

Item 8.2

Additional Information Ordinary Meeting

Thursday, 16 October 2025

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Meeting:	Ordinary Meeting	Date:	16 October 2025
Requesting Councillor:	Councillor R Natoli (Mayor), Councillor M Suarez, Councillor J Natoli		
Item:	8.2 Residential Tenancy Agreements - Sunshine Coast Holiday Parks		
Circulation	Monday 13 October 2025		
Officer :	Contracts Manager (Holiday Parks)	Approving Director:	Director Community Strengthening

In response to questions raised by Madam Mayor, Councillor M Suarez and Councillor J Natoli please note the following additional information for your consideration.

Question:

Legally, would Council be required to provide compensation to long-term residents, given building certifiers have approved the building works?

Response:

No, Council is not liable for any compensation due to building certifiers having approved the building works. The holiday park rules require long-term residents to maintain their property in good order.

Schedule 1, clause 3(a) of the Residential Tenancy Agreements states:

"The tenant must keep the Moveable Dwelling in good repair so that it is maintained in a safe structurally sound condition and will not pose a risk to the health and safety of persons using or entering the premises."

All site improvement works within Sunshine Coast Holiday Parks require building certification. 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.

Question:

How many times have caravans and chattels at Dicky Beach Holiday Park been on-sold since July 2022?

Response:

Since July 2022, there have been 20 sales of residential dwellings within the Dicky Beach Holiday Park. Each of these dwellings has been sold once during this period, and the purchasers of these dwellings continue to reside in the park.

Question:

How many long-term resident sites were in Council's Holiday Parks in 2005?

Response:

The records indicate that in January 2005 there was a total of 283 long-term resident sites across the holiday park group. Over time this number has decreased to 121 due to natural attrition or personal circumstances.

Holiday Park	Total number of long-term sites 2005	Total number of long-term sites 2025
Cotton Tree	94	14
Coolum	39	10
Mudjimba	39	10
Maroochydore	25	5
Mooloolaba	1	0
Dicky Beach	85	82
Total	283	121

Related Report / Additional Information

Meeting:	Ordinary Meeting	Date:	16 October 2025
Requesting Councillor:	Councillor T Bunnag		
Item:	8.2 - Residential Tenancy Agreements - Sunshine Coast Holiday Parks		
Circulation	Tuesday 14 October 2025		
Officer:	Contracts Manager (Holiday Parks)	Approving Director:	Director Community Strengthening

In response to a question raised by Councillor T Bunnag, please note the following additional information for your consideration.

Question:

Please advise the number of long-term tenants remaining across Sunshine Coast Council's holiday parks, and their locations.

Response:

The current breakdown of long-term tenants across Sunshine Coast Council's holiday parks network is as follows:

- Cotton Tree Holiday Park –14 sites (18 occupants)
- Coolum Beach Holiday Park –10 sites (10 occupants)
- Mudjimba Beach Holiday Park –10 sites (21 occupants)
- Maroochydore Holiday Park –5 sites (10 occupants)
- Dicky Beach Holiday Park –82 sites (105 occupants + 27 casual occupants listed on agreements)

Question:

Please confirm that the natural attrition approach for all other Council holiday parks, aside from Dicky Beach, occurred in 2005?

Response:

Yes, the natural attrition approach for the five northern parks was introduced in 2005. A letter from the Department of Natural Resources and Mines which outlines the terms and conditions is attached.

"DC-4"



Queensland
Government

Natural Resources and Mines

Author: Doug Courtney
File / Ref number: Res 6532 etc
Directorate / Unit: State Land Asset Management
Phone (07) 5451 2263
Your ref: gwe\l.9441



D46843

27 April 2005

The Chief Executive Officer
Maroochy Shire Council
PO Box 76
Nambour Q 4560

Dear Sir

I refer to recent discussions between your Mr Garry Ehsman and the writer in relation to the operation of Caravan Parks on Reserves for Camping and Recreations that are held under Trust by Council.

The Department has carefully considered the issues dealing with the use of State land reserves in particular Reserves for Camping and Recreation. **Reserves for Camping and Recreation are set apart for use by the general community for camping and recreation in accordance with the provisions of the Land Act 1994. By definition, these reserves are to be used for recreational and holiday camping and hence the permanent occupation by individuals on a permanent basis would be contrary to the dedicated purpose of the reserve.**

It is recognized however that permanent residents do occupy some reserves in various parts of the State and these residents need to be dealt with sensitively. Where there are existing permanent residents in occupation of these reserves, this Department will work cooperatively with Council by not allowing any new permanent residents to be established. To achieve this, the sale/purchase of caravans in-situ on reserves must be curtailed so as not to perpetuate an incorrect perception of permanency or entitlement to occupy the land by permanent park residents and those members of the public seeking to purchase and reside in caravans that are located on the reserves.

This will mean in time, as existing permanent residents choose to move elsewhere, reserves of this type will eventually only be used for their dedicated purpose, being recreational and holiday camping.

iam 16 Maroochy Shire Council	
Information & Archive Management	Received
Inwards Correspondence 28 APR 2005	
File No: 1-7742 v. 6	Officer: GWE
Store: 003 Doc: 05/21911	Loc: 003 Folio:

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The Department has received a copy of your correspondence of 9 March 2005 concerning on-site Caravans at Maroochy Beach Caravan Park. The information Council has provided in this correspondence conforms with the Department's position on this matter.

I trust this information is of assistance to Council. Should you have any further inquiries please do not hesitate to contact me.

Yours faithfully



Doug Courtney
Senior Land Officer.