

# Minutes

## Ordinary Meeting

**Thursday, 11 December 2025**

**Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore**



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

**1 DECLARATION OF OPENING**

The Chair declared the meeting open at 9:01am.

**2 WELCOME AND OPENING**

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

Reverend Lydia Fairhall from Nambour Anglican Church read a prayer.

Mayor Natoli acknowledged the 50<sup>th</sup> Anniversary of the State Emergency Service (SES).

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

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

**COUNCIL OFFICERS**

Chief Executive Officer
Chief Financial Officer
Director Business Transformation and Performance
Director Community Strengthening
Acting Director Infrastructure and Natural Assets
Director Sustainable Growth and Planning
Executive Manager Office of the CEO
Manager Parks and Gardens
Manager Customer Response
Manager Environmental Operations
Coordinator Business & Technical
Governance Policy Lead
Principal Development Planner
Coordinator Infrastructure Policy & Charges
Coordinator Financial Services
Principal Property Officer

**4 RECEIPT AND CONFIRMATION OF MINUTES****Council Resolution****Moved:** Councillor C Dickson**Seconded:** Councillor J Natoli

*That the Minutes of the Ordinary Meeting held on 13 November 2025 be received and confirmed.*

**Carried unanimously.**  

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**5 MAYORAL MINUTE**

NIL

**6 INFORMING OF CONFLICTS OF INTEREST****6.1 PRESCRIBED CONFLICTS OF INTEREST**

NIL

**6.2 DECLARABLE CONFLICTS OF INTEREST**

Councillor E Hungerford notified Council of a Declarable Conflict of Interest in relation to Item 8.2 Development Application for Material Change of Use to Establish a Telecommunication Facility - 33 Rim Road, Buderim.

**7 PRESENTATIONS / COUNCILLOR REPORTS**NIL  

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**8 REPORTS DIRECT TO COUNCIL****8.1 DOG EXERCISE AREA REGIONAL PLAN AND NETWORK BLUEPRINT**

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<b>File No:</b>	<b>Council Meetings</b>
<b>Author:</b>	<b>Manager Parks and Gardens Infrastructure and Natural Assets</b>
<b>Appendices:</b>	<b>App A - Dog Exercise Area Regional Plan &amp; Network Blueprint 2025-45</b>
<b>Attachments:</b>	<b>Att 1 - Community Consultation Summary Report Att 2 - Multi-Criteria Risk Assessments Att 3 - Maps of Beaches and Foreshore Changes Att 4 - Human Rights Assessment</b>

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**Council Resolution (OM25/110)**

**Moved:** **Councillor M Suarez**  
**Seconded:** **Councillor T Burns**

*That Council:*

- (a) *receive and note the report titled "Dog Exercise Area Regional Plan and Network Blueprint"*
- (b) *endorse the Dog Exercise Area Regional Plan and Network Blueprint 2025-45 (Appendix A)*
- (c) *progress to a Local Law Amendment Process where detailed dog access provision changes are recommended in the Plan and*
- (d) *note the Dog Exercise Area Regional Plan and Network Blueprint 2025-45 will inform priorities for consideration in relevant future budgets.*

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

**Against:** **Councillor T Landsberg.**

**Carried.**

**Council Resolution**

**Moved:** **Councillor T Burns**  
**Seconded:** **Councillor T Bunnag**

*That Council grant Councillor M Suarez an extension of time for five minutes to speak further to the motion.*

**Carried unanimously.**

**8.2 DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE TO ESTABLISH A TELECOMMUNICATION FACILITY - 33 RIM ROAD, BUDERIM**

**File No:** MCU24/0325  
**Author:** Principal Development Planner  
Sustainable Growth and Planning  
**Attachments:** Att 1 - Detailed Assessment Report  
Att 2 - Proposal Plans  
Att 3 - Submitter Heat Map

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**NOTIFICATION OF INTEREST**

