principles. As occurs every year, rental charges are reviewed across Council's entire holiday park network, with these endorsed each year through Council's budget adoption process.

**Q- What does the word "indefinite" mean regarding allowing residents to remain on-site?**

A - Council has no intention to ask residents to leave the holiday park. People can remain on-site for as long as they choose, provided they continue to meet normal park rules and the conditions of their tenancy agreements under the Residential Tenancies and Rooming Accommodation Act.

All enquires can be sent to [holidayparks@sunshinecoast.qld.gov.au](mailto:holidayparks@sunshinecoast.qld.gov.au)



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### 8.3 DISPOSAL (EASEMENT) PART OF COUNCIL FREEHOLD LAND WITHIN TWIN WATERS AND PALMWOODS

**File No:** F2025/55135

**Author:** Senior Property Officer  
Finance and Commercial Partnerships

**Attachments:** Att 1 - Easement Survey Plan (Twin Waters) ..... 69    
Att 2 - Easement Survey Plan (Palmwoods)..... 71  

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#### 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 861 on SP 115786, Twin Waters - Sewer Rising Main
- Lot 901 on SP 324774, Palmwoods - Sewer Infrastructure.

#### 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 861 on SP115786, Twin Waters - Sewer Rising Main

A private developer, Stockland Development Pty Ltd, is undertaking a development at Twin Waters West (De Vere Road, 230 Godfreys Rd, 232 - 284 Godfreys Road, Settlers Park Ocean Drive and 581-593 David Low Way, Pacific Paradise and 23 Stillwater Drive, Twin Waters) and is required to construct a sewer rising main through Council land within Lot 861 on SP115786 to satisfy a condition of Council's MCU23/0113 which will require a new easement to protect the infrastructure.

##### Lot 901 on SP 324774, Palmwoods - Sewer Infrastructure

A private developer, Formia Project Management, has proposed that new sewer infrastructure is to be constructed within Council freehold land being Lot 901 on SP324774 as a part of a 17 Lot residential subdivision (RAL22/0047 & OPW23/0449) at 780 Eudlo Rd Palmwoods. To protect the infrastructure a new easement is required to adjoin an existing easement which will allow the future sewer infrastructure to be housed in compliance with Unitywater specifications.

##### 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) Part of Council Freehold Land within Twin Waters and Palmwoods”**
- (b) **resolve, to dispose of an interest in land by way of easement (for sewerage infrastructure) over Lot 861 on SP115786 and Lot 901 on SP 324774 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

<b>Corporate Plan Goal:</b>	<b><i>Organisational excellence</i></b>
<b>Strategic Pathway:</b>	We serve our community by providing this great service
<b>Operational Activity:</b>	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 W Johnston – Division 5 Divisional Councillor
- Councillor T Bunnag – Division 8 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
- Project Officer, Environmental Operations
- Senior Policy and Research Officer, Environment and Sustainability Policy
- Senior Open Space & Recreation Planner, Project Delivery
- Technical Officer, Parks and Gardens
- Strategic Planner, Strategic Planning
- Planning and Assessment Officer, Development Services
- Urban Program Delivery Manager, Project Delivery
- Stormwater Capital Program Manager, Transport Network Management
- Transport Infrastructure Assets Manager, Transport Network Operations

**External Consultation**

Council's Property Management Branch has liaised with Unitywater in relation to the requirement for the registration of the sewerage easement within Councils Land.

**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 sewerage easements, in favour of Unitywater, for two projects within Council Land. The proposed easement requirements are outlined in the section below.

Lot 861 SP115786, Twin Waters - Sewer Rising Main

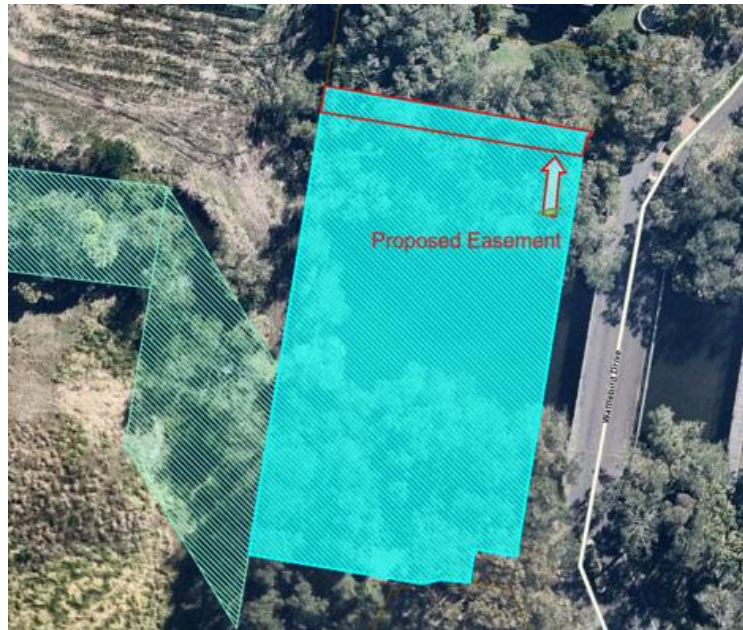
A private developer, Stockland Development Pty Ltd, is undertaking a development at Twin Waters West comprising the following private land holdings: De Vere Road; 230 Godfreys Road; 232 - 284 Godfreys Road; Settlers Park Ocean Drive; 581-593 David Low Way, Pacific Paradise; and 23 Stillwater Drive, Twin Waters.

The private developer is required to construct a sewer rising main through Council-owned freehold land within Lot 861 on SP115786 being Wattlebird Drive, Twin Waters to ensure that suitable public infrastructure is provided to support the development. Council owns the land in freehold title with the lot forming part of the broader waterways and canals network. The land is currently the subject of an existing Drainage Easement over the entirety of the land.

The sewer rising main is required to satisfy a condition of Council's Planning Approval (MCU23/0113).

The proposed new easement has a total easement area of 203m<sup>2</sup>. The location of the easement is shown in **Attachment 1 - Easement Survey Plan (Twin Waters) and in the image below.**

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 861 on SP115786

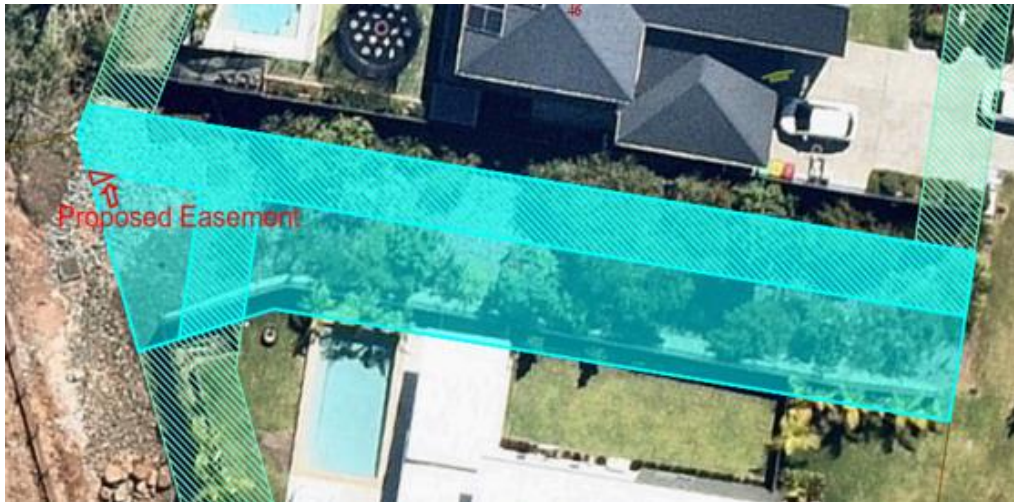
Lot 901 on SP 324774, Palmwoods - Sewer Infrastructure

A private developer, Formia Project Management, is undertaking a 17 Lot residential subdivision at 780 Eudlo Rd Palmwoods and proposes that new sewer infrastructure is constructed within Council freehold land being Lot 901 on SP324774. The existing easement provided is unfortunately not wide enough, therefore a new easement is required to protect the infrastructure. The new easement is required to adjoin an existing easement which will allow the future sewer infrastructure to be housed in compliance with Unitywater specifications. Unitywater requires 1.5m clearance from infrastructure.

The sewer infrastructure is required to satisfy a condition of Council's Planning Approval RAL22/0047 & OPW23/0449.

The proposed new easement will have a total easement area of 2m<sup>2</sup>. The location of the easement is shown in **Attachment 2 - Easement Survey Plan (Palmwoods)** and in the **image below**.

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 901 on SP324774

### 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.

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. To provide Unitywater with access and maintenance rights a new easement in favour of Unitywater is required to protect the infrastructure.

### **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.

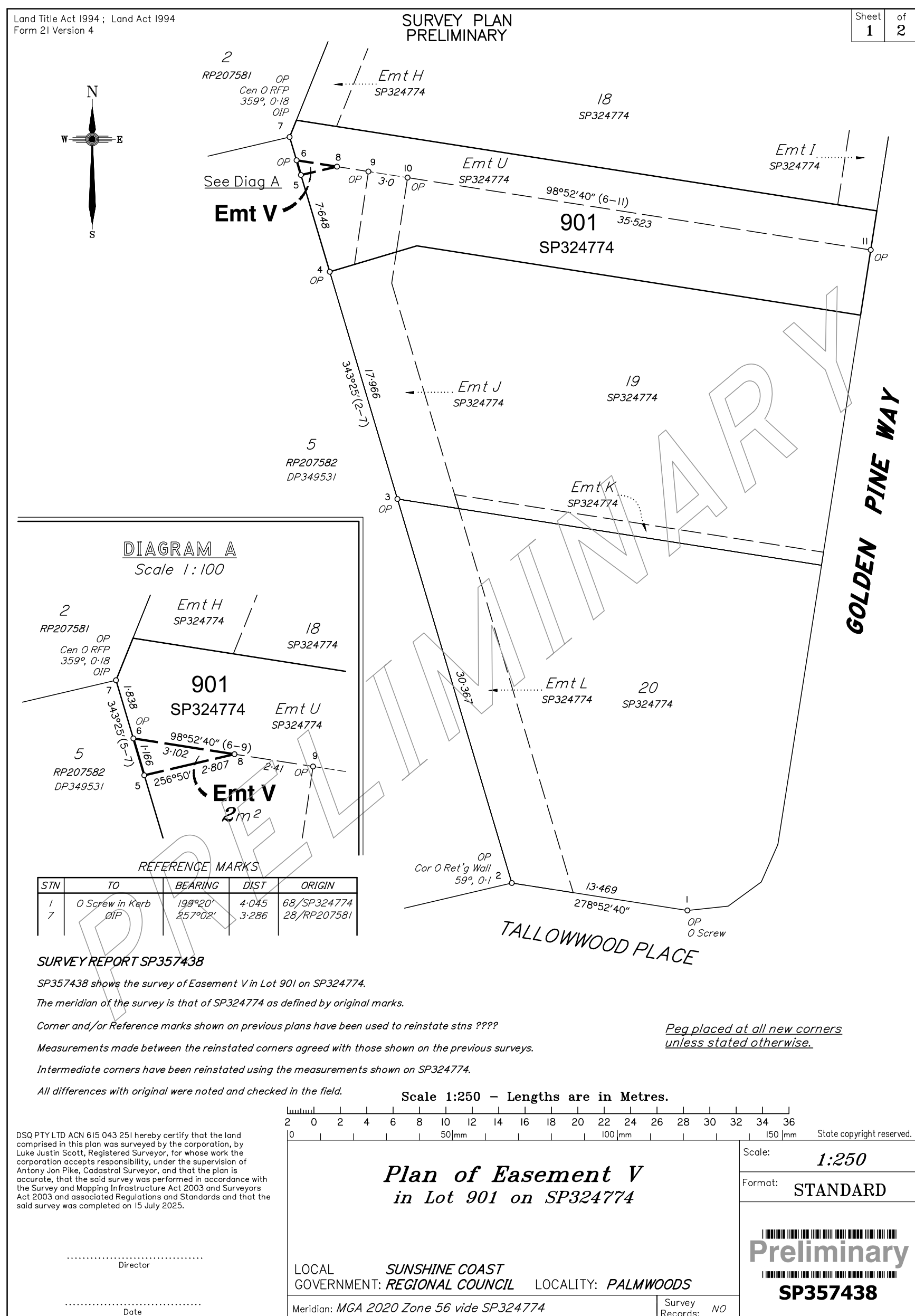
**Implementation**

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.