**In accordance with s150EQ(3)(b) of the *Local Government Act 2009* Councillor E Hungerford gave notice of a Declarable Conflict of Interest in relation to Agenda Item 8.2 Development Application for Material Change of Use to Establish a Telecommunication Facility - 33 Rim Road, Buderim.**

*I, Councillor Edmund Hungerford, notify that I have a Declarable Conflict of Interest in Item 8.2 to be considered at the Ordinary Meeting on Thursday 11 December 2025 due to one of the objectors Monique Tomlin and her husband Clayton Tomlin being personal family friends that have supported me in previous election campaigns handing out how to Vote Cards and Managing Polling Booths for me. This would bring into question my impartiality in assessing the application on the Rim Road Telecommunication Tower.*

**Councillor E Hungerford informed the Meeting that he would voluntarily not participate in the decision and left the place at which the meeting was being held, including areas set aside for the public and stayed away while the matter was considered and voted on.**

**Council Resolution** (OM25/111)

**Moved:** **Councillor C Dickson**  
**Seconded:** **Councillor J Natoli**

*That Council:*

- (a) *receive and note the report titled "Development Application for Material Change of Use to Establish a Telecommunication Facility - 33 Rim Road, Buderim" and*
- (b) *REFUSE Application MCU24/0325 for a Material Change of Use of Premises to establish a Telecommunications Facility situated at 33 Rim Road, Buderim for the following reasons:*
  - i. *The proposal is located in close proximity to residential premises.*
  - ii. *The proposal is not located to minimise impacts on the amenity of nearby residential uses and public spaces.*
  - iii. *The height of the proposal exceeds the building height specified for the site and the height of surrounding vegetation.*
  - iv. *The proposal is not of a scale and intensity that is generally less than other parts of the central Sunshine Coast.*
  - v. *The proposal is not integrated with its setting and would be visually dominant or obtrusive above the natural setting in some view sheds.*
  - vi. *The proposal has not demonstrated achievement of Strategic Outcomes 3.6.1(b), 3.8.1(d) and 3.8.1(g), and Specific Outcomes 3.6.2.1(e), 3.6.2.1(i), 3.6.7.1(c)(ii), 3.8.2.1(e) & 3.8.2.1(g) of the Strategic Framework.*
  - vii. *The proposal has not demonstrated achievement of the following assessment benchmarks of the Sunshine Coast Planning Scheme 2014:*
    - (a) *The Purpose and Overall Outcomes (a), (c), and (e)(iii), and Performance Outcome PO1 of the Height of buildings and structures overlay code*
    - (b) *The Purpose and Overall Outcome (c) of the Buderim local plan code*
    - (c) *The Purpose and Overall Outcomes (a), (d) and (e) of the Community facilities zone code and,*
    - (d) *The Purpose and Overall Outcomes (a) and (b), and Performance Outcomes PO1 and PO2 of the Telecommunications facilities code.*

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

**Against:** **Councillor T Landsberg.**

**Carried.**

**Councillor E Hungerford was absent for the discussion and vote on this item.**

**8.3 INFILL DEVELOPMENT INCENTIVES POLICY - FINAL EXTENSION**

**File No:** **Council Meetings**  
**Author:** **Coordinator Infrastructure Policy & Charges**  
**Sustainable Growth and Planning**  
**Appendices:** **App A - Infill Development Incentives Policy - Final Extension**  
**Attachments:** **Att 1 - Fact Sheet Infill Development Incentives Policy - Final Extension**

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**Council Resolution** (OM25/112)

**Moved:** **Councillor T Landsberg**  
**Seconded:** **Councillor D Law**

*That Council:*

- (a) *receive and note the report titled "Infill Development Incentives Policy - Final Extension" and*
- (b) *adopt the Infill Development Incentives Policy - Final Extension (Appendix A).*

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

**Against:** **Councillor E Hungerford.**

**Carried.**

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**8.4 NOVEMBER 2025 FINANCIAL PERFORMANCE REPORT**

**File No:** **Council Meetings**  
**Author:** **Coordinator Financial Services**  
**Finance and Commercial Partnerships**  
**Attachments:** **Att 1 - November 2025 Financial Performance Report**  
**Att 2 - November 2025 Capital Grant Funded Project Report**

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**Council Resolution** (OM25/113)

**Moved:** **Councillor J Broderick**  
**Seconded:** **Councillor E Hungerford**

*That Council receive and note the report titled "November 2025 Financial Performance Report".*

**Carried unanimously.**

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**8.5 AUDIT COMMITTEE MEETING, 20 NOVEMBER 2025**

**File No:** **Council Meetings**  
**Author:** **Manager Audit, Assurance and Risk Advisory Services**  
**Finance and Commercial Partnerships**  
**Appendices:** **App A - Minutes of the Audit Committee Meeting of 20 November 2025**

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**Council Resolution (OM25/114)**

**Moved:** **Councillor J Broderick**  
**Seconded:** **Councillor E Hungerford**

*That Council:*

- (a) *receive and note the report titled "Audit Committee Meeting, 20 November 2025" and*
- (b) *endorse the Minutes of the Audit Committee meeting of 20 November 2025 at Appendix A to this report.*

**Carried unanimously.**

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**9 NOTIFIED MOTIONS**

NIL

**10 TABLING OF PETITIONS****10.1 PETITION - SIPPY DOWNS TO MOOLOOLABA ACTIVE TRANSPORT PROJECT**

**Council Resolution** (OM25/115)

**Moved:** Councillor C Dickson

**Seconded:** Councillor J Natoli

*That the petition tabled by Councillor C Dickson relating to the request to reconsider the proposed changes to Molakai Drive & Karawatha Drive within the Sippy Downs to Mooloolaba Active Transport Plan be received and referred to the Chief Executive Officer to determine appropriate action.*

**Carried unanimously.**

**10.2 PETITION - REQUEST TO IMPROVE PEDESTRIAN SAFETY ON LINDSAY ROAD, BUDERIM**

**Council Resolution** (OM25/116)

**Moved:** Councillor E Hungerford

**Seconded:** Councillor C Dickson

*That the petition tabled by Councillor E Hungerford relating to the request to undertake improvements for pedestrian safety on Lindsay Road, Buderim be received and referred to the Chief Executive Officer to determine appropriate action.*

**Carried unanimously.**

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**10.3 PETITION - TEMPORARY ACCOMMODATION ON PRIVATE PROPERTY**

**Council Resolution** (OM25/117)

**Moved:** Councillor D Law

**Seconded:** Councillor W Johnston

*That the petition tabled by Councillor D Law relating to the request for increased changes to temporary accommodation on private property be received and referred to the Chief Executive Officer to determine appropriate action.*

**Carried unanimously.**

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**11 CONFIDENTIAL SESSION**

**CLOSURE OF THE MEETING TO THE PUBLIC**

**Council Resolution**

**Moved:** Councillor T Burns

**Seconded:** Councillor T Landsberg

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

11.1 Confidential - Not for Public Release - Disposal of Surplus Council Owned Land

**Carried unanimously.**

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**RE-OPENING OF THE MEETING TO THE PUBLIC**

**Council Resolution**

**Moved:** Councillor T Bunnag

**Seconded:** Councillor J Broderick

*That the meeting be re-opened to the public.*

**Carried unanimously.**

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**11.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - DISPOSAL OF SURPLUS COUNCIL OWNED LAND****File No:** F25/00099**Author:** Principal Property Officer  
Finance and Commercial Partnerships

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In preparing this report, the Chief Executive Officer recommends it be considered confidential in accordance with Section 254J (3) (g) of the *Local Government Regulation 2012* as it contains information relating to negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