## Sunshine Coast Regional Council



Land Title Act 1994 ; Land Act 1994 Form 2IB 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				
		(Include address, phone number, email, reference, and Lodger Code)				
I. Existing		Created				
Title Reference	Description	New Lots	Road	Secondary Interests		
51292772	Lot 90I on SP324774	—	—	Emt V		
<div>PRELIMINARY</div>						
Lots		Orig		6. Building Format Plans only.		
2. Orig Grant Allocation :				<div>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</div> <div>..... Cadastral Surveyor/Director*      Date * delete words not required</div>		
3. References : Dept File : Local Govt : Surveyor : I3829—Emt		5. Passed & Endorsed : By : DSQ PTY LTD Date : ACN 615 043 251 Signed : Designation : Liaison Officer		7. Lodgement Fees : <div>Survey Deposit      \$ ..... Lodgement      \$ ..... —New Titles      \$ ..... Photocopy      \$ ..... Postage      \$ ..... TOTAL      \$ .....</div>		
				8. Insert Plan Number SP357438		

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**8.4 SEPTEMBER 2025 FINANCIAL PERFORMANCE REPORT****File No:** Council Meetings**Author:** Coordinator Financial Services  
Finance and Commercial Partnerships**Attachments:** Att 1 - September 2025 Financial Performance Report..... 79    
Att 2 - September 2025 Capital Grant Funded Project Report .91  **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 30 September 2025, in terms of the operating result and delivery of the capital program.

**Operating Performance****Table 1: Operating Budget as at 30 September 2025**

	<b>Original Budget \$000</b>	<b>Current Budget \$000</b>
Total Operating Revenue	711,026	714,209
Total Operating Expenses	710,315	713,498
<b>Operating Result</b>	<b>711</b>	<b>711</b>

	<b>Year to Date Budget September 2025 \$'000</b>	<b>Year to Date Actuals September 2025 \$'000</b>
Total Operating Revenue	296,091	296,385
Total Operating Expenses	176,559	172,826
<b>Operating Result</b>	<b>119,532</b>	<b>123,559</b>
<b>Total Cash Balance (including Trust)</b>	<b>317,608</b>	<b>321,644</b>

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

**OFFICER RECOMMENDATION**

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

**FINANCE AND RESOURCING**

This report sets out the details of Council’s financial performance and investments for the month ending 30 September 2025 and meets Council’s legislative reporting requirements.

**CORPORATE PLAN**

<b>Corporate Plan Goal:</b>	<b><i>Organisational excellence</i></b>
<b>Strategic Pathway:</b>	We serve our community by providing this great service
<b>Operational Activity:</b>	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****Ordinary Meeting 18 September 2025 (OM25/82)**

*That Council:*

- (a) *receive and note the report titled "Budget Review 1" and*
- (b) *adopt Appendix A as tabled, pursuant to sections 169 and 170 of the Local Government Regulation 2012, Council's amended budget for 2025-26 financial year incorporating:*
  - (i) *the statement of income and expense*
  - (ii) *the statement of financial position*
  - (iii) *the statement of changes in equity*
  - (iv) *the statement of cash flow*
  - (v) *the relevant measurers of financial sustainability*
  - (vi) *the long term financial forecast*
  - (vii) *Council's 2025-26 Capital Works Program, endorse the indicative four-year program for the period 2027 to 2030, and note the five-year program for the period 2031 to 2035.*
  - (viii) *Debt Policy*

- (c) *note the following documentation applies as adopted 7 July 2025*
- (i) *Revenue Policy*
  - (ii) *the total value of change, expressed as a percentage, in the rates and utility charges levied for the financial year compared with the rates and utility charges levied in the previous budget*
  - (iii) *the Revenue Statement*
  - (iv) *the rates and charges to be levied for the 2025-26 financial year and other matters as adopted 7 July 2025*
  - (v) *the Strategic Environment Levy Policy*
  - (vi) *the Strategic Arts and Heritage Levy Policy*
  - (vii) *the Strategic Transport Levy Policy*
  - (viii) *Prescribed Services Charge Plan (No. 2) 2025-26 Financial Year and*
- (d) *endorse the Minor Capital Works Program (Appendix B).*

**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.



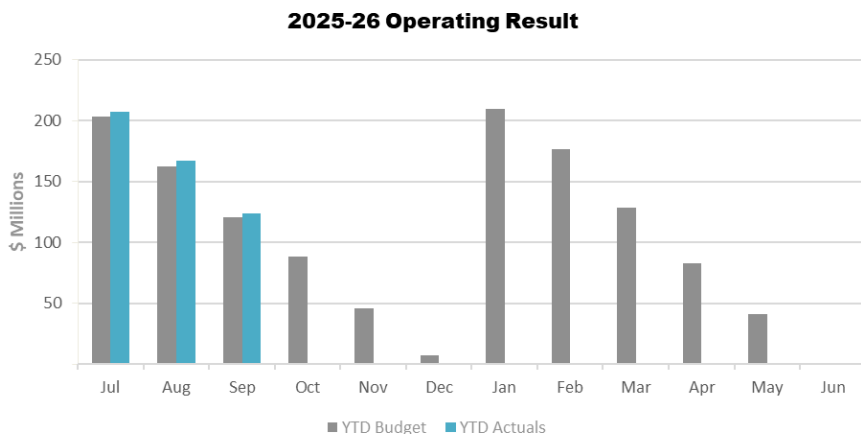
# 2025-25 BUDGET

Financial Performance Report

September 2025



# Statement of Income and Expenses



As at the 30 September Council had an operating result of \$123.6 million, which is \$4.0 million (3.4%) 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							September 2025
	Annual		YTD				Annual
	Original Budget \$'000	Current Budget \$'000	Current Budget \$'000	Actuals \$'000	Variance \$'000	Variance %	Year End Forecast \$'000
<b>Operating Revenue</b>							
General Rates	348,378	348,378	172,658	171,940	(718)	(0.4%)	348,378
Cleansing Charges	121,541	121,541	58,188	57,965	(223)	(0.4%)	121,541
Leves	23,634	23,634	11,733	11,793	59	0.5%	23,634
Fees and Charges	90,134	90,134	26,771	27,590	819	3.1%	90,134
Interest Received from Investments	11,500	11,500	3,586	3,232	(354)	(9.9%)	11,500
Operating Grants and Subsidies	23,230	23,800	2,894	2,943	49	1.7%	23,800
Operating Contributions	327	327	304	267	(36)	(11.9%)	327
Unitywater Participation	52,500	52,500	8,791	8,791	0	0.0%	52,500
Other Revenue	32,904	35,517	9,795	11,410	1,615	16.5%	35,517
Internal Sales/Recoveries	6,879	6,879	1,372	455	(917)	(66.9%)	6,879
<b>Total Operating Revenue</b>	<b>711,026</b>	<b>714,209</b>	<b>296,091</b>	<b>296,385</b>	<b>294</b>	<b>0.1%</b>	<b>714,209</b>
<b>Operating Expenses</b>							
Employee Costs	203,701	203,973	52,330	51,219	(1,111)	(2.1%)	203,973
Materials and Services	282,480	285,422	66,682	64,169	(2,514)	(3.8%)	285,422
Finance Costs	12,766	12,766	3,312	3,523	211	6.4%	12,766
Company Contributions	4,190	4,190	3,116	3,116	0	0.0%	4,190
Depreciation Expense**	170,053	170,053	42,513	42,513	-	-	170,053
Other Expenses	32,125	32,095	7,429	7,109	(319)	(4.3%)	32,095
Recurrent Capital Expenses**	5,000	5,000	1,177	1,177	-	-	5,000
<b>Total Operating Expenses</b>	<b>710,315</b>	<b>713,499</b>	<b>176,559</b>	<b>172,826</b>	<b>(3,733)</b>	<b>(2.1%)</b>	<b>713,499</b>
<b>Operating Result</b>	<b>711</b>	<b>711</b>	<b>119,532</b>	<b>123,559</b>	<b>4,027</b>	<b>3.4%</b>	<b>711</b>
<b>Capital Revenue</b>							
Capital Grants and Subsidies	47,809	58,853	17,230	15,613	(1,616)	(9.4%)	58,853
Capital Contributions - Cash	28,500	28,500	5,690	6,394	704	12.4%	28,500
Capital Contributions - Fixed Assets	87,380	87,370	-	-	-	-	87,370
<b>Total Capital Revenue</b>	<b>163,689</b>	<b>174,723</b>	<b>22,920</b>	<b>22,008</b>	<b>(912)</b>	<b>(4.0%)</b>	<b>174,723</b>
<b>Non-recurrent Expenses</b>							
Profit/Loss on disposal, revaluation & impairment	-	-	-	-	-	-	-
Movements in landfill and quarry provisions	3,056	3,056	764	764	-	-	3,056
Recurrent Capital Expenses - Prior Year	-	-	-	-	-	-	-
Assets Transferred to Third Parties	-	-	-	-	-	-	-
<b>Total Non-recurrent Expenses</b>	<b>3,056</b>	<b>3,056</b>	<b>764</b>	<b>764</b>	<b>-</b>	<b>-</b>	<b>3,056</b>
<b>Net Result</b>	<b>161,344</b>	<b>172,378</b>	<b>141,688</b>	<b>144,803</b>	<b>3,115</b>	<b>2.2%</b>	<b>172,378</b>

\*\* Year to date results for Depreciation and Recurrent Capital Expenses are budget based while 2024-25 end of year statements are still being finalised.

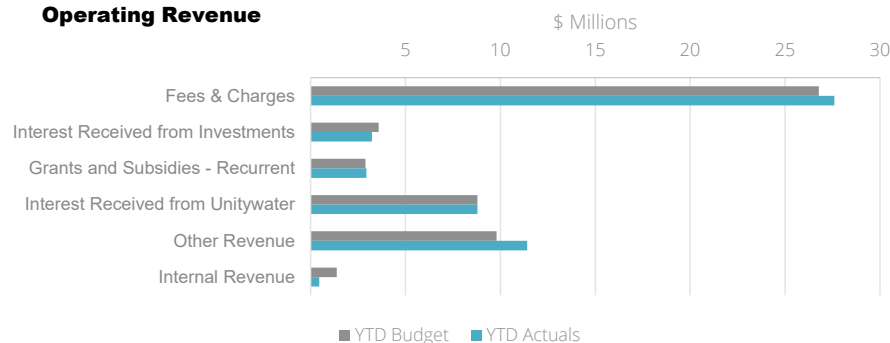
## Operating Result - Revenue

\$296.4 million in operating revenue has been received which is \$294,000 (0.1%) higher than year to date budget