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**Council Resolution (OM25/118)****Moved:** Councillor E Hungerford**Seconded:** Councillor T Burns*That Council:*

- (a) delegate authority to the Chief Executive Officer to dispose of the following properties owned by Sunshine Coast Regional Council in accordance with the Local Government Regulation 2012:
  - (i) Lot 396 on SP316593, 19 Walan Street, Mooloolaba
  - (ii) Lot 7 on SP337364, 32-34 Brisbane Road, Mooloolaba
  - (iii) Lot 6 SP on 321431, 36 Brisbane Road, Mooloolaba
  - (iv) Lot 448 on SP342632, 38-44 Brisbane Road, Mooloolaba
  - (v) Part of Lot 209 on SP345471, 21 Bindaree Crescent, Mooloolaba
  - (vi) Part of Lot 206 on SP339428, 101 Brisbane Road, Mooloolaba
  - (vii) Part of Lot 4 on RP102262, 89 Blackall Terrace, Nambour
  - (viii) Lot 35 on RP26525, 14 Mill Lane, Nambour
  - (ix) Lot 36 on RP26525, 16 Mill Lane, Nambour
  - (x) Lot 6 on RP484483, 18 Mill Lane, Nambour
  - (xi) Lot 5 on RP26523, 23 Mitchell Street, Nambour
  - (xii) Lot 21 on RP26523, 21 Mitchell Street, Nambour
  - (xiii) Part of Lot 504 on SP322784, 235 Racecourse Road, Corbould Park
  - (xiv) Part of Lot 30 on SP359035, 5 Gosling Street, Caloundra
- (b) resolve pursuant to section 236(2) of the Local Government Regulation 2012, that an

*exception in accordance with section 236(1)(b)(i) to dispose of the properties listed in (a)(viii)-(xii) of this recommendation to the State of Queensland, other than by tender or auction, be applied*

- (c) *resolve pursuant to section 236(2) of the Local Government Regulation 2012, that an exception in accordance with section 236(1)(a) to dispose of the properties listed in this recommendation, other than by tender or auction be applied in the event that:*
  - (i) *the land is first offered for sale by tender or auction but not sold*
  - (ii) *the land is sold for more than the highest tender auction or auction bid that was received*
  - (iii) *the land is sold for an amount equal to, or more than, the market value of the land, including any improvements and*
  - (iv) *a written report about the market value of the land is obtained as evidence of the market value of the land*
- (d) *resolve pursuant to section 236(2) of the Local Government Regulation 2012, that an exception in accordance with section 236(1)(c) be applied to dispose of the property listed in (a)(xiv) of this recommendation other than by tender or auction, to an adjoining landowner in the event that:*
  - (i) *the land is not suitable to be offered for disposal by tender or auction for a particular reason, including, for example, the size of the land or the existence of particular infrastructure on the land*
  - (ii) *there is not another person who owns other adjoining land who wishes to acquire the land*
  - (iii) *it is in the public interest to dispose of the land without a tender or auction and*
  - (iv) *the disposal is otherwise in accordance with sound contracting principles*
- (e) *note that for the property listed in (a)(vi) of this recommendation:*
  - (i) *a contractual arrangement exists that provides the former owner with a first right of refusal to purchase the property*
  - (ii) *if the former owner elects to take up the first right of refusal to purchase the property, the land will be offered at market value as determined by a registered, independent valuer and*
  - (iii) *if the former owner elects to not take up the first right of refusal to purchase the property, the land will be offered for sale in accordance with (b) and*
- (f) *authorise the Chief Executive Officer to publicly release details in relation to the sale of the land identified in this report, once the transfer of ownership of land has registered with Titles Queensland.*

**Carried unanimously.**

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**12      NEXT MEETING**

The next Ordinary Meeting will be held on 29 January 2026 in the Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore

**13      MEETING CLOSURE**

The meeting closed at 12:51pm.

Confirmed 29 January 2026.

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CHAIR

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