- Net General Rates \$718,000 below budget
- Fees and Charges higher than budget \$819,000
  - Holiday Parks \$611,000 (*Net result \$215,000*)
  - Sunshine Coast Stadium \$317,000
- Interest Received from Investments \$354,000 lower than budget
- Other Revenue \$1.6 million higher than budget
  - Waste \$584,000
  - Revegetation Offset Revenue \$313,000
  - Customer Response recoupment \$222,000
  - Bond Recall \$221,000

Operating Summary		September 2025				
	Annual		YTD			
	Original Budget \$000s	Current Budget \$000s	Current Budget \$000s	Actuals \$000s	Variance \$000s	Variance %
Operating Revenue	711,026	714,209	296,091	296,385	294	0.1%
Operating Expenses	705,315	708,499	175,382	171,650	(3,733)	(2.1%)
Recurrent Capital Expenses	5,000	5,000	1,177	1,177	-	-
<b>Operating Result</b>	<b>711</b>	<b>711</b>	<b>119,532</b>	<b>123,559</b>	<b>4,027</b>	<b>3.4%</b>
Capital Revenue	163,689	174,723	22,920	22,008	(912)	(4.0%)
Non-recurrent Expenses	3,056	3,056	764	764	-	-
<b>Net Result</b>	<b>161,344</b>	<b>172,378</b>	<b>141,688</b>	<b>144,803</b>	<b>3,115</b>	<b>2.2%</b>

### Operating Revenue



## Operating Result - Expenses

\$172.8 million in operating expenses has been incurred which is \$3.7 million (2.1%) lower than year to date budget

Employee Costs \$1.1 million lower than year to date budget due to vacancies across Council and a higher-than-expected level of leave taken during the month

Core Materials and Services below budget \$2.7 million

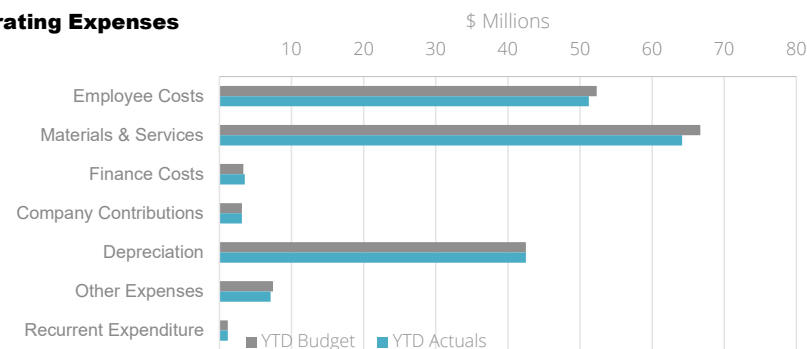
- Quarry \$1.1m
- Property Management \$581,000
- Environmental Operations \$537,000
- Transport Network Management \$409,000
- Digital and Information Services \$125,000
- Transport Network Operations \$311,000
- Holiday Parks *higher than budget* \$396,000

Levy Projects below budget \$244,000

Operating Projects higher than budget \$369,000

Operating Summary			September 2025			
	Annual		YTD			
	Original Budget \$000s	Current Budget \$000s	Current Budget \$000s	Actuals \$000s	Variance \$000s	Variance %
Operating Revenue	711,026	714,209	296,091	296,385	294	0.1%
Operating Expenses	705,315	708,499	175,382	171,650	(3,733)	(2.1%)
Recurrent Capital Expenses	5,000	5,000	1,177	1,177	-	-
<b>Operating Result</b>	<b>711</b>	<b>711</b>	<b>119,532</b>	<b>123,559</b>	<b>4,027</b>	<b>3.4%</b>
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Non-recurrent Expenses	3,056	3,056	764	764	-	-
<b>Net Result</b>	<b>161,344</b>	<b>172,378</b>	<b>141,688</b>	<b>144,803</b>	<b>3,115</b>	<b>2.2%</b>

### Operating Expenses



## Capital Expenditure

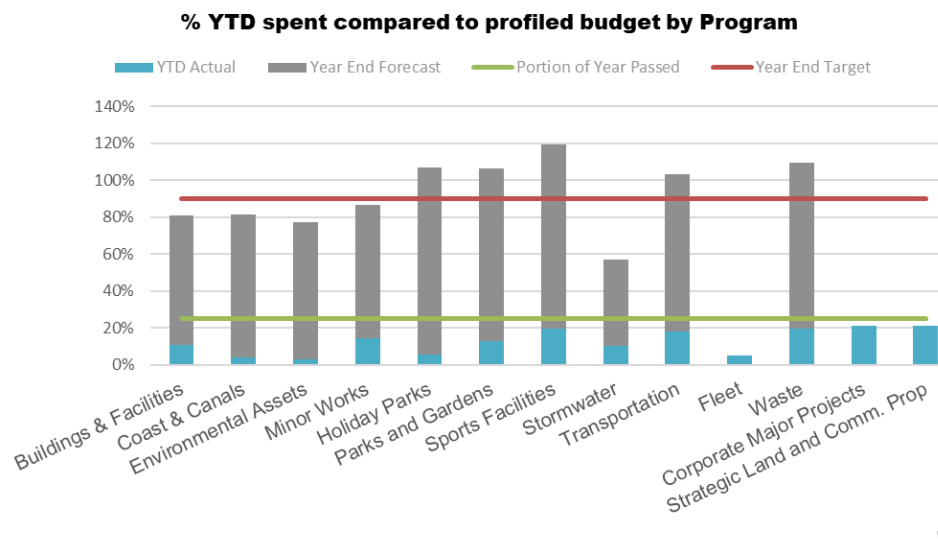
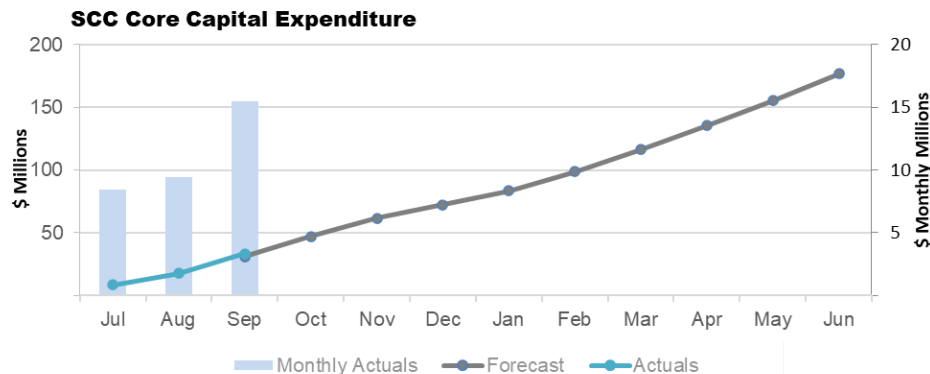
\$50.8 million of Council's total capital works budget has been expensed which is \$940,000 (1.9%) higher than year to date budget.

The Core Capital Program has expensed \$33.3 million, \$2.2 million (7.1%) higher than year to date budget.

Capital Expenditure						September 2025
	Annual		YTD			Annual
	Original Budget \$000s	Current Budget \$000s	Budget \$000s	Actuals \$000s	Variance %	Forecast Year End Variance to Budget
<b>Core Capital Works Program</b>						
Aerodromes	2,274	2,389	210	176	83.9%	(573)
Buildings and Facilities	21,164	16,800	1,804	1,771	98.2%	(3,225)
Coast and Canals	9,899	9,557	1,514	375	24.8%	(1,800)
Environmental Assets	6,574	3,094	182	95	52.1%	(710)
Minor Works	5,340	7,331	898	1,052	117.1%	(974)
Holiday Parks	4,126	3,410	507	197	38.9%	241
Parks and Gardens	11,273	11,613	1,466	1,496	102.1%	751
Sports Facilities	20,731	24,929	4,827	4,875	101.0%	4,838
Quarries	-	-	-	0	-	0
Stormwater	17,352	16,616	1,109	1,709	154.1%	(7,114)
Transportation	117,766	119,065	18,559	21,546	116.1%	3,781
<b>Total SCC Core Capital Program</b>	<b>216,498</b>	<b>214,803</b>	<b>31,076</b>	<b>33,293</b>	<b>107.1%</b>	<b>(4,783)</b>
Disaster Recovery Funding Arrangements	3,888	13,708	6,371	6,109	95.9%	(7,599)
Fleet	3,000	6,000	-	294	-	(5,706)
Waste	25,841	28,310	8,237	5,469	66.4%	2,632
Corporate Major Projects	9,085	7,897	3,158	1,680	53.2%	(6,217)
Strategic Land and Commercial Properties	3,417	18,732	1,000	3,938	393.8%	(14,794)
<b>Total Other Capital Program</b>	<b>45,231</b>	<b>74,648</b>	<b>18,766</b>	<b>17,489</b>	<b>93.2%</b>	<b>(31,686)</b>
<b>TOTAL</b>	<b>261,729</b>	<b>289,451</b>	<b>49,842</b>	<b>50,782</b>	<b>101.9%</b>	<b>(36,469)</b>
<i>The above program of works includes recurrent and non-recurrent expenditure, as reporting in the operating statement.</i>						
<i>Year to date result for Recurrent Expenses are budget based while 2024-25 End of Year Statements are still being finalised.</i>						
Recurrent Expenses	5,000	5,000	1,177	1,177		
Non-Recurrent Expenses	-	-	-	-		

5

# Capital Expenditure

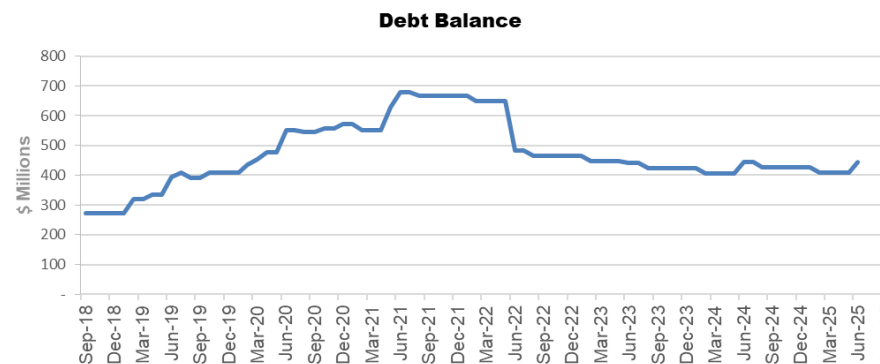
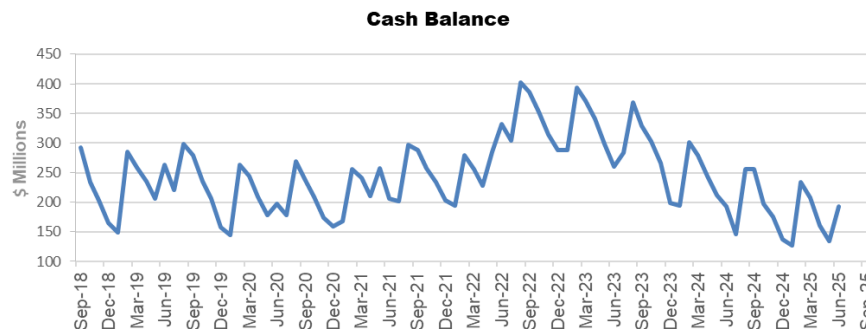




## Cash Flows and Balance Sheet

- Cash balance at 30 September was \$296.2 million excluding Trust
- Debt balance at 30 September was \$428.0 million

Cash and Balance Sheet September 2025			
	Current Budget \$000s	YTD Budget \$000s	YTD Actuals \$000s
<b>CASH FLOWS</b>			
Opening Cash including Trust	216,764	307,690	331,586
Net Cash Inflow/(Outflows) from:			
Operating Activities	128,046	26,598	9,155
Investing Activities	(84,910)	(16,680)	(19,097)
Financing Activities	38,598	0	0
Net Increase/(decrease) in Cash Held	81,734	9,918	(9,942)
Closing Cash including Trust	298,498	317,608	321,644
<b>BALANCE SHEET</b>			
Current Assets	378,413		
Non Current Assets	9,369,274		
<b>Total Assets</b>	<b>9,747,687</b>		
Current Liabilities	242,957		
Non Current Liabilities	522,193		
<b>Total Liabilities</b>	<b>765,150</b>		
<b>Net Community Assets/Total Community Equity</b>	<b>8,982,537</b>		



## Debt

Council's current debt balance is \$428 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 \$66.8 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	22,330	66,805	391,124
Maroochydore City Centre	95,504	5,877	-	89,627
<b>Total</b>	<b>442,153</b>	<b>28,207</b>	<b>66,805</b>	<b>480,751</b>



## Investment Performance

At 30 September Council has \$296.2 million cash (excluding Trust funds), with an average interest rate of 4.27%, being 0.36% above benchmark. This is compared to the same period last year with \$255.2 million cash (excluding Trust funds) with an average interest rate of 5.01%, being 0.61% 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 - September 2025				
Liquidity as at:		30/09/2025		
		\$'000's		
<b>At-call accounts</b>				
QTC + CBA (excl. trust)		206,152	64.09%	
Maturities within 7 days		-	0.00%	
<b>Total at-call</b>		<b>206,152</b>	<b>64.09%</b>	
Investment Policy Target			10.00%	

Term deposits maturing:		\$'000's	Count
within 30 days		20,000	1
30-59 days		20,000	1
60-89 days		20,000	1
90-179 days		20,000	1
180-364 days		10,000	1
1 year - 3 years		-	-
<b>Total</b>		<b>90,000</b>	<b>5</b>

INVESTMENT SUMMARY (including Trust) as at:							Investment Policy	
	30/09/2025		30/06/2025		30/09/2024		Individual Limit	Group Limits
A1+ (QTC)	118,053	37%	150,938	69.6%	145,263	52.0%	100%	100%
A1+ (Other)	203,591	63%	65,826	30.4%	134,879	48.0%	100%	100%
A1	-	0%	-	0.0%	-	0.0%	60%	100%
A2	-	0%	-	0.0%	-	0.0%	60%	90%
A3	-	0%	-	0.0%	-	0.0%	10%	30%
<b>Total Funds</b>	<b>321,644</b>		<b>216,764</b>		<b>280,142</b>			
<b>FUND SUMMARY</b>								
General Funds	296,152		191,567		255,197			
Trust Funds	25,492		25,198		24,945			
<b>Total Funds</b>	<b>321,644</b>		<b>216,764</b>		<b>280,142</b>			

## Savings Initiatives

	Full Year Budget \$'000	YTD Budget \$'000	Achieved YTD \$'000	On Target
Vacancy Rate	7,536	2,004	2,004	✓
Employee Costs Savings Initiative	1,100	-	-	
Materials and Services Savings Initiative	4,400	-	-	
<i>TOTAL Savings Initiative</i>	<i>13,036</i>	<i>2,004</i>	<i>2,004</i>	

## 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](http://sunshinecoast.qld.gov.au)

2025-26 Financial Year Grant Funding							
	Description	Division	Suburb	Estimated Construction Start Month	Construction Completed Month	TOTAL Grant Revenue \$'000	Project Expenditure to date \$'000
<b>Federal Government</b>						<b>(\$19,165)</b>	<b>\$908</b>
1	Roads to Recovery Program					(\$5,846)	
<b>Urban Rivers and Catchments Program</b>						<b>(\$920)</b>	<b>\$115</b>
2	K6643 - Quota Park Fishway Construction	Division 10	Nambour	October 2024		(\$920)	\$115
<b>Growing Regions Fund</b>						<b>(\$7,000)</b>	<b>\$132</b>
3	H1670 - Growing Regions Round 2 - First Avenue Streetscape	Division 04	Maroochydore	June 2025	July 2026	(\$3,000)	\$122
4	K1280 - Honey Farm Rd Clubhouse Construction	Division 03	Meridan Plains	January 2026		(\$4,000)	\$10
<b>Disaster Ready Fund - Round 1</b>						<b>(\$5,000)</b>	<b>\$661</b>
5	K7936 - Mooloolaba Foreshore Stage 2 - Seawall	Division 05	Mooloolaba	July 2025	March 2027	(\$5,000)	\$661
<b>Play Our Way</b>						<b>(\$399)</b>	<b>\$25</b>
6	K8846 - Reserve 1000 Outdoor Amenities Facility	Division 02	Golden Beach	February 2026	April 2026	(\$399)	\$25
<b>State Government</b>						<b>(\$34,777)</b>	<b>\$4,457</b>
7	Disaster Recovery Funding Arrangements					(\$14,560)	
<b>Blackspot Funding</b>						<b>(\$3,368)</b>	<b>\$1,090</b>
8	K4894 - Blackspot - Beerburum Street and Cooroy Street Intersection	Division 02	Dicky Beach	February 2026	June 2026	(\$525)	\$61
9	K4895 - Blackspot - Old Gympie Road Beerburum	Division 01	Beerburum			(\$500)	\$930
10	K6054 - BlackSpot - Sixth Ave Maroochydore - side street Zebra Crossing x 8	Division 04	Maroochydore			(\$886)	\$10
11	K6056 - BlackSpot - Mons Road Forest Glen	Division 07	Forest Glen			(\$134)	\$39
12	K8652 - Blackspot - Dulong Road Dulong	Division 10	Dulong		March 2026	(\$595)	\$1
13	K8653 - Blackspot - Vise Road Buderim	Division 07	Buderim			(\$170)	\$0
14	H4105 - Blackspot - Bellvista Boulevard - Raised Zebra Crossing on Southern Leg of Roundabout	Division 01	Caloundra West	January 2026		(\$558)	\$49
<b>Minor Infrastructure and Inclusive Facilities Fund</b>						<b>(\$518)</b>	<b>\$789</b>
15	K7687 - MSSWP3 - Meta Street and Douglas Street - Raised Crossing	Division 04	Mooloolaba	June 2025		(\$18)	\$220
16	K7596 - Maleny Skate Park Upgrade Phase 2	Division 05	Maleny	June 2025	October 2025	(\$150)	\$208
17	H9184 - Caloundra South Sports Clubhouse DS1	Division 01	Baringa			(\$350)	\$361
<b>Queensland Transport Cycle Network Program</b>						<b>(\$2,873)</b>	<b>\$60</b>
18	H8416 - Emu Mountain Road Pathway Construction	Division 09	Coolum Beach			(\$899)	\$40
19	H4585 - LGIP Mooloolaba Esplanade Active Transport Link	Division 04	Mooloolaba			(\$100)	\$3
20	H5950 - LGIP Burke Street Pathway	Division 02	Golden Beach			(\$75)	\$0
21	H5955 - LGIP Karawatha Drive Cycle Lanes	Division 06	Mountain Creek	January 2027	June 2027	(\$1,500)	\$8
22	H6800 - LGIP River Esplanade Active Transport Link	Division 04	Mooloolaba			(\$100)	\$0
23	H5972 - LGIP Caloundra to Cunimundi Stage 2 - Bowman Road Active Transport Link	Division 02	Caloundra			(\$75)	\$0
24	K3826 - Jensen Park Golden Beach Coastal Pathway	Division 02	Golden Beach	November 2025	January 2026	(\$124)	\$9
<b>Walking Network Plans</b>						<b>(\$518)</b>	<b>\$1</b>
25	K3037 - Walking Network Plans	Whole of Council				(\$18)	\$0
26	K8298 - WNP - Buddina - Illuka Avenue Lowana Drive	Division 04	Buddina			(\$500)	\$1
<b>South East Queensland Community Stimulus Program</b>						<b>(\$4,136)</b>	<b>\$1,258</b>
27	K2914 - SEQCSP Beerwah Cemetery entrance feature and carparking	Division 01	Beerwah			(\$310)	\$8
28	K6414 - SEQCSP Khancoban Drive Park - District Park Development	Division 06	Buderim			(\$238)	\$0
29	K7394 - SEQCSP Albany Lakes Park - Public Amenity	Division 06	Sippy Downs			(\$350)	\$5
30	H5133 - SEQCSP South Coolum Road Coolum New Pathway	Division 08	Coolum Beach			(\$480)	\$566
31	K7568 - SEQCSP Sundew Street MUDJIMBA - East Section kerb and channel	Division 08	Mudjimba	August 2025	October 2025	(\$320)	\$279
32	K1771 - SEQCSP Petrie Creek Road Shoulder Widening from Paynters Creek Road to Celestine Place	Division 07	Rosemount	September 2025	October 2025	(\$1,718)	\$383
33	H4604 - SEQCSP Nambour Namba Place Revitalisation Project	Division 10	Nambour			(\$120)	\$15
34	K7207 - SEQCSP Coolum beach DDA compliant beach access ramp	Division 09	Coolum Beach			(\$300)	\$2
35	K8605 - SEQCSP Namba Pedestrian Crossing	Division 10	Nambour			(\$300)	0
<b>Transport Infrastructure Development Scheme</b>						<b>(\$1,581)</b>	<b>\$1</b>
36	B0792 - WOR School Precinct Improvement Planning	Whole of Council				(\$200)	\$0
37	K8425 - TIDS Roys Road BEERWAH - widening and overlay	Division 01	Beerwah			(\$1,381)	\$1
<b>SEQ Liveability Fund</b>						<b>(\$4,333)</b>	<b>\$1,259</b>
38	H7509 - Alex Bluff Foreshore Coastal Pathway Improvements	Division 04	Alexandra Headlands			(\$2,000)	\$31
39	K2838 - Mooloolaba Foreshore Stage 2 - Central Meeting Place	Division 04	Mooloolaba	December 2026	March 2027	(\$2,333)	\$1,228

2025-26 Financial Year Grant Funding

	Description	Division	Suburb	Estimated Construction Start Month	Construction Completed Month	TOTAL Grant Revenue \$'000	Project Expenditure to date \$'000
	<b>School Transport Infrastructure Program</b>					<b>(\$2,290)</b>	<b>\$50</b>
40	K8474 - STIP - Montville State School Pathway Upgrade	Division 05	Montville			(\$105)	\$2
41	K8475 - STIP - Palmview State School Raised Pedestrian Crossings	Division 06	Palmview			(\$224)	\$0
42	K8478 - STIP - Golden Beach State School Pathway Upgrade	Division 02	Golden Beach			(\$208)	\$28
43	K8480 - STIP - Peregrin Springs State School Raised Pedestrian Crossing	Division 09	Peregrin Springs			(\$108)	\$16
44	K8481 - STIP - Yandina State School Stop Drop and Go	Division 10	Yandina			(\$30)	\$3
45	K8832 - STIP - Kuluin State School Raised Pedestrian Crossing	Division 07	Kuluin			(\$281)	\$0
46	K8833 - STIP - Chancellor State College Primary Stop Drop and Go Zone	Division 06	Sippy Downs			(\$34)	\$1
47	K9089 - STIP - Maroochydore State High School - Bus Zone Upgrade	Division 08	Maroochydore			(\$1,200)	\$0
48	H7363 - North Arm School Parking Improvements	Division 10	North Arm			(\$100)	\$0
	<b>Queensland Resilience and Risk Reduction Fund (QRRRF)</b>					<b>(\$600)</b>	<b>\$43</b>
49	K6749 - Golden beach south seawall and stormwater improvements	Division 02	Golden Beach			(\$600)	\$43

Project Complete



**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 13 November 2025.

**13 MEETING CLOSURE